

Appendix C

FHFC Required Construction Features and Amenities Checklist

Purpose and Use. Appendix C shall be used for documenting the existence of FHFC-required construction features and amenities and indicating the feasibility of providing these required features if they do not currently exist in the Subject Property based on the Application.

The requirements below are applicable to those Applications funded through an RFA and are representative of requirements in place at the time Appendix C was generated. The CNA Provider should consult the applicable RFA for current requirements. The CNA Provider should also refer to the Application to determine the applicable demographic commitment(s), development type(s), and additional Green Building Feature selections.

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General Features					
Demographic Commitment: All Demographics Except Special Needs					
Feature Description	Currently Exists?		Feasible?		Comments
	Yes	No	Yes	No	
Broadband infrastructure which includes cables, fiber optics, wiring, or other infrastructure, as long as the installation results in at least 100 Mbps download and 20 Mbps upload accessibility in each unit;					
Termite prevention;					
Pest control;					
Window covering for each window and glass door inside each unit;					
Wireless, cable, or satellite TV hook-up in each unit;					
Washer and dryer hook ups in each of the Development's units, or:					
An on-site laundry facility open 7 days a week for resident use. If the proposed Development will have an on-site laundry facility, the following requirements must be met:					
There must be a minimum of one Energy Star certified washer and one Energy Star certified or commercial grade dryer per every 15 units;					
At least one washing machine and one dryer shall be front loading that meets the accessibility standards of Section 504;					
For Scattered Sites, the laundry facility shall be located on each of the Scattered Sites, or no more than 1/16 mile from the Scattered Site with the most units, or a combination of both;					
At least two full bathrooms in all 3 bedroom or larger new construction units (not applicable to rehabilitation units).					

General Features					
Demographic Commitment: Family or Elderly Only					
Feature Description	Currently Exists?		Feasible?		Comments
	Yes	No	Yes	No	
Elderly Developments must have a minimum of one elevator per residential building for all Elderly Set-Aside Units located on a floor higher than the first floor;					
Bathtub with shower in at least one bathroom in at least 90 percent of the new construction non-Elderly units (not applicable to rehabilitation units);					
All family Demographic Developments must provide a full-size range and oven in all units;					
All Developments with the Elderly (ALF or Non-ALF) Demographic, must also provide the following:					
For new construction units, a full-size range and oven must be incorporated in all units (see below bullet for requirements for rehabilitation units).					
All rehabilitation units are expected to have a full-size range and oven unless found to be not physically feasible within the scope of the rehabilitation work utilizing a capital needs assessment as further explained in the RFA.					

Emergency Operations for all Elderly Developments						
Demographic Commitment: Elderly						
Feature Description	Currently Exists?		Feasible?		Selected in Application?	Comments
	Yes	No	Yes	No		
Community building/dedicated space within the Development						
Minimum of one permanent, standby generator in good working order, to operate at least one elevator per residential building serving Elderly/Permanent Supportive Housing residents that are located on a floor higher than the first floor in addition to the lights, HVAC and other electrical appliances in the community room/dedicated space, throughout the duration of a power outage. The generators must be maintained in good working order and the Applicant must maintain an executed written contract with a vendor certified to service and test the installed generator and system; the generator and system shall be serviced and tested at least annually.						

Required Green Building Features					
Demographic Commitment: All Demographics					
Feature Description	Currently Exists?		Feasible?		Comments
	Yes	No	Yes	No	
Interiors and Building Envelope					
All penetrations and receptacles in exterior walls are sealed;					
Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat; 150 grams per liter or less for non-flat paint).					
Plumbing					
Low-flow water fixtures in bathrooms – WaterSense labeled products or the following specifications:					
• Toilets: 1.28 gal. / flush or less,					
• Urinals: 0.5 gallons/flush,					
• Lavatory Faucets: 1.5 gal. / min. or less at 60 psi flow rate,					
• Showerheads: 2.0 gal./min. or less at 80 psi flow rate;					
Water heater minimum efficiency specifications:					
• Residential electric					
○ Up to 55 gallons = 0.95 EF or 0.92 UEF; or					
○ More than 55 gallons = Energy Star certified; or					
○ Tankless = 0.97 EF and Max GPM of ≥ 2.5 over a 77° rise or 0.87 UEF and GPM of ≥ 2.9 over a 67° rise;					
• Residential gas (storage or tankless/instantaneous) – Energy Star certified					
• Commercial gas water heater - Energy Star certified					
Appliances					
Energy Star certified refrigerator					
Energy Star certified dishwasher					

Electrical					
Energy Star certified ventilation fan in all bathrooms					
Energy Star certified ceiling fans with lighting fixtures in bedrooms and living rooms;					
Air Conditioning					
Air-Source Heat Pumps – Energy Star certified:					
≥ 7.8 HSPF2/ ≥15.2 SEER2/ ≥11.7 EER2 for split systems					
≥ 7.2 HSPF2 ≥15.2 SEER2/ ≥10.6 EER2 for single package equipment including gas/electric package units					
Central Air Conditioners – Energy Star certified:					
≥15.2 SEER2/ ≥12.0 EER2 for split systems					
≥15.2 SEER2/ ≥11.5 EER2* for single package equipment including gas/electric package units.					
NOTE: Window air conditioners and portable air conditioners are not allowed. Package Terminal Air Conditioners (PTACs) / Package Terminal Heat Pumps (PTHPs) are allowed in studio and one-bedroom units.					
*Green Building Features are required in all common areas, as applicable and in all rehabilitation units unless found not to be appropriate or feasible within the scope of the rehabilitation work utilizing a CNA as further explained in the RFA.					

