

OHFA Development Features Agreement for 2010

DEVELOPMENT NAME

TRACKING NUMBER

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1. Unit Size

For new construction or adaptive reuse buildings only, all units meet the standards for minimum unit size (listed below).

Yes (required) Not applicable (all existing residential buildings) Applicant is requesting a waiver (attach explanation and letter of approval) (tax exempt bond financed projects only)

Minimum unit size (residential living space) for new construction and adaptive reuse buildings are as follows:

- SRO Units: Exceed 250 square feet
- Efficiency Units: Exceed 450 square feet
- 1 Bedroom Units: Exceed 650 square feet
- 2 Bedroom Units: Exceed 850 square feet
- 3 Bedroom Units: Exceed 1000 square feet
- 4 Bedroom Units: Exceed 1200 square feet

2. Appliances

Appliance	Provided (yes or no)	#of units
Refrigerator	Yes <input type="checkbox"/> No <input type="checkbox"/>	
Stove	Yes <input type="checkbox"/> No <input type="checkbox"/>	

3. Bedroom Sizes

For new construction or adaptive reuse buildings only, each bedroom in every unit is at least seven feet in each direction, at least 100 square feet total, and contains a closet in addition to the minimum square footage. Further, in 1 BR units, the bedroom is at least 120 ft². In 2 BR units, one bedroom is at least 120 ft² and the other bedroom is at least 110 ft². Third and 4th bedrooms must be at least 100 ft².

Yes (required) Not applicable (all existing residential buildings) Applicant is requesting a waiver (attach explanation and letter of approval) (tax exempt bond financed projects only)

4. Parking Lot

For single site multifamily projects only, the following are provided: a parking lot with concrete curbs and at least one parking space for each unit in the project.

Yes (required) Not applicable (not a single site multifamily project) Applicant is requesting a waiver (attach explanation and letter of approval)

Number of parking spaces:

If parking spaces do not equal the number of units, please attach an explanation.

5. Universal Design

Applicants submitting proposals must submit designs addressing the following principles and a narrative detailing how the proposal meets these principles. OHFA recognizes that not all Universal Design principles can be incorporated into every proposal. OHFA staff will work with each applicant to help achieve maximum adherence to Universal Design principles. Applicants must receive design approval from OHFA on these principles before receiving OHFA resources on a given proposal.

Principles of Universal Design

- **Equitable Use:** The design does not disadvantage or stigmatize any group of users.
- **Flexibility in Use:** The design accommodates a wide range of individual preferences and abilities.
- **Simple, Intuitive Use:** Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- **Perceptible Information:** The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
- **Tolerance for Error:** The design minimizes hazards and the adverse consequences of accidental or unintended actions.
- **Low Physical Effort:** The design can be used efficiently and comfortably, and with a minimum of fatigue.
- **Size and Space for Approach & Use:** Appropriate size and space is provided for approach, reach, manipulation, and use, regardless of the user's body size, posture, or mobility.
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Additionally, all newly constructed units developed under OHFA guidelines shall be designed to comply with the Fair Housing Act - even those units not covered by the Act. Units that are being rehabbed shall be designed to incorporate these features to the extent possible.

Compliance with the Fair Housing Act calls for seven basic design and construction requirements. (Even if your development is not covered under Fair Housing, these elements are required for all new construction)

- **An accessible building entrance on an accessible route.** All units must have at least one no step entrance and be on an accessible route. An accessible route means a continuous, unobstructed path connecting accessible elements and spaces within a building or site that can be negotiated by a person with a disability who uses a wheelchair, and that is also safe for and usable by people with other disabilities. An accessible entrance is a building entrance connected by an accessible route to public transit stops, accessible parking and passenger loading zones, or public streets and sidewalks.
- **Accessible common and public use areas.** Developments must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes and laundry areas.
- **Usable doors (usable by a person in a wheelchair).** All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs.
- **Accessible route into and through the dwelling unit.** There must be an accessible route into and through each unit. This includes all hallways, stairways and doorways.
- **Light switches, electrical outlets, thermostats and other environmental controls in accessible locations.** Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.

- **Reinforced walls in bathrooms for later installation of grab bars.** Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed.
- **Usable kitchens and bathrooms.** Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.

