

# Fiscal Year 2012 Pre-application for Section 514/516 Farm Labor Housing Loans and Grants Program

## Instructions

Applicants are encouraged, but not required, to submit this pre-application form electronically by accessing the website: [http://www.rurdev.usda.gov/HAD-Farm\\_Labor\\_Grants.html](http://www.rurdev.usda.gov/HAD-Farm_Labor_Grants.html) and clicking on the link for the “Fiscal Year 2012 Pre-application for Section 514/516 Farm Labor Housing Loans and Grants Program.” Please note that electronic submittals are not on a secured website. If you do not wish to submit the form electronically by clicking on the **Send Form** button, you may still fill out the form, print it and submit it with your application package to the State Office. You also have the option to save the form, and submit it on an electronic media to the State Office.

Even if you submit the pre-application form electronically, please submit a copy of the form and all supporting documentation for this pre-application to the State Office with your complete application package. You will also have an option to email all supporting documents. Under item **X. Documents Submitted**, check all the documents and forms that you are submitting with your complete application package and indicate whether you are submitting each item in hard copy form, on electronic media, or via email.

### I. Applicant Information

a. Applicant’s Name:

b. Applicant’s Taxpayer Identification Number:

c. Applicant’s Address:

Address, Line 1:

Address, Line 2:

City:

State:

Zip:

d. Name of Applicant’s Contact Person:

e. Contact Person’s Telephone Number:

f. Contact Person’s Email Address:

g. Submission Email Address:

Please specify the sender’s email address that will be used to email all supporting documents.

h. Applicant Type:                      Non-Profit (NP)                      Non-Profit Limited Partnership (NPLP)  
(Check One)                      Public Body (PB)                      Indian Tribe (IT)  
   Association of Farmers (AF)  
   Association of Farmworkers (AFW)

### II. Project Information

a. Project Name:

b. City:

State:

Zip:

c. County:

d. Congressional District:

- e. **Total Number of FLH Units:**
- f. **Total Number of Rental Assistance (RA) Units:**
- g. **Total Number of Migration Units:**
- h. **If mixed use, state percentage of FLH and Non-FLH units:**  
     **Designated FLH Units:**           %    **Designated Non-FLH Units:**           %
- i. **Loan Amount Requested:**
- j. **Grant Amount Requested:**
- k. **If applying for a Grant please provide a DUNs Number:**

**III. Construction Cost Savings (maximum 20 points)**

a. Show the presence of construction cost savings, including donated land and construction leverage assistance, for the units that will serve program-eligible tenants. Calculate the savings as a percentage of the Rural Development Total Development Costs (TDC), excluding any costs prohibited by Rural Development as loan expenses, such as a developer’s fee. Construction cost savings include, but are not limited to, funds for hard construction costs, and State or Federal funds which are applicable to construction costs. A minimum of ten percent cost savings is required to earn points. To count as cost savings for purposes of the selection criteria, submit written evidence from the third-party funder that an application for those funds has been submitted and accepted. Points will be awarded in accordance with the following table using rounding to the nearest whole number. Check one of the options below:

<b>75 % or more (20 points)</b>	<b>60 – 74% (18 points)</b>	<b>50 – 59% (16 points)</b>
<b>40 – 49% (12 points)</b>	<b>30 – 39% (10 points)</b>	<b>20 – 29% (8 points)</b>
<b>10 – 19% (5 points)</b>	<b>0 – 9% (0 points)</b>	<b>Points:</b>

b. If the total percentage of construction cost savings is less than ten percent, you can earn two points if the proposal includes donated land.

