

**Design Architect's/Applicant's Certification**  
**Of Threshold Criteria**

The Agency has requested certain certifications from the architect and applicant in connection with the submission of an application.

**Development:** \_\_\_\_\_

The development referenced above includes the following threshold criteria. (Initial all that apply) The Applicant must request a waiver under Tab #29 for any threshold criteria that will not be provided. The waiver request must describe the mitigating factors responsible for the inability to meet the specific threshold criteria.

**Development Amenities**

As the **DESIGN ARCHITECT**, I certify that:

\_\_\_\_\_ An on-site community room will be provided (not applicable to scattered site properties). It shall be one room sized at 15 square feet per unit for developments with up to 50 units or at least 750 square feet for developments with more than 50 units. (Applications that are a continuation of a phased development will provide a room to meet the size requirements based on the aggregate of the number of units in all phases.) A kitchen or kitchenette **with a full-sized range and full-sized refrigerator**, is to be provided in or adjacent to this room in developments for the elderly. (The kitchen or kitchenette shall not be included in the required square footage.) (A long-term agreement with an existing community facility within walking distance from the development may be considered, at the discretion of the Agency.)

\_\_\_\_\_ Common laundry facilities or the provision of washers and dryers in each dwelling unit will be provided. Common laundries will contain one washer and dryer for every 12 units in general occupancy developments or every 20 units in elderly developments, with a minimum of two washers and dryers required in each laundry facility. A minimum of one front load washer and dryer will be provided in each laundry facility and in accessible units containing a washer and dryer in the unit. If the development is providing common laundry facilities and designed for home ownership, hook-ups for washers and dryers must also be provided in each unit. All washing machines must be Energy Star® labeled.

\_\_\_\_\_ An on-site management office will be provided. (Not applicable to scattered site properties. Applications that are a continuation of a phased development will provide a management office in one of the phases.)

\_\_\_\_\_ All common areas (except for stair towers, mechanical rooms, storage rooms and similar spaces) will be air conditioned. (**Includes Preservation**)

**Unit Amenities**

As the **DESIGN ARCHITECT**, I certify that:

\_\_\_\_\_ The net area of all dwelling units must fall within the limits listed below. (Net area is measured from the interior finish surface of the unit perimeter walls, and shall include all rooms, corridors, interior walls, storage areas, and mechanical spaces.) Rehabilitation developments may vary from the maximums and minimums by 10%. **Preservation developments shall strive, but are not required, to meet this requirement.** Accessible units may vary from the maximums as required to provide an accessible route and accessible clearances.

	<b><u>FLATS</u></b>	<b><u>MULTI-FLOOR UNITS</u></b>
SRO	90 to 200 s.f.	
EFF	400 to 600 s.f.	
1 BR	550 to 850 s.f.	650 to 950 s.f.
2 BR	700 to 1,100 s.f.	850 to 1,300 s.f.
3 BR	950 to 1,350 s.f.	1,000 to 1,550 s.f.
4 BR	1,100 to 1,550 s.f.	1,200 to 1,750 s.f.
5 BR	1,300 to 1,750 s.f.	1,400 to 2,000 s.f.

\_\_\_\_\_ Air conditioning will be supplied to the living areas and all bedrooms of each unit. (Individual window units will not be considered as meeting this criterion **except in preservation developments.**)

\_\_\_\_\_ Refrigerators, ranges and ovens will be provided in all units except for developments containing SRO units provided such properties have common cooking facilities containing these appliances.

\_\_\_\_\_ Window treatments in all residential units are required. Window treatments include horizontal blinds, vertical blinds, or other opaque blinds. **Commercial grade roller shades will be permitted on large window expanses.**

**VisitAbility**

As the **DESIGN ARCHITECT**, I certify that:

\_\_\_\_\_ The following dwelling unit types shall meet the VisitAbility requirements: 100% of newly constructed single-family homes, townhouses, and units in elevator buildings; all ground floor units in walk-up apartment buildings. Rehabilitation developments should strive for 100% compliance, but at least 33% shall meet the VisitAbility requirements. Properties unable to comply with this requirement due to physical constraints or building type may apply for a waiver from this threshold requirement. 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 exempt from this requirement but are encouraged to provide VisitAble units where feasible.)