In a two or more story single family style house or townhome, the design of the floors that are not on an accessible route must also incorporate elements 3-5. and 6-7 (whichever is appropriate) if that floor has a kitchen and/or a bathroom.

Please refer to the following for further information on Fair Housing requirements:

<http://www.fairhousingfirst.org/index.asp>

Applicants must also notify the appropriate statewide accessibility group, which are identified on the OHFA website, at the time of application that accessible housing is being proposed, agree to accept referrals for potential residents, and agree to receive design suggestions for the property. Such notification must take place again when the project is placed into service. Copies of correspondence between the applicant and accessibility group must be submitted to evidence these requirements.

6. Visitability Requirements

All newly constructed units must incorporate the following Universal Design elements that constitute "visitability":

- **No step entrance:** Provide at least one no step entrance into the unit. The required no step entrance shall be accessed via an accessible route.
- **Doors/Openings:** All doors and openings shall have a minimum net clear width of 32 inches.
- **Bathroom/Half Bath:** Provide a bathroom or half bath on the main floor with clear floor space of 30 inches by 48 inches.

Applicant is requesting a waiver (complete OHFA Form 001A Reconsideration of Visitability Requirements and attach a copy of the approval letter)

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7. Bathrooms

For new construction or adaptive reuse buildings only, all units meet the minimum project standards for number of bathrooms (listed below).

Yes Not applicable (all existing buildings)

Applicant has an approved waiver request (attach explanation)

Minimum number of bathrooms for new construction and adaptive reuse buildings are as follows:

1 and 2 Bedroom Units:	1 Bathroom
3 Bedroom Units:	1.5 Bathrooms
4 or more Bedroom Units:	2 Bathrooms

8. Central Air Conditioning

All units are provided with energy efficient central air conditioning systems that comply with the EPA Energy Star Program requirements.

Yes Applicant is requesting a waiver (attach explanation and approval letter)

9. Single Family Home Standards

a.) Will all homes include washer and dryer hookups on the first floor or in the basement, a dishwasher and a garbage disposer?

Yes No, applicant has an approved waiver request (attach explanation)

b.) Will all homes contain three or more bedrooms?

Yes No, applicant has an approved waiver request (attach explanation)

c.) Will all homes provide either a two car garage OR a one car garage and a full basement?

Yes No, applicant has an approved waiver request (attach explanation)

10. Energy Efficiency

Part A is required for single family and multifamily buildings with three or fewer stories. Part B is required for multifamily buildings with four or more stories.

PART A

Single family and multifamily buildings with three or fewer stories (new construction or rehabilitation) must comply with all applicable codes, including the 2006 Ohio Residential Code and the 2006 International Energy Conservation Code, and also select one of the following options to assure safe, healthy, durable, efficient homes.

OPTION I. BUILDER OPTION PACKAGE APPROACH – NEW CONSTRUCTION

1. Minimum Features:

Attic: R 30 (with heal truss or air barrier at perimeter)
Ext Wall: R 13 (in contact with conditioned surface)
Floor / cold: R 19 (installed against the floor above)
Basement: R 5 (top to footer)
Crawl: R 5 (all crawls will be unvented)
Slab on grade: R 10 (2 feet if <6000 HDD / 4 feet if >6000 HDD)
Windows: U 0.48 (up to 12% win/wall) <U 0.40 (above 12% win/wall)

Heating unit: 90 AFUE (2 pipe) OR 8.0 HSPF OR 3.0 COP
(Elec resistance permitted if design load <30k – see sizing caution above)
AC 13 SEER
Hot water Gas direct vent OR 0.91 EF if electric

2. Inspections:

(In each project, the 1st unit, 1 of the next 4, and 1/7 of the rest)

Inspector must be properly certified (e.g. HERS) and not affiliated with builder or agency.

Foundation – before backfill to note drain and insulation system.

AIP – before drywall to note duct connections and insulation.

Verify load calcs have been performed and that equipment is over sized by no more than 15% (exception: where equipment is the next size available) for each model built.

3. Performance tests:

Blower door for whole house air leak rate; cannot exceed 0.35 ACHnat.