**The percentage of leveraged assistance is less than ten percent and the proposal includes donated land (2 points):**   **Yes**           **No**           **Points:**

**IV. Operational Cost Savings (maximum 20 points)**

Operational cost savings, such as tax abatements, non-Rural Development tenant subsidies or donated services are calculated on a per unit cost savings, using only the number of units that will serve Farm Labor Housing income-eligible tenants. Savings must be available for at least five years and documentation must be provided with the application demonstrating the availability of savings for five years. To calculate the savings, take the total amount of savings for five years and divide it by the number of eligible units in the project that will benefit from the savings to obtain the per unit cost savings. For non-Rural Development

tenant subsidy, if the value changes over the five-year calculation period, then use the lowest value during the five-year period to calculate per unit cost savings. Round percentages to the nearest whole number. Check one of the options below, if applicable, to show the per unit operational cost savings under this proposal:

- |                                       |  |
|---------------------------------------|--|
| <b>Above \$15,000 (20 points)</b>     | <b>\$10,001 - \$15,000 (18 points)</b> |
| <b>\$7,501 - \$10,000 (16 points)</b> | <b>\$5,001 - \$7,500 (12 points)</b>   |
| <b>\$3,501 - \$5,000 (10 points)</b>  | <b>2,001 - \$3,500 (8 points)</b>      |
| <b>\$1,000 - \$2,000 (5 points)</b>   | <b>Points: _____</b>                   |

**Dollar Value of Operational Cost Savings:**

**V. Units for Seasonal, Temporary and Migrant Housing (maximum 20 points)**

Show the number and percentage of units available for seasonal, temporary and migrant housing. For each type of housing, 5 points will be awarded for up to 50% of units and 10 points for 51% of units or more. NOTE: The total number of units for all three categories cannot exceed the “Total Number of FLH Units in II. e” and the total percent cannot exceed 100%.

<b>Units available for seasonal farm workers:</b>	<b>Units:</b>	<b>Percent:</b>	<b>Points:</b>
<b>Units available for temporary farm workers:</b>	<b>Units:</b>	<b>Percent:</b>	<b>Points:</b>
<b>Units available for migrant farm workers:</b>	<b>Units:</b>	<b>Percent:</b>	<b>Points:</b>
<b>TOTALS:</b>			<b>%</b>

**VI. Tenant Services (maximum 20 points)**

a. Up to 10 points will be awarded based on the presence of, and extent to which, a **tenant services plan** exists that clearly outlines services that will be provided to the residents of the proposed project. These services may include, but are not limited to, transportation related services, on-site English as a Second Language (ESL) classes, move-in funds, emergency assistance funds, homeownership counseling, food pantries, after-school tutoring, and computer learning centers.

**A tenant services plan exists for the proposed project and is being submitted with this application (10 points).** Yes      No      **Points:**

b. Two points will be awarded for each resident service included in the tenant services plan up to a maximum of 10 points. Plans must detail how the services are to be administered, who will administer them, and where they will be administered. All tenant service plans must include letters of intent that clearly state the service that will be provided at the project for the benefit of the residents from any party administering each service, including the applicant.

List the tenant services that you will be providing below, up to a maximum of five:

- |    |         |
|----|---------|
| 1. | Points: |
| 2. | Points: |
| 3. | Points: |
| 4. | Points: |
| 5. | Points: |

## VII. Energy Conservation

Properties will be classified into two categories for the purposes of scoring: New Construction or Purchase and Rehabilitation of an Existing Non-Farm Labor Housing Property. Depending on the scope of work, properties may earn Energy Conservation points in one of two categories: 1) New Construction or Gut Rehabilitation, or 2) General Rehabilitation. Projects will be eligible for one category of the two, but not both. The project's architect's affidavit should specify which category is applicable. Properties in either category may also receive points for VIII. Energy Generation and IX. Green Property Management Credentials.

### a. Select one.

**This is a proposal for New Construction. Yes**

If you answered Yes, proceed to the questions under *A. Energy Conservation for New Construction or Gut Rehabilitation of an Existing Building*.

**Or:**

**This is a proposal for Purchase and Rehabilitation of an Existing Non-Farm Labor Housing Property.**

**Yes**

If you answered Yes, proceed to the questions under *B. Energy Conservation for General Rehabilitation*.

### **A. Energy Conservation for New Construction or Gut Rehabilitation of an Existing Building (maximum 55 points)**

Up to 45 points may be awarded for projects if the pre-application includes a written commitment to achieve participation in one of the following energy efficiency programs listed below under a, b, or c.

