OHFA Development Features Agreement for HDGF

Development Name _______________________  Tracking Number ________________

Unit Features

General Design:
- Garage
- Basement
- Covered Parking
- Extra Storage (in addition to closets)
- Describe

Location
- Hardwood Floors
- Doorbells
- Vaulted or Cathedral Ceilings
- Skylights
- Crown Molding
- High Speed Internet/ Wi Fi (list all rooms)
- Lighted closets throughout
- Multilevel closet shelving or closet organization system
- Washer & Dryer Hookups
- Paneled interior doors
- Overhead bedroom lights
- Window Treatments
  - Type: 
  - Programmable Thermostat
  - Balcony/Deck (6x8 or larger and unobstructed)
  - Separate Dining Room
- Ceramic or Natural Stone Tiles (Note: all flooring must be NON SLIP)
- Windows
  - Grid
  - Double Hung
- Other (List)

Security:
- In Unit Security system
- Intercom/E Call Buttons
- Other (List)

Bathrooms:
- Lighting in shower and bath stall(s)
- Garden Tub
- Other (List)

Kitchen:
- Seamless Countertops
- Molded Seamless Backsplash
- Sink Sprayer
- 8" or greater sink depth (Accessible Units must meet accessibility guidelines)
- Other (List)

Appliances Energy Star
- Ceiling Fans (list rooms)
- Washer & Dryer Included
- Built in Microwaves
- Electric Garage Opener
- Remote
  - Touchpad
  - Keyless Entry
- Refrigerator w/ ice and water dispenser
- Garbage Disposal
- Dishwasher
- Self Cleaning Oven
- Other (List)

On Site Features

Community Space:
- Full Kitchen (if you want OHFA to recognize the amenity as a full kitchen, it must include)
  - Sink with sprayer
  - Built in microwave
  - Self cleaning oven
  - Garbage disposal
  - Dishwasher
  - Refrigerator
  - Cabinets and Storage
- Kitchenette (list included amenities)
- Fireplace
- Residents Cinema
- Meeting Areas/ Party Room
- Health Facilities/Gym/Fitness Center
- Media Center
  - Video Games and Systems
  - Library
  - Billiards
  - Table Tennis
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- Computer Center with Computer(s) and printer
- Laundry Room
- Beauty Salon
- On Site Management
- Gazebo
- Swimming Pool
- Charcoal or gas grill and picnic area
- Putting Green
- Weekly Curbside Trash Service
- Playground/Tot Lot (list equipment)
- Gated Access
- Biking/Walking/Running Trails
- Residents Garden
- Car Wash Area with hose and drain
- Interior Courtyard
- Sports Court/ Sports Field (explain in detail)
- Mailboxes that are:
  - Covered
  - Indoors
- Community Pole Lighting on timer or photo cell
- Other (List)

Mailboxes that are:
- Covered
- Indoors

Community Pole Lighting on timer or photo cell
- Other (List)

5. Universal Design

Please confirm all items below that apply to all units and/or buildings as applicable in the project. Some items are required to be included in specific types of housing and are indicated as follows:

(1) Required of ALL PROPERTIES.
(2) Required in multifamily properties.
(3) Required in newly constructed properties.
(4) Required in senior properties.
(5) Required of all properties except rehabilitation of single-family homes.

S = Structural

In addition to the required items, applicants must provide five (5) structural and five (5) non-structural features. Please mark the additional items that will be completed for each unit in the development with an X.

NOTE: Features with two numbers are only required if the project meets both project descriptions.

Entrances
- Covered entryway (exterior entrances only) (3) (S)
- 5 x 5 foot minimum maneuvering space (2) (3) (S)
- Exterior Threshold maximum of ½ inch beveled (S)
- 36-inch exterior doors (S)
- Accessible route from vehicle drop off or parking (5)
- Maximum slope of 1:20 to entry door (2)
-Package shelf or bench to hold parcels, groceries, etc.
- Movement sensor light controls (exterior entrances only) focusing on the front-door lock
- Ambient and focused lighting at keyhole
- Non-slip flooring in foyer
- Doorbell accessible to a seated person

General Interior
- 32-inch minimum clear door opening width (3) (S)
- Flush threshold (maximum of ¾ - inch rise) (S)
- Hallways at least 36” wide throughout (3) (4) (S)
- Light switches, thermostats and other environmental controls at 42-inch maximum height - Thermostats must be easy to read (large numbers) (S)
- Electrical outlets, phone jacks, and data ports are installed at least 18” from floor (3) (4) (S)
- View windows at 36-inch maximum sill height (S)

Project Amenities

1. Appliances

Please complete the following table:

<table>
<thead>
<tr>
<th>Appliance</th>
<th>Provided (yes or no)</th>
<th>Number of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refrigerator</td>
<td>Yes ☐ No ☐</td>
<td>____________</td>
</tr>
<tr>
<td>Stove</td>
<td>Yes ☐ No ☐</td>
<td>____________</td>
</tr>
</tbody>
</table>

2. Bedroom Sizes

Is each bedroom in every unit at least eight feet by ten feet?

_____ Yes (required)

_____ Applicant is requesting a waiver (attach explanation and letter of approval) (tax exempt bond financed projects only)

3. Number of Bathrooms

For projects with units containing more than two bedrooms, is there a minimum of one full and one-half bathroom?