**Fair Housing**

As the **DESIGN ARCHITECT**, I certify that:

- \_\_\_\_\_ New construction and substantial rehabilitation developments are designed in conformance with the Fair Housing Act Design Standards Guide, as applicable.
- \_\_\_\_\_ The subject development is substantial rehabilitation but is seeking a waiver as existing conditions prohibit 100% compliance with the Fair Housing Act Design Standards Guide.
- \_\_\_\_\_ Blocking for future grab bars shall be continuous behind the bar location and sized to accommodate the grab bars required by ANSI A117.1 (Edition currently adopted by PA UCC)

**Energy Conservation & Green Building Criteria**

As the **DESIGN ARCHITECT**, I hereby certify that I either have designed or will design the referenced development to include the following energy conservation measures:

- \_\_\_\_\_ All newly constructed multifamily buildings shall comply with the requirements of the **2020** Enterprise Green Communities program Criteria 5.1a. All HERS Indexes shall be uploaded to the RESNET Registry and the registry ID number shown on the HERS certificate provided at construction completion.
- \_\_\_\_\_ All substantially rehabilitated multifamily buildings shall comply with the requirements of the **2020** Enterprise Green Communities program Criteria 5.1b. All HERS Indexes shall be uploaded to the RESNET Registry and the registry ID number shown on the HERS certificate provided at construction completion.
- \_\_\_\_\_ In new construction and rehabilitation developments, the overall U-value of the exterior building envelope must exceed the requirements of the International Energy Conservation Code (Edition currently adopted by PA UCC) Chapter 4 by 10% for buildings three stories or less in height as verified by a REScheck certificate. Buildings four or more stories in height must exceed the requirements of the International Energy Conservation Code (Edition currently adopted by PA UCC) Chapter 5 by 7%, as verified by a COMcheck certificate. Air sealing of the exterior building envelope and attic plane shall be included. Trade-offs available in the REScheck or COMcheck software for mechanical equipment will not be allowed. (Not applicable to preservation developments.)
- \_\_\_\_\_ Energy Conservation & Green Building Criteria - In new construction and rehabilitation developments, the overall U-value of the exterior building envelope must exceed the requirements of the International Energy Conservation Code (Edition currently adopted by PA UCC) Chapter 4 by 10% for buildings three stories or less in height as verified by a REScheck certificate. Buildings four or more stories in height must exceed the requirements of the International Energy Conservation Code (Edition currently adopted by PA UCC) Chapter 5 by 7%, as verified by a COMcheck certificate. Air sealing of the exterior building envelope and attic plane shall be included. Trade-offs available in the REScheck or COMcheck software for mechanical equipment will not be allowed. (Not applicable to preservation developments.)

A REScheck certificate must be provided with the Development Submission drawing/specification package.

- Provide a REScheck certificate for each Unit type in all areas within the Building(s) (i.e. Ground floor end & inner Units, Intermediate floor end & inner Units, Upper floor end & inner Units, etc.) for envelope only

OR

- Provide a REScheck certificate for each Unit type in all areas within the Building(s) (i.e. Ground floor end & inner Units, Intermediate floor end & inner Units, Upper floor end & inner Units, etc.) for UA envelope. UA reporting compares the actual Building UA with a “target”

OR

- Provide a REScheck certificate for the entire Building, envelope only. Where multiple Buildings are proposed, a certificate for EACH Building is required.