**Will you be participating in one of the energy efficiency programs listed under a, b, or c? Yes      No**



- d. Does this proposal include a written commitment to achieve participation in the Department of Energy's Builder's Challenge program? (8 points)

<http://www1.eere.energy.gov/buildings/challenge/>

Yes      No      **Points:**

- e. Does this proposal include a written commitment to achieve participation in local green/energy efficient building standards? Applicants who participate in a city, county or municipality program will receive an additional 2 points. The applicant should be aware of and look for additional requirements that are sometimes embedded in the third-party program's rating and verification systems. (2 points):

Yes      No      **Points:**

Name of Local Program:

**B. Energy Conservation for General Rehabilitation (maximum 32 points)**

You may earn up to 32 points for the purchase and rehabilitation of non-program multi-family housing and related facilities in rural areas.

**Note:** Each program will have an initial checklist indicating prerequisites for participation in its energy program. The applicable energy program checklist will establish whether prerequisites for the energy program's participation will be met. All checklists must be accompanied by a signed affidavit by the project architect or engineer stating that the goals are achievable. This checklist and affidavit must be submitted together with the loan proposal.

- a. Does this proposal include a written commitment to achieve participation in the Green Communities program by the Enterprise Community Partners? (30 points). (<http://www.enterprisecommunity.com/solutions-and-innovation/enterprise-green-communities> ). At least 30 percent of the points needed to qualify for the Green Communities program must be earned under the Energy Efficiency section of Green Communities.

Yes      No      **Points:**

- b. Does this proposal include a written commitment to achieve participation in local green/energy efficient building standards? Applicants who participate in a city, county or municipality program will receive an additional 2 points. The applicant should be aware of and look for additional requirements that are sometimes embedded in the third-party program's rating and verification systems. (2 points):

Yes      No      **Points:**

Name of Local Program:

**Total Points for Energy Conservation:**

## VIII. Energy Generation (maximum 5 points)

Pre-applications for new construction or purchase and rehabilitation of non-program multi-family projects which participate in the Energy Star for Homes V3 Program, Green Communities, LEED for Homes or NAHB's National Green Building Standard (ICC 700-2008), or receive at least **8 points** for Energy Conservation measures (if limited rehabilitation only), under Section VII of this form, are eligible to earn additional points for installation of on-site renewable energy sources. Renewable, on-site energy generation will compliment a weathertight, well insulated building envelope with highly efficient mechanical systems. Possible renewable energy generation technologies include, but are not limited to: wind turbines and micro-turbines, micro-hydro power, photovoltaics (capable of producing a voltage when exposed to radiant energy, especially light), solar hot water systems and biomass/biofuel systems that do not use fossil fuels in production. Geo-exchange systems are highly encouraged as they lessen the total demand for energy and, if supplemented with other renewable energy sources, can achieve zero energy consumption more easily.

- a. Projects whose preliminary or rehabilitation building plans and energy analysis propose a 10 percent to 100 percent energy generation commitment (where generation is considered to be the total amount of energy needed to be generated on-site to make the building a net-zero consumer of energy) may be awarded points corresponding to their percent of commitment as follows:

**0 to 9 percent commitment to energy generation (0 points)**

**10 to 29 percent commitment to energy generation (1 point)**

**30 to 49 percent commitment to energy generation (2 points)**

**50 to 69 percent commitment to energy generation (3 points)**

**70 to 89 percent commitment to energy generation (4 points)**

**90 or more commitment to energy generation (5 points)**

**Points:**

**Note:** In order to receive **more than one point** for commitment to energy generation, an accurate energy analysis prepared by an engineer will need to be submitted with the pre-application. Energy analysis of preliminary building plans using industry recognized simulation software must document the projected total energy consumption of the building, the portion of building consumption which will be satisfied through on-site generation, and the building's Home Energy Rating System (HERS) score.

## IX. Green Property Management Credentials (maximum 5 points)

Projects may be awarded an additional 5 points if the designated property management company or individuals that will assume maintenance and operations responsibilities upon completion of construction work have a Credential for Green Property Management.