(Mechanical ventilation required <0.20 ACHnat – must be hard wired, rated for continuous duty, < 1 sone, and use <= 25 watts [typ. Panasonic FV 08VF2].)

Duct testing using Delta Q or Duct Blaster; leakage rate cannot exceed 6% of the total system airflow to the outside, with deficiencies corrected and retested if necessary.

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OPTION II. BUILDER OPTION PACKAGE APPROACH – EXISTING OR REHAB UNITS

1. Minimum Features:

Attic	R 30	(with heal truss or air barrier at perimeter)
Ext Wall: conditioned surface)	R 13	(in contact with
Floor / cold above)	R 19	(installed against the floor
Basement down	R 5	(installed a minimum of 4 feet from top with air sealing at the edges)
Crawl	R 5	(all crawls will be unvented)
Windows	U 0.48	(up to 12% win/wall)
	< U 0.40	(above 12%
win/wall)		
Heating unit Source (Elec design load sizing caution below)	90 AFUE (2 pipe) OR 8.0 HSPF Air Heat Pump OR 3.0 COP resistance permitted if <30k – see	
AC	13 SEER	
Hot water	Gas direct vent OR > 0.91 EF if electric	

2. Inspections:

Verify load calcs and equipment sizing have been performed for each rehab model after energy upgrade efforts have been applied (maximum oversize is 15% or next available equipment size).

3. Performance tests:

Blower door testing for whole house air leak rate with a target of 0.35 ACHnat but with a 50% reduction as a minimum.

(Mechanical ventilation required <0.20 ACHnat – must be hard wired, rated for continuous duty, < 1 sone, and use <= 25 watts [typ. Panasonic FV 08VF2].)

Duct testing using Delta Q or Duct Blaster; leakage rate cannot exceed 6% of the total system airflow to the outside, with deficiencies corrected and retested if necessary.

Not required if all ducts are visible in conditioned space – type of ranch on basement units.

Worst case exhaust testing for all units using open combustion appliances with flagging of backdraft potentials.

OPTION III. ENERGY STAR HOME® APPROACH

ENERGY STAR HOME ® certification by an accredited HERS Rater that must include:

Design – A rating from plans for each model done in Ohio worst case configuration.

Inspection – Perform a successful EPA thermal bypass checklist.

Audit – Perform all mandated air leak and duct system leak testing.

The minimum requirement in each of these approaches includes the attached Construction Guidelines and Inspections / Performance testing performed by an accredited independent third party.

Performance testing will be done on each Single Family unit; multifamily units can be tested at the One in Four rate if the builder maintains consistent production quality, first measured by initial successful audits of four units. Failures require testing two additional units for the failed item, corrective action to bring the failed unit up to standards, and may require retesting for the failed component. Three or more failures in a subdivision require full audits for that subdivision.

PART B

Multifamily buildings with four or more stories must comply with all applicable codes, including the 2006 Ohio Residential Code and the 2006 International Energy Conservation Code, and also select one of the following options to assure safe, healthy, durable, efficient homes.

OPTION I. NEW CONSTRUCTION

1. Minimum Energy Standard:

Buildings must be constructed that use 20% less energy than that required by the energy requirements of ASHRAE 90.1 2004 or the IECC 2006. A modeling approach based on the Performance Rating Methodology (Appendix G) of ASHRAE Standard 90.1 2004 must be used to demonstrate compliance.

2. Inspections:

Verify design plans will result in a building that uses 20% less energy than required by Code.

Verify load calcs have been performed and that equipment is over sized by no more than 15% (exception: where equipment is the next size available) for each model built.

Foundation – before backfill to note drain and insulation system.

AIP – before drywall to note duct connections and insulation, airsealing details as required by the code.

Final – verify correct HVAC, appliances, lighting, windows installed.

3. Performance tests:

Infrared scans of exterior surfaces are recommended.

HVAC efficiency and system flows; to include safety testing of combustion appliances, ventilation system flows, duct system flows, heating and A/C temperature drops are mandatory.

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OPTION II. REHABILITATION

1. Minimum Energy Standard:

Rehabilitated multifamily buildings must meet the thermal (Ua) requirements of ASHRAE 90.1 2004 or the IECC 2006 and have Energy Star® HVAC systems, appliances and lighting installed.