\_\_\_\_\_ In new construction and rehabilitation developments, all appliances, HVAC equipment with a capacity less than 60,000 btuh, gas fired water heaters, windows, ceiling fans, exhaust fans, range hoods and exit signs, shall be Energy Star® labeled. (Exceptions: Programmable thermostats do not need to be provided and windows in buildings over three stories in height may comply instead with ASHRAE Standard 189.1-2009.) (Packaged Terminal Air Conditioners (PTACs) and Packaged Terminal Heat Pumps (PTHPs) (Including vertical type configurations may only be used if it can be proven that they comply with the prescriptive requirements of Energy Star® version (current version) for air-source equipment, as tested and certified by Air Conditioning, Heating and Refrigeration Institute (AHRI) only). In addition, 100% of the permanent room light fixtures in the dwelling units shall be equipped with LED bulbs or high efficiency fluorescent lamps with electronic ballast; and 100% of the community room and common area corridor and stair lighting shall be fluorescent with electronic ballasts or shall utilize LED bulbs.

\_\_\_\_\_ All developments utilizing central system refrigerant flow type equipment shall meet or exceed Energy Star criteria specification for light commercial HVAC or have the Energy Star Label.

\_\_\_\_\_ In preservation developments, existing refrigerators more than 15 years old will be replaced with Energy Star® labeled type. Existing heat pumps, air conditioning condensing units, and through-wall air conditioners more than 20 years old will be replaced with Energy Star® labeled type, when such equipment exists. Existing furnaces and boilers more than 25 years old will be replaced with Energy Star® labeled type, when such equipment exists. (Programmable thermostats do not need to be provided.) In addition, existing community room, common area corridor and stair lighting more than 15 years old will be replaced with fluorescent fixtures with electronic ballasts or fixtures that utilize LED bulbs. Where windows are scheduled for replacement, they shall be Energy Star® qualified products, except in buildings over three stories in height, wherein window replacement may comply instead with ASHRAE Standard 189.1-2009.

**For ALL new construction, rehabilitation and preservation applications:**

As the **APPLICANT**, I certify that:

\_\_\_\_\_ When existing equipment and appliances are replaced, they will be replaced with Energy Star® labeled equipment, when such equipment exists.

As the **DESIGN ARCHITECT**, I certify that for new construction and substantial rehab developments:

\_\_\_\_\_ The referenced development will promote energy efficiency and conservation, operational savings and sustainable building practices by meeting the mandatory measures outlined in the 2020 Enterprise Green Communities Criteria, (Not applicable if seeking certification under a National Green Building program in Selection Criteria) plus the following:

**PHFA Green Building Criteria for new construction and substantial rehabilitation developments:**

\_\_\_\_\_ As the **DESIGN ARCHITECT**, I hereby certify that I either have designed or will design the referenced development to include the following green building features:

1. No piping shall be located outside of the interior finish of the insulated building envelope. (Not applicable to existing piping in preservation developments.)
2. All domestic water pipes except for cold water PEX piping shall be insulated. (Not applicable to existing concealed piping in preservation developments.)
3. Termite shields or borate based wood treatment shall be provided with low VOC caulking at all floor joints and penetrations to prevent insect infestation. Borate treatment shall be applied to all wood framing and sheathing to a height of 24" above the "at grade" floor level. Chemical soil treatment or bait stations shall not be used. (Not applicable to existing buildings.)

As the **DESIGN ARCHITECT**, I certify that for preservation developments:

\_\_\_\_\_ The referenced development will promote energy efficiency and conservation, operational savings and sustainable building practices by meeting the mandatory measures of the 2020 Enterprise Green Communities Criteria, as amended below. (Not applicable if seeking certification under a National Green Building program in Selection Criteria)

**Enterprise Green Communities Criteria for Preservation Developments**

Preservation developments are not required to follow the mandatory 2020 Enterprise Green Communities criteria for "moderate rehab" projects. Instead, they shall comply with only the following mandatory 2020 Green Communities criteria, as amended:

- 3.1 Environmental Remediation (Follow Enterprise and PHFA Tab 17 & 34 requirements)
- 3.2 Minimization of Disturbance during staging and construction. (Applicable only to new ground disturbance)
- 3.3 Ecosystem Services/Landscaping (applicable only to new landscaping)
- 4.1 Water-Conserving Fixtures (Applicable only to new fixtures)