Credentialing can be obtained from the National Apartment Association (NAA), National Affordable Housing Management Association, the Institute for Real Estate Management, U.S. Green Building Council’s Leadership in Energy and Environmental Design for Operations and Maintenance (LEED OM), or another source with a certifiable credentialing program. Credentialing must be illustrated in the resume(s) of the property management team and submitted with the pre-application. (5 points)

- a. **I have submitted resumes of the designated property management company or individuals responsible for maintenance and operations that have a Credential for Green Property Management. (5 points).** Yes          No          **Points:**

**X. Documents Submitted**

Below, please check all documents that you will be submitting with your complete application package. Hard copy submissions and electronic media should be mailed to the State Office. If you check the email option, you will be notified of the email address to use upon electronic receipt of this pre-application. You may also refer to the NOFA for a complete description of the documents that you are required to submit along with links to access the forms.

**a. Supporting Documentation for this Pre-application**

**NOTE:** For this pre-application, points will be assigned for the items that you checked based on a review of the supporting documents. You are only required to submit supporting documents for programs in which you will be participating.

<b>Form Reference</b>	<b>Item</b>	<b>Hard Copy Submission</b>	<b>Electronic Submission</b>
	Fiscal Year 2012 Pre-application for Section 514/516 Farm Labor Housing Loans and Grants Program (this form).		Electronic media via Email
<b>III. Construction Cost Savings</b>			
a. AND	Written commitment from funding sources.		Electronic media via Email
a.	Calculation of Leveraged Assistance Worksheet.		Electronic media via Email
b.	Evidence of Donated Land.		Electronic media via Email
<b>IV. Operational Cost Savings</b>			
	Sources of operational cost savings and calculations.		Electronic media via Email
<b>VI. Tenant Services</b>			
a.	Tenant Services Plan.		Electronic media via Email



<b>Form Reference</b>	<b>Item</b>	<b>Hard Copy Submission</b>	<b>Electronic Submission</b>
b.	Details of each service in the Tenant Services Plan along with letters of intent.		Electronic media via Email
<b>VII. A. Energy Conservation for New Construction or Gut Rehabilitation of an Existing Building</b>			
a. OR	Written commitment, including checklist and affidavit, to achieve participation in the EPA's Energy Star for Homes V3 Program.		Electronic media via Email
b. OR	Written commitment, including checklist and affidavit, to achieve participation in the Green Communities Program by the Enterprise Community Partners.		Electronic media via Email
c. OR	Written commitment, including checklist and affidavit, to achieve participation in LEED for Homes program by the United States Green Building Council.		Electronic media via Email
c.	Written commitment, including checklist and affidavit, to achieve participation in the National Association of Home Builders National Green Building Standard TM.		Electronic media via Email
d.	Written commitment, including checklist and affidavit, to achieve participation in the Department of Energy's Builder's Challenge program.		Electronic media via Email
e.	Written commitment to achieve participation in local green/energy-efficient building standards.		Electronic media via Email
<b>VII. B. Energy Conservation for General Rehabilitation of an Existing Non-Farm Labor Housing Property</b>			
a.	Written commitment, including checklist and affidavit, to achieve participation in the Green Communities Program by the Enterprise Community Partners.		Electronic media via Email
b.	Written commitment to achieve participation in local green/energy-efficient building standards.		Electronic media via Email
<b>VIII. Energy Generation</b>			
a.	Preliminary building plans and an energy analysis that shows that the project will achieve 30 to 100 percent energy generation commitment.		Electronic media via Email
<b>IX. Green Property Management Credentials</b>			
a.	Resumes of the designated property management company or individuals responsible for maintenance and operations that have a credential for Green Property Management.		Electronic media via Email