Additional Green Building Features						
Demographic Commitment: All Demographics						
Feature Description	Currently Exists?		Feasible?		Selected in Application?	Comments
	Yes	No	Yes	No		
Programmable thermostat in each unit;						
Humidistat in each unit;						
Water Sense certified dual flush toilets in all bathrooms;						
Light colored concrete pavement instead of or on top of asphalt;						
Roofing Requirements: Cool Roof Coatings or Materials • Low-Slope Roof Products ○ Initial Solar Reflectance: ≥ 82 ○ Aged Solar Reflectance: ≥ 64 • Steep-Slope Roof Products ○ Initial Solar Reflectance: ≥ 39 ○ Aged Solar Reflectance: ≥ 32						
Eco-friendly cabinets;						
Eco-Friendly flooring;						
High Efficiency HVAC with SEER of at least 16;						
Energy efficient windows in each unit as provided below:						
• All windows except Mid and High Rise – Energy Star rating						
• Mid- and High Rise Developments (fixed windows): U-Factor of 0.50 or less and a SHHGC of 0.25 or less						
• Mid- and High Rise Developments (operable windows): U-Factor of 0.65 or less and a SHHGC of 0.25 or less						
FL Yards and Neighborhoods certification on all landscaping						
Daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings						
*Additional Green Building Features are selected by applicant and must be cross-referenced with features selected in the Application.						

The requirements below are applicable to those Applications funded utilizing the Non-Competitive Application Package and are representative of requirements in place at the time Appendix C was generated. The CNA Provider should consult the applicable version of the Non-Competitive Application Package for current requirements. The CNA Provider should also refer to the Application to determine the applicable demographic commitment(s), development type(s), and feature selections.

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Features and Amenities					
(Selections made in Application to achieve a minimum point total)					
Demographic Commitment: All Demographics					
Feature Description	Currently Exists?		Feasible?		Comments
	Yes	No	Yes	No	
30 Year expected life roofing on all buildings;					
Emergency call service in all units;					
Exercise room with appropriate equipment. The exercise room must have secured entry.;					
Community center or clubhouse;					
Swimming pool;					
Playground/tot lot, accessible to children with disabilities (must be sized in proportion to Development's size and expected resident population with age-appropriate equipment);					
Car care area (for car cleaning/washing/vacuuming);					
Two or more parking spaces per total number of units;					
Picnic area with hard cover permanent roof of a design compatible with the Development, open on all sides, containing at least three permanent picnic tables with benches and an adjoining permanent outdoor grill;					
Computer lab on-site with minimum one computer per 20 units, with internet access, basic word processing, spreadsheets and assorted educational and entertainment software programs and at least one printer);					
Each unit wired for high speed internet;					

One outside recreation facility consisting of shuffleboard court and appropriate equipment, bocce ball court or lawn bowling court and appropriate equipment, tennis court, full basketball court or volleyball court. (Specific facility will be committed to during Credit Underwriting);					
Two outside recreation facilities. (Applicant must provide two separate facilities which must be approved by Corporation staff and servicers during Credit Underwriting);					
Laundry hook-ups and space for full-size washer and dryer inside each unit;					
Dryer and Energy Star qualified washer in a dedicated space with hook-ups within each unit, provided at no charge to the resident during the term of any lease;					
Laundry facilities with full-size dryers and Energy Star qualified washers available in at least one (1) common area on site – minimum 1 washer and 1 dryer for every 12 units;					
Laundry facilities with full-size dryers and Energy Star qualified washers available in at least one (1) common area on every floor in each building of the Development if Development consists of more than one (1) building and/or more than one (1) story – minimum 1 washer and 1 dryer for every 12 units;					
Garage for each unit which consists of a permanent, fully enclosable structure designed to accommodate one or more automobiles, either attached to the unit or detached but located on the same property, provided at no charge to the resident (applicable for Development Type of Duplexes or Quadraplexes);					