- 5.6 Sizing of Heating and Cooling Equipment (Applicable only to new heating and cooling equipment)
- 5.7 Energy Star Appliances (Applicable only to new appliances)
- 5.8 Lighting (Applicable only to new lighting fixtures)
- 6.4 Healthier Material Selection (Applicable only to new paints, coatings and primers)
- 6.6 Bath, Kitchen Laundry surfaces
- 6.8 Managing Moisture: Foundations (Applicable to new addition foundations)
- 6.9 Managing Moisture: Roofing and Wall Systems (Applicable to new walls, windows and roofing)
- 7.3 Combustion Equipment (Carbon monoxide alarm requirements apply to all projects with combustion equipment. Venting requirements are applicable to new combustion equipment only)
- 7.5 Integrated Pest Management (Applicable only if identified as a problem in the PCNA)
- 8.1 Building Operations & Maintenance Manual and Plan (Follow Enterprise requirements)
- 8.2 Emergency Management Manual (Follow Enterprise requirements)

**Broadband Infrastructure**

\_\_\_\_\_ The installation of broadband infrastructure is required in all projects, in compliance with Federal Register 81 FR 31181 “Narrowing the Digital Divide through Installation of Broadband Infrastructure.” **Infrastructure must be provided in each dwelling unit meeting the Federal Communications Commissions (FCC’s) definitions in effect at the time the pre-construction estimates are generated. Currently the FCC defines broadband speeds as 25 Mbps download and 3 Mbps upload.**

**Smoke Free Policy**

As the **APPLICANT**, I certify that:

\_\_\_\_\_ At construction completion, a policy prohibiting the use of prohibited tobacco products in all **living units and interior areas including but not limited to hallways, rental and administrative offices, laundry and common areas, as well as outdoor areas within 25 feet of all buildings in the development, outdoor gathering spaces and tot lots will be implemented.**

**Home Ownership**

As the **DESIGN ARCHITECT**, I certify that:

\_\_\_\_\_ **100%** of the units are townhouse or single family attached or detached structures (or otherwise appropriate for homeownership by tenants as determined by the Agency). Utility hookups for washers and dryers, including a dryer duct vented to a wall or roof cap, must be provided. **In addition, all utilities must be individually metered.**

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**Flood Plain Certification**

As the **DESIGN ARCHITECT**, [landscape architect or civil engineer] I, the undersigned, hereby certify that I have procured and reviewed the applicable Flood Insurance Rate Map published by the Federal Emergency Management Agency for this development’s site and have determined that the site is: (Check all that apply)

- |       |                              |       |                        |
|-------|------------------------------|-------|------------------------|
| _____ | Outside any flood area       | _____ | Outside of a flood way |
| _____ | Inside a 500 year flood area | _____ | Inside a flood way     |
| _____ | Inside a 100 year flood area |       |                        |

**Energy Rebate Analysis (ERA)**

A preliminary/draft explanation of all energy rebates that may be available for the project with estimated rebate amounts must be submitted with the application. The estimated rebate amounts will be considered a source and used to size tax credit awards, and must be included on the Certification of Subsidies at Tab 20. The energy rebate is not basis eligible and will be removed from basis on a tax credit development. Prior to closing the developer will be required to submit an updated ERA which includes:

- a) A list of eligible utility, local, regional, state, or federal rebate programs;
- b) Recommendations of applicable rebates to be included with estimated rebate amounts or estimated tax credit amounts;
- c) Calculations, energy models, or other technical data to support recommendations;
- d) Letters, program data information, or other documentation from utility providers to support noted programs, and
- e) If renewable energy strategies are proposed, a cost/benefit analysis.

**DESIGN ARCHITECT**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Print: \_\_\_\_\_  
Firm \_\_\_\_\_

**Acknowledged and Accepted by the APPLICANT(S)**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Print: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Print: \_\_\_\_\_