_____ Yes (required)

_____ N.A.

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

4. Sliding Glass Doors

Is the project providing security on sliding glass doors?

_____ Yes (required)
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Development Name ________________________  Tracking Number ________________

- Crank operated (casement) windows (S)
- 5 x 5 foot maneuvering spaces in all rooms (S)
- 5 lb. maximum force to open doors
- Lever door handles (1)
- Adjusted height closet rods and shelves
- Loop handle pulls on drawers and cabinets
- Smooth, non-glare, slip-resistant surface flooring OR low-pile (less than ½-inch high pile) density carpet with firm pad

Bathrooms
- At least one wheelchair maneuverable full bathroom on an accessible level with 60-inch turning radius or acceptable T-turn space and 36-inch by 36-inch or 30-inch by 48-inch clear space. (S)
- 32-inch minimum lavatory counter height (S)
- Knee space under lavatory (S)
- 18-inch maneuvering spaces at both ends of tub or shower (S)
- Offset controls in tub or shower (S)
- Integral transfer seat in tub or shower
- Toilet 2½ inches higher than standard (17 – 19 inches) or height adjustable
- Adjustable height showerhead
- Lever-type faucets (4)
- Mirror to backsplash at lavatory
- Either an ADA compliant tub/shower combination or a roll in, curbless (no threshold) ADA compliant shower, minimum 36-inches wide. Installation of these units must also comply with ADA standards.
- Blocking in walls around toilet and in bath/shower for future installation of grab bars to support 250 - 300 pounds (2)

Kitchens
- Full-extension pullout drawers
- Multi-level counters to accommodate people sitting and standing (S)
- Full height pantry cabinets for up and down storage (S)
- 30 x 48 inch area of approach in front of all appliances or 60-inch diameter clear space for turns (S)
- Range with front controls and a smooth surface cook top or a wall oven with a separate in-counter smooth surface cook top that can be used by a person who is seated. The area under the cook top is designed with a base cabinet with retractable doors, no center stile, and removable floor. (S)
- Sink area is designed with a base cabinet with retractable doors, no center stile and removable floor. (S)
- Pull-out spray faucet and lever type faucets (4)
- Contrasting border treatment on countertops
- Pullout shelves in base cabinets
- Adjustable height shelves in wall cabinets (1)
- Glare-free task lighting

6. 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)

7. Single Family Home Standards

a.) All homes include washer and dryer hookups on the first floor or in the basement

____ Yes ____ Applicant has an approved waiver request (attach explanation)

b.) 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)

8. Energy Efficiency OPTIONAL

For New Construction and Adaptive Reuse projects please complete Part A. For Existing Residential Building(s), please complete Part B.

A DETAILED COST ESTIMATE FROM THE PROJECT CONTRACTOR FOR THE TOTAL COST OF THE ENERGY EFFICIENCY ITEMS MAY BE ATTACHED TO THIS FORM.

PART A

Newly constructed (or adaptive reuse) building(s) and units(s) in the project listed will be deemed to comply with the energy efficiency requirements if they have been tested and certified to meet the EPA Energy Star program.

Number of units: ________

Rater Name and Company

PART B

The existing residential building(s) included in the project will be rehabilitated to meet or exceed the following energy efficiency standards: (Indicate the method of compliance by checking the appropriate blank and supplying the requested information.)

____ For single family and multi-family three stories or less:

Show that the units will achieve a minimum score of 82 points on a Home Energy Ratings System (HERS) scoring system as certified by a RESNET accredited rating organization:

Number of units: ________

Rater Name and Company

____ For multi-family four stories or more:

Meet the building shell requirements of ASHRAE 90.1-1999 using the COMcheck

Number of units: ________
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Residential Rehabilitation Standards
All HDGF rehabilitation developments must use either the State of Ohio Residential Rehabilitation Standards or Local Code, whichever is stricter.

Which standard is being used?

Who is the responsible and knowledgeable party on the development team that will ensure that the standards are followed?

Name

Title

Accessibility Certification
We certify that the following does apply to the project listed above:

The project will be designed and constructed to comply with the Fair Housing Accessibility Guidelines (FHAG), the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and any other local, state, or federal accessibility guidelines. Additionally, the cost of the construction to these guidelines has been included in the development Proforma and estimate of costs of construction. I understand this includes parking, outside route to dwellings, dwelling units, common facilities (rental office, laundry room, community room, etc.), etc.

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 with five or more units, including single-family detached dwellings on various sites.

1. To be completed by the design professional for the project:

I certify that I have reviewed the plans and scope of work for the project and that all information included on this form is true and correct.

Printed Name

Title

Signature

Date

2. To be completed by the contractor for the project:

I certify that I have reviewed the plans and scope of work for the project and that all information included on this form is true and correct.

Printed Name

Title

Signature

Date

Company/Firm Name:

Company/Firm Address:

Phone Number

Email

Company/Firm Name:

Company/Firm Address:

Phone Number

Email

Company/Firm Name:

Company/Firm Address:

Phone Number

Email

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3. To be completed by the owner of the project:

I certify that I have reviewed the plans and scope of work for the project and that all information included on this form is true and correct. I understand that incorporating some of these design features will likely result in higher project costs. The increased costs have been accurately estimated and are listed in the Affordable Housing Funding Application. If, for any reason, the design features listed on this form 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.

Owner Name

Title

Signature

Date

Phone Number

Email

Reviewed and Approved by:

OHFA Staff

Date