

<b>HOME Assisted Units</b>	<p>In general, the income, rent, and bedroom unit mix of the HOME assisted units shall be proportional to that of the overall project.</p> <p>The Consortium will generally designate the HOME assisted units within a project as “floating” units; i.e. not tied to any particular units in the project as long as the income, rent, and bedroom mix requirements are satisfied.</p>
<b>Affordable Housing Restriction (AHR)</b>	All HOME funded projects require an AHR executed by the borrower and recorded at loan closing to ensure the long term affordability of the HOME units for the period noted in the chart below.

Amount of HOME Project Funding	HOME period of affordability-years	County period of affordability-years	Total period of affordability-years
Less than \$100,000	20	30	50
\$100,000-\$199,999	20	50	70
\$200,000 or more	20	79 or longest period allowed by law to achieve perpetuity	99 or longest period allowed by law for perpetuity

<b>Conflict of Interest</b>	No HOME assisted affordable housing unit can be leased to any individual or any member of an individual’s immediate family, including those by blood, marriage or adoption, who is an officer, employee, agent, elected or appointed official, or consultant of the owner, developer, or sponsor of a project assisted with HOME funds.
<b>Environmental Review</b>	An ASTM Phase One environmental site assessment must be submitted with the application for each property within the project. All HOME projects must satisfy HUD’s environmental review requirements, including possible review and approval from the HUD Regional Office. Additional documentation will be required from the applicant in order for Consortium staff to complete the review. Construction and site work cannot begin, and HOME funds cannot be released prior to approval from HUD.
<b>Design Guidelines</b>	The Consortium’s Design guidelines are generally consistent with those of DHCD’s Qualified Allocation

	<p>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>
<b>Lead- Based Paint Requirements</b>	All projects involving the rehabilitation of properties constructed prior to 1978 are subject to HUD’s lead-based paint requirements.
<b>Accessibility for Persons with Disabilities</b>	<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>
<b>Section 3 and MBE/WBE Requirements</b>	All HOME projects must have outreach and reporting plans to achieve the Section 3 and MBE/WBE goals approved prior to closing.
<b>Affirmative Marketing/Tenant Selection</b>	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 Guidelines.