2. Inspections:

Verify design plans will result in a building that meets the Ua requirements of the appropriate compliance path.

Verify load calcs have been performed and that equipment is over sized by no more than 15% (exception: where equipment is the next size available) for each model built.

Foundation – before backfill to note drain and insulation system.

AIP – before drywall to note duct connections and insulation, airsealing details as required by the code.

Final – verify correct HVAC, appliances, lighting, windows installed.

3. Performance tests:

Infrared scans of exterior surfaces are recommended.

HVAC efficiency and system flows; to include safety testing of combustion appliances, ventilation system flows, duct system flows, heating and A/C temperature drops are mandatory.

Construction Notes – Minimum Guidelines for all New construction:

Water management Keep it out & let it out

House wrap

Flashed at all openings including window sill panning (a Drained System)

Extends above wall to cover gable ends

Kick out flashing on shed roofs

Grade away from foundation (grade slope away guaranteed 1 year)

Granular fill or drain board against foundation

Bitumen spray or damp proofing on below grade walls

Footer tile (below top of footer) to daylight or to interior tile/ sump

Insulation

Adjacent, enclosed, & kept dry – installed attic to footer

Foundations – place insulation:

On the exterior, before backfill

Top to footer

Or, grade down, if...

On poured walls – interior insulation above grade (overlaps by 1')

On block walls – above grade foam filled block (overlaps by one block)

Walls

Install insulation against conditioned surface (face staple batts)

Enclose insulation on all six sides – protected from air wash

Ceilings

Even depth (blow bags, not inches to reach R 30 min)

Soffit chutes are to be full cavity with tabs to protect edge of perimeter insulation

Guarantee depth 1 year after occupancy

Floors over cold space

Bonus room

Seal floor from adjacent attics and outside air

Place insulation against floor above

Cantilevers

Seal from conditioned space

Place insulation against floor above

Vapor Barrier: Use a smart vapor barrier

Kraft backed fiberglass insulation

Or CertainTeed MemBrain over insulation

Or drywall with two coats of paint

Over damp spray cellulose

Or over any dense packed, cavity filled insulation

Air barrier Continuous, rigid, & durable

Exterior

Continuous, sealed exterior sheathing at all joints, top and bottom edges

Or house wrap taped on all seams, including top and bottom edges

Interior

Seal the drywall

Seal recessed can lips, utility boxes, door jambs

Glue drywall to top plate on all walls adjacent to cold space above

Kneewalls need top & bottom plates and covered backside

Framing return air cavities will be in interior walls with drywall glued on all eight faces

Tubs, showers, stairs and fireplace enclosures require exterior walls to be pre insulated and boarded before being built against

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TO BE COMPLETED BY THE APPLICANT

- I certify that I have reviewed the plans and scope of work for this development and that all information included on this form is true and correct.
- I have reviewed the Competitive Evaluation Narrative, the Universal Design Narrative and the "What Makes This Development Distinctive" Narrative from the 2010 AHFA and have incorporated all of the elements contained in those documents into the final plans for this development. Those documents will become a part of this Development Features Agreement.

- **Accessibility Certification**

In addition to OHFA requirements for universal design (5) and visitability (6), the project will be designed and constructed to comply with all local, state and or federal accessibility requirements.

If federal funds are used in the project, including but not limited to, HOME and Community Development Block Grant (CDBG) funds, the project will be designed and constructed in compliance with Section 504 of the Rehabilitation Act of 1973, as amended, as implemented in 24 CFR Part 8; Subpart C Program Accessibility. Please note this includes homeownership projects and includes single-family detached dwellings on various sites.

- I certify that the costs for the development features agreed to in this document are accurately reflected in the Affordable Housing Funding Application.
- If, for any reason, the development features listed on this form and accompanying narratives are not included in the final project, I understand that the Agency may revoke the project's allocation of housing credits and/or limit or prohibit the future participation of the general partners and parent organizations in the Ohio Department of Development's and Ohio Housing Finance Agency's housing programs.

Applicant's Name

Title

Company Name

Company Address (including CSZ)

Phone Number

Email

Signature of Applicant

Date Signed

Reviewed and Approved by:

OHFA Staff

Date