

Pennsylvania Housing Finance Agency
Housing Options Grant Program – Multi-family

Construction/Architectural Design Requirements

- All Applications must provide a brief narrative of the proposed Scope of Work.
- Upon construction completion, the General Contractor must provide a minimum (1) Year Guarantee for all labor and materials for the entire Project.
- At Closing, the General Contractor must procure a Performance Bond and a Payment Bond, each in the amount of 100% of the Construction Contract Sum, or an unconditional and irrevocable letter of credit in the amount of 10% of the contract sum for Projects up to \$250,000 and 25% for Projects exceeding \$250,000. The Bonding Company must have an “A” rating or better (Required for all Applications). The Agency may/reserves the right to reduce the Bond/LOC amount @ 50% Construction completion.
- At Closing, the General Contractor must provide proof of license and insurance, as required to perform the work within the Municipality in which the development is located.
- All work must be completed under a single Prime Contract.
- Related entity Applicant/Owner/Contractor must be pre-approved by the Agency.
- The Agency’s Technical Services department will, at a minimum, conduct monthly site inspections during the construction period in conjunction with the payout meeting. PHFA reserves the right to additional inspections as deemed appropriate.
- The Agency, at its discretion, may conduct post construction physical conditions inspections, resident well-being and rent compliance site observations during the affordability period.

Unit Sizes-Square Feet

| | <u>Flats</u> | <u>Multi-Floor Units</u> |
|------------|---------------------|---------------------------------|
| SRO | 90 to 200 | |
| Efficiency | 400 to 600 | |
| 1 Bedroom | 550 to 850 | 650 to 950 |
| 2 Bedroom | 700 to 1,100 | 850 to 1,300 |
| 3 Bedroom | 950 to 1,350 | 1,000 to 1,550 |
| 4 Bedroom | 1,100 to 1,550 | 1,200 to 1,750 |
| 5 Bedroom | 1,300 to 1,750 | 1,400 to 2,000 |

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Minimum Room Size Requirements

Living Room:

- Living Room – 150 SF (least dimension 11'-0")

Living Room/Dining Room Combination:

- Living/Dining Room – 200 SF min. (least dimension 11'-0")

Dining Room:

- All dining areas should accommodate the following:
 - 1 BR Units – Table w/ 2 chairs
 - 2 BR Units – Table w/4 chairs
 - 3 BR Units – Table w/6 chairs
 - 4 or more BR Units – Table w/8 chairs

Bedrooms:

- Primary bedroom – 120 SF (least dimension 10'-0")
- Additional bedroom(s) – 90 SF (least dimension 9'-0")

Efficiency Unit - Living Room/Sleeping Combination:

- Living/Sleeping – 200 SF min. (least dimension 11'-0")

Closets and Storage

- Pantry storage must be provided and must be concealed (2 lineal feet minimum x 18" minimum depth closet or an 18" minimum width pantry cabinet is acceptable)
- Linen storage must be provided and must be concealed (2 lineal feet minimum x 18" minimum depth closet, separate from a bedroom or coat closet, or an 18" minimum width linen cabinet is acceptable)
- An entry closet must be provided (2 lineal feet minimum x 24" minimum depth)
- All units must have a minimum of 3' lineal of miscellaneous storage space
- A minimum of 5 lineal feet of full height hanging space must be provided in each primary bedroom within a unit.
- A minimum of 3' lineal feet of full height hanging space must be provided in each additional bedroom within a unit.

Air Conditioning

In New Construction/Construction Conversion developments, the provision of air conditioning is required. Preservation developments should strive to provide air conditioning.

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Accessibility

Design and Construction should conform to the Fair Housing Amendments Act of 1988, the Pennsylvania Uniform Construction Code and Section 504 of the Rehabilitation Act of 1973, as amended.

The site, building(s) and dwelling units must conform to the Uniform Federal Accessibility Standards (UFAS), the ANSI A117.1-2009 (or edition currently adopted by PA UCC), and/or the 2010 ADA Standards for Accessibility Design, as applicable.

For developments with federal funding and subject to the Uniform Federal Accessibility Standards (UFAS), note that HUD allows conformance with the 2010 ADA in lieu of UFAS, with a few limitations.

The Owner and Architect of the development shall be responsible for the design of the development to meet all applicable accessibility requirements.

VisitAbility

The following dwelling unit types shall meet the VisitAbility requirements: 100% of newly constructed townhouses and units in elevator buildings & all ground floor units in walk-up apartment buildings. Construction Conversion developments should strive for 100% compliance, but at least 33% shall meet the VisitAbility requirements. To meet VisitAbility design features, the building and units must have at least one zero-step entrance with a 36-inch wide door; all doorways and passages on the entry level floor should have a width of 36 inches; there should be a clear pathway to a bathroom or powder room; such bathroom or powder room should include a minimum 24-inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there should be a clear pathway to the living room and dining area of the unit. The VisitAble powder room or bathroom must provide maneuverability clearances in accordance with the Fair Housing Act Design Manual.

Preservation developments are encouraged to provide VisitAble units where feasible.

Radon

For New Construction projects, radon resistant construction techniques shall be incorporated. This requires the installation of a “passive” sub-slab depressurization system, vented through the roof. When the building is complete, radon tests must be conducted prior to occupancy.

For Construction Conversion/Preservation projects, all existing buildings must be tested for radon.

If tests indicate radon levels exceeding the EPA recommended “Action Level” of 4 pCi/L, a radon reduction method must be incorporated.

Environmental hazards (LBP, Lead in Water, Asbestos)

Each site is required to undergo an Environmental Site Assessment to determine if the site is negatively impacted by environmental factors. Preservation and rehabilitation developments shall test for asbestos containing materials; lead-based paint, radon, and lead in drinking water. A summary of findings, conclusions, and any recommendations must be provided.