

2010 Design & Construction Workshop

**Georgia Department of Community Affairs
Office of Affordable Housing**

Welcome & Overview

Housekeeping

Refreshments

Bathrooms

Cell phones

Agenda

<ul style="list-style-type: none"> •Architectural Review •Site Selection & Amenities 	9:15 – 9:45
<ul style="list-style-type: none"> •Rehab Standards & Physical Needs Assessments •Building Sustainability •Accessibility 	9:45 – 10:15
<ul style="list-style-type: none"> •Break 	10:15 - 10:30
<ul style="list-style-type: none"> •Cost Review 	10:30 – 11:15
<ul style="list-style-type: none"> •Questions 	11:15 – 11:30

Architectural Review

Michael Collins

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Architectural Components for 9% & HOME projects

- THRESHOLD CRITERIA APPENDIX I
- COMPETITIVE SCORING CRITERIA APPENDIX II
- ARCHITECTURAL MANUALS
- ENVIRONMENTAL MANUALS
- ACCESSIBILITY MANUALS
- HOME PROJECTS/ ADDITIONAL HUD REQUIREMENTS

Architectural Components for 4% Bond Deals

- THRESHOLD CRITERIA APPENDIX I
- ARCHITECTURAL MANUALS
- ENVIRONMENTAL MANUALS
- ACCESSIBILTY MANUALS

Architectural Design & Quality Standards



- All properties, both new construction and rehabilitation, must meet the requirements as published in the 2010 application manual.
- Architectural standards have incorporated State and Local Codes, and State Energy Codes;
- Uniform Physical Conditions Standards (UPCS) & HUD Housing Quality Standards (HQS)
- All projects must exceed all applicable codes and property standards.

Site Selection & Amenities

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Site Selection

- Are conditions present which may be seriously detrimental to family life?
 - **Substandard dwellings**
 - **Abandoned buildings**
- Do these undesirable conditions predominate in the neighborhood?
- Is there evidence of a concerted program to remedy these conditions?

Site Considerations

- **Physical site suitability**
- **Soil stability & erodability**
- **Natural hazards**
 - unprotected bodies of water, cliffs, etc.
- **Man made hazards & nuisances**
 - power lines, hazardous transportation route or storage, mining/quarries, railroad crossings, etc.
- **Nuisances**
 - odors, glare, vacant buildings, etc.
- **Air quality**
- **Unique natural features**

Considerations for Selecting Your Site

- **Noise:**
 - highways, railroads, airports
 - 65 db acceptable
 - 65-75 db requires mitigation
 - 75 db unacceptable
- **Historic Preservation**
 - Is the property more than 50 years old?
 - Is the property located in or near an area with properties listed on the National Register for Historic Places?

Site Considerations

- **Floodplains**
- **Wetlands**
- **Hazards**
 - industry handling dangerous chemicals, hazardous wastes, explosion or fire-prone materials
 - landfills
 - runways
- **Compatibility of surrounding land use**
 - building & population density
- **Demographic/neighborhood character**
 - vacant & deteriorated buildings

Floodplain, Wetlands, & State Waters



DCA Should:

- avoid funding developments in floodplains and wetlands
- avoid adverse effect to floodplains and wetlands
- require the observance of all federal and state wetland and waters buffers
- require the study of alternatives to project
- 8-step process for HUD funded projects

Noise



- All new construction and rehabilitation projects must meet the DCA requirements for sound:
 - 45 dB for interior locations
 - 65 dB for exterior locations
- Sources of noise – site is within:
 - five (5) miles of a civil airport;
 - fifteen (15) miles of a military airfield;
 - 1000 feet of a major highway or busy road with greater than 10,000 average daily traffic count;
 - 3000 feet of a railroad or rail line.

Desirables / Undesirables

10 points



Desirable Characteristics

- Urban: 1 mile walking/driving distance
- Rural: 2 miles walking/driving distance
- 1 point in at least five categories
- Each building – one category
- Proposed project site is examined for Master Plan Communities

Desirables / Undesirables



Undesirable Characteristics

