

	<p>staff to complete the review. Construction and site work cannot begin, and HOME funds cannot be released prior to approval from HUD.</p>
Design Guidelines	<p>The Consortium's Design guidelines are generally consistent with those of DHCD's Qualified Allocation Plan and DHCD HOME program guidelines that encourage energy efficient building envelopes and major building systems, healthy interior air quality, universal design, and "green" design elements.</p> <p>In addition to the DHCD design guidelines, the Consortium will require that the Applicant provide additional individual tenant storage space for each unit beyond what is provided inside the units.</p>
Lead- Based Paint Requirements	<p>All projects involving the rehabilitation of properties constructed prior to 1978 are subject to HUD's lead-based paint requirements.</p>
Accessibility for Persons with Disabilities	<p>For new construction of five (5) or more rental units or substantial rehabilitation projects of fifteen (15) dwelling units or more, Section 504 requires a minimum of five (5) percent of the dwelling units in the project (but no less than one unit) must be accessible to and usable by persons with mobility impairments.</p> <p>An additional two (2) percent of the dwelling units (but at a minimum no less than one unit) must be accessible to individuals with sensory impairments (i.e. hearing or vision impairments).</p> <p>For moderate rehabilitation of 15 or more units, Section 504 also requires to the maximum extent feasible that the units be accessible to and usable by individuals with disabilities.</p> <p>For new construction projects, adoption of visit-ability standards is strongly encouraged. A unit is visit-able when a person with mobility impairments can enter the unit and navigate throughout the first floor and have access to an accessible bathroom.</p>
Section 3 and MBE/WBE Requirements	<p>All HOME projects must have outreach and reporting plans to achieve the Section 3 and MBE/WBE goals approved prior to closing.</p>
Affirmative Marketing/Tenant Selection	<p>As a condition of any funding, the Consortium will require the submission of an Affirmative Fair Housing Marketing Plan (AFHMP) that fully complies with the form and content of DHCD's Chapter 40B AFHMP</p>