**b. Check submission of required documentation as specified in Section V. of the NOFA.**

NOFA Reference in Section V.	Item	Hard Copy Submission	Electronic Submission
ii.	Certification regarding corporate felony convictions and corporate federal tax delinquencies.		Media Email
iii.	Narrative verifying the applicant’s ability to meet eligibility requirements.		Media Email
iv.	Standard Form 424, “Application for Federal Assistance,” which can be obtained at <a href="http://www.grants.gov">http://www.grants.gov</a> or from any Rural Development State Office listed in Section VII of the NOFA.		Media Email
v.	For loan pre-applications, current (within <i>6 months of pre-application date</i> ) financial statements with the following paragraph certified by the applicant’s designated and legally authorized signer: “I/we certify the above is a true and accurate reflection of our financial condition as of the date stated herein. This statement is given for the purpose of inducing the United States of America to make a loan or to enable the United States of America to make a determination of continued eligibility of the applicant for a loan as requested in the loan application of which this statement is a part.”		Media Email
vi.	For loan pre-applications, a check for \$40 from applicants made out to United States Department of Agriculture. This will be used to pay for credit reports obtained by Rural Development.		Media Email
vii.	Evidence that the applicant is unable to obtain credit from other sources. Letters from credit institutions which normally provide real estate loans in the area should be obtained and these letters should indicate the rates and terms upon which a loan might be provided. <b>(Note: Not required for State or local public agencies or Indian tribes.)</b>		Media Email
viii.	If a FLH grant is desired, a statement concerning the need for a FLH grant. The statement should include preliminary estimates of the rents required with and without a grant.		Media Email
ix.	A statement of the applicant’s experience in operating labor housing or other rental housing. If the applicant’s experience is limited, additional information should be provided to indicate how the applicant plans to compensate for this limited experience.		Media Email
x.	A brief statement explaining the applicant’s proposed method of operation and management (i.e., on-site manager, contract for management services, etc.).		Media Email
xi.a.	A copy of, or an accurate citation to, the special provisions of State law under which the Applicant is organized, along with a copy of the applicant’s charter, Articles of Incorporation, and by-laws.		Media Email
xi.b.	The names, occupations, and addresses of the applicant’s members, directors, and officers.		Media Email

NOFA Reference in Section V.	Item	Hard Copy Submission	Electronic Submission
xi.c.	If a member or subsidiary of another organization, the organization's name, address, and nature of business.		Media Email
xii.	A preliminary market survey or market study to identify the supply and demand for labor housing in the market area. The market area must be clearly identified and may include only the area from which tenants can reasonably be drawn for the proposed project. Documentation must be provided to justify a need within the intended market area for the housing of "domestic farm laborers", as defined in 7 CFR 3560.11. The documentation must take into account disabled and retired farm waters. The preliminary survey should address or include all items as noted under this section of the NOFA.		Media Email
<b>xiii. The following forms are required</b>			
a.	A completed Form RD 1940–20, "Request for Environmental Information," and a description of anticipated environmental issues or concerns. The form can be found at: <a href="http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD1940-20.PDF">http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD1940-20.PDF</a>		Media Email
b.	A prepared HUD Form 935.2A, "Affirmative Fair Housing Marketing Plan (AFHM) Multi-family Housing" in accordance with 7 CFR 1901.203(c). The plan will reflect that occupancy is open to all qualified "domestic farm laborers," regardless of which farming operation they work and that they will not discriminate on the basis of race, color, sex, age, disability, marital or familial status or National origin in regard to the occupancy or use of the units. The form can be found at: <a href="http://portal.hud.gov/hudportal/documents/huddoc?id=935-2a.PDF">http://portal.hud.gov/hudportal/documents/huddoc?id=935-2a.PDF</a>		Media Email
c.	A proposed operating budget utilizing Form RD 3560–7, "Multiple Family Housing Project Budget/Utility Allowance," can be found at <a href="http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD3560-7.PDF">http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD3560-7.PDF</a>		Media Email
d.	An estimate of development cost utilizing Form RD 1924–13, "Estimate and Certificate of Actual Cost," can be found at: <a href="http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD1924-13.PDF">http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD1924-13.PDF</a>		Media Email
e.	Form RD 3560–30, "Certification of no Identity of Interest (IOI)," can be found at: <a href="http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD3560-30.PDF">http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD3560-30.PDF</a> and Form RD 3560–31, "Identity of Interest Disclosure/Qualification Certification," can be found at: <a href="http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD3560-31.PDF">http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD3560-31.PDF</a>		Media Email
f.	Form HUD 2530, "Previous Participation Certification," can be found at <a href="http://www.hud.gov/offices/adm/hudclips/forms/files/2530.pdf">http://www.hud.gov/offices/adm/hudclips/forms/files/2530.pdf</a>		Media Email
g.	If requesting RA or Operating Assistance, Form RD 3560–25, "Initial Request for Rental Assistance or Operating Assistance," can be found at: <a href="http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD3560-25.PDF">http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD3560-25.PDF</a>		Media Email

NOFA Reference in Section V.	Item	Hard Copy Submission	Electronic Submission
h.	Form RD 400-4, "Assurance Agreement," can be found at: <a href="http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD400-4.PDF">http://forms.sc.egov.usda.gov/efcommon/eFileServices/eForms/RD400-4.PDF</a> . Applicants for revitalization, repair, and rehabilitation funding are to apply through the Multi-Family Housing Revitalization Demonstration Program (MPR).		Media Email
i.	Evidence of compliance with Executive Order 12372. The applicant must send a copy of Form SF-424 to the applicant's state clearinghouse for intergovernmental review. If the applicant is located in a state that does not have a clearinghouse, the applicant is not required to submit the form. Applications from federally recognized Indian tribes are not subject to this requirement as explained in RD Instruction 1940-J.		Media Email
<b>Other Documents</b>			
xiv.	Evidence of site control, such as an option contract or sales contract. In addition, a map and description of the proposed site, including the availability of water, sewer, and utilities and the proximity to community facilities and services such as shopping, schools, transportation, doctors, dentists, and hospitals.		Media Email
xv.	Preliminary plans and specifications, including plot plans, building layouts, and type of construction and materials. The housing must meet Rural Development's design and construction standards contained in 7 CFR part 1924, subparts A and C and must also meet all applicable Federal, State, and local accessibility standards.		Media Email
xvi.	A supportive services plan, which describes services that will be provided on-site or made available to tenants through cooperative agreements with service providers in the community, such as a health clinic or day care facility. Off-site services must be accessible and affordable to farm workers and their families. Letters of intent from service providers are acceptable documentation at the pre-application stage.		Media Email
xvii.	A sources and uses statement which shows all sources of funding included in the proposed project. The terms and schedules of all sources included in the project should be included in the sources and uses statement.		Media Email
xviii.	A separate one-page information sheet listing each of the "Pre-Application Scoring Criteria" contained in this notice, followed by a reference to the page numbers of all relevant material and documentation that is contained in the proposal that supports the criteria.		Media Email
xix.	Applicants are encouraged, but not required, to include a checklist of all of the pre-application requirements and to have their pre-application indexed and tabbed to facilitate the review process.		Media Email
xx.	Evidence of compliance with the requirements of the applicable State Housing Preservation Office (SHPO) and/or Tribal Historic Preservation Officer (THPO). A letter from the SHPO and/or THPO where the off-farm labor housing project is located, signed by their designee will serve as evidence of compliance.		Media Email

## XI. FLH 2012 Scoring

**PLEASE NOTE:** The scoring below is based on the responses that you have provided on this pre-application form and may not accord with the final score that the Agency assigns upon evaluating the supporting documentation that you submit. Your score may change from what you see here if the supporting documentation does not adequately support your answer or, if required documentation is missing.

	<b>Scoring Items for FLH 2012</b>	<b>Points Earned</b>
1.	Construction Cost Savings (5 thru 20)	
2.	Operational Cost Savings (5 thru 20)	
3.	Units for Seasonal, Temporary and Migrant Housing	
4.	Existence of a Tenant Services Plan (10)	
5.	List of Tenant Services that will be provided (2 thru 10)	
	<b>A. Energy Conservation for New Construction OR B (items 11 and 12)</b>	
6.	Participation in Department of Energy's Energy Star for Homes Program (20) <b>OR</b>	
7.	Participation in the Green Communities Program (30) <b>OR</b>	
8.	Participation in LEED for Homes program or NAHB's National Green Building Standard™ (30 to 45)	
9.	Participation in Department of Energy's Builder's Challenge program (8)	
10.	Participation in local green/energy-efficient building standards (2)	
	<b>B. Energy Conservation for General Rehabilitation of an Existing Non-Farm Labor Housing Property (items 11 and 12)</b>	
11.	Participation in the Green Communities Program (30) <b>OR</b>	
12.	Participation in local green/energy-efficient building standards (2)	
13.	Energy Generation (1 thru 5)	
14.	Green Property Management Credentials (5)	
	<b>Total Score:</b>	