Carport for each unit which consists of a permanent covered and paved area, attached to the unit and designed to accommodate one or more automobiles, provided at no charge to the resident (applicable for Development Type of Duplexes or Quadraplexes);					
Fenced back yard for each unit which consists of a portion of the property behind each unit that is enclosed by a wood, privacy or chain link fence of a minimum height of 48". Direct access to the fenced back yard for each unit must be afforded solely by a door from that unit and no other unit (applicable for Development Type of Duplexes or Quadraplexes);					
Ceramic tile bathroom floors in all units;					
Microwave oven in each unit;					
Marble windowsills in all units;					
Steel exterior door frames for all exterior doors for all units;					
At least 1½ bathrooms (one full bath and one with at least a toilet and sink) in all 2-bedroom new construction units; Note: In order to be eligible to select this feature, the Development must have at least one 2-bedroom new construction unit. (not applicable to rehabilitation units);					
Double compartment kitchen sink in all units;					
Pantry in kitchen area in all new construction units - must be no less than 20 cubic feet of storage space. Pantry cannot be just an under- or over-the-counter cabinet. (not applicable to rehabilitation units);					
Garbage disposal in all units;					
New kitchen cabinets and countertop(s) in all rehabilitation units;					
New bathroom cabinet(s), excluding medicine cabinet, in all rehabilitation units;					

New plumbing fixtures in kitchen and bathroom(s) in all rehabilitation units [minimum of new sink and new faucets in kitchen and minimum of new tub, new toilet, new sink and new faucets in bathroom(s).					
NOTE: All selected features and amenities must be located on the Development site. In addition, if the proposed Development will consist of Scattered Sites, the Applicant must locate each selected feature and amenity that is not unit-specific on each of the Scattered Sites, or no more than 1/16 mile from the site with the most <u>units</u> , or a combination of both.					
Features and Amenities Commitments are selected by the Applicant and must be cross-referenced with features selected in the Application.					

Green Building Features					
(Selections made in Application to achieve a minimum point total)					
Demographic Commitment: All Demographics					
Feature Description	Currently Exists?		Feasible?		Comments
	Yes	No	Yes	No	
Programmable thermostat in each unit;					
Energy Star qualified ceiling fans with lighting fixtures in all bedrooms and living areas;					
Roofing Requirements: Cool Roof Coatings or Materials • Low-Slope Roof Products ○ Initial Solar Reflectance: ≥ 82 ○ Aged Solar Reflectance: ≥ 64 • Steep-Slope Roof Products ○ Initial Solar Reflectance: ≥ 39 ○ Aged Solar Reflectance: ≥ 32					
Energy Star qualified ventilation fans in all bathrooms					
Energy efficient windows in each unit as follows:					
• All windows except Mid and High Rise – Energy Star rating					
• Mid- and High Rise Developments (fixed windows): U-Factor of 0.50 or less and a SHHGC of 0.25 or less					
• Mid- and High Rise Developments (operable windows): U-Factor of 0.65 or less and a SHHGC of 0.25 or less					
Water heater minimum efficiency specifications:					
• Residential electric					
○ Up to 55 gallons = 0.95 EF or 0.92 UEF; or					
○ More than 55 gallons = Energy Star certified; or					
○ Tankless = 0.97 EF and Max GPM of ≥ 2.5 over a 77° rise or 0.87 UEF and GPM of ≥ 2.9 over a 67° rise;					

• Residential gas (storage or tankless/instantaneous) – Energy Star certified,					
• Commercial gas water heater - Energy Star certified;					
Install daylight sensors, timers or motion detectors on all outdoor lighting attached to buildings;					
FL Yards and Neighborhoods certification on all landscaping;					
Eco-friendly flooring;					
Eco-friendly cabinets;					
Low-flow water fixtures in bathrooms – WaterSense labeled products or the following specifications:					
Toilets: 1.28 gal. / flush or less,					
Urinals: 0.5 gallons/flush,					
Lavatory Faucets: 1.5 gal. / min. or less at 60 psi flow rate,					
Showerheads: 2.0 gal./min. or less at 80 psi flow rate;					
Low-VOC paint for all interior walls (50 grams per liter or less for flat paint; 150 grams per liter or less for non-flat paint);					
Energy Star qualified refrigerators, dishwashers and washing machines that are provided by the Applicant;					
Air Conditioning (in unit or commercial:					
• Air-Source Heat Pumps – Energy Star certified:					
○ ≥ 7.8 HSPF2/ ≥ 15.2 SEER2/ ≥ 11.7 EER2 for split systems					
○ ≥ 7.2 HSPF2 ≥ 15.2 SEER2/ ≥ 10.6 EER2 for single package equipment including gas/electric package units					
• Central Air Conditioners – Energy Star certified:					
○ ≥ 15.2 SEER2/ ≥ 12.0 EER2 for split systems					
○ ≥ 15.2 SEER2/ ≥ 11.5 EER2* for single package equipment including gas/electric package units.					

NOTE: Window air conditioners and portable air conditioners are not allowed. Package Terminal Air Conditioners (PTACs) / Package Terminal Heat Pumps (PTHPs) are allowed in studio and one-bedroom units.

Green Building Features Commitments are selected by the Applicant and must be cross-referenced with features selected in the Application.