

Ralph M. Perrey, Executive Director



**MEMORANDUM**

TO: All 2013-2015 Competitive Low-Income Housing Tax Credit Allocation Recipients

FROM: Donna Duarte, Director Multifamily Development Division

SUBJECT: 2013-2015 Qualified Allocation Plan (QAP)—Energy Star Thermostats

DATE: November 10, 2016

Since the implementation of the construction monitoring process in 2014, THDA has modified subsequent QAPs to reflect issues observed while performing site visits. We identified the QAP requirement for Energy Star rated unit temperature control thermostats for years 2013 through 2015 was misapplied. Energy Star suspended the specifications for programmable thermostats effective December 31, 2009. We adjusted the 2016 and 2017 QAPs to say, "Electronic programmable temperature control thermostats".

What we have frequently observed onsite has been comparable to Energy Star, such as digital, programmable thermostats with low voltage. These thermostats have been accepted by THDA and we encourage all applicable allocation recipients from 2013-2015 to use this method when installing thermostats in each unit. However, this is not required since there is not explicit guidance in the 2013-2015 QAPs.

We strongly encourage developers to use a product comparable to Energy Star which will ensure energy efficiency for the residents.

If you have questions, please contact Terry Malone, Multifamily Control Manager, at 615/815-2213 or [TMalone@thda.org](mailto:TMalone@thda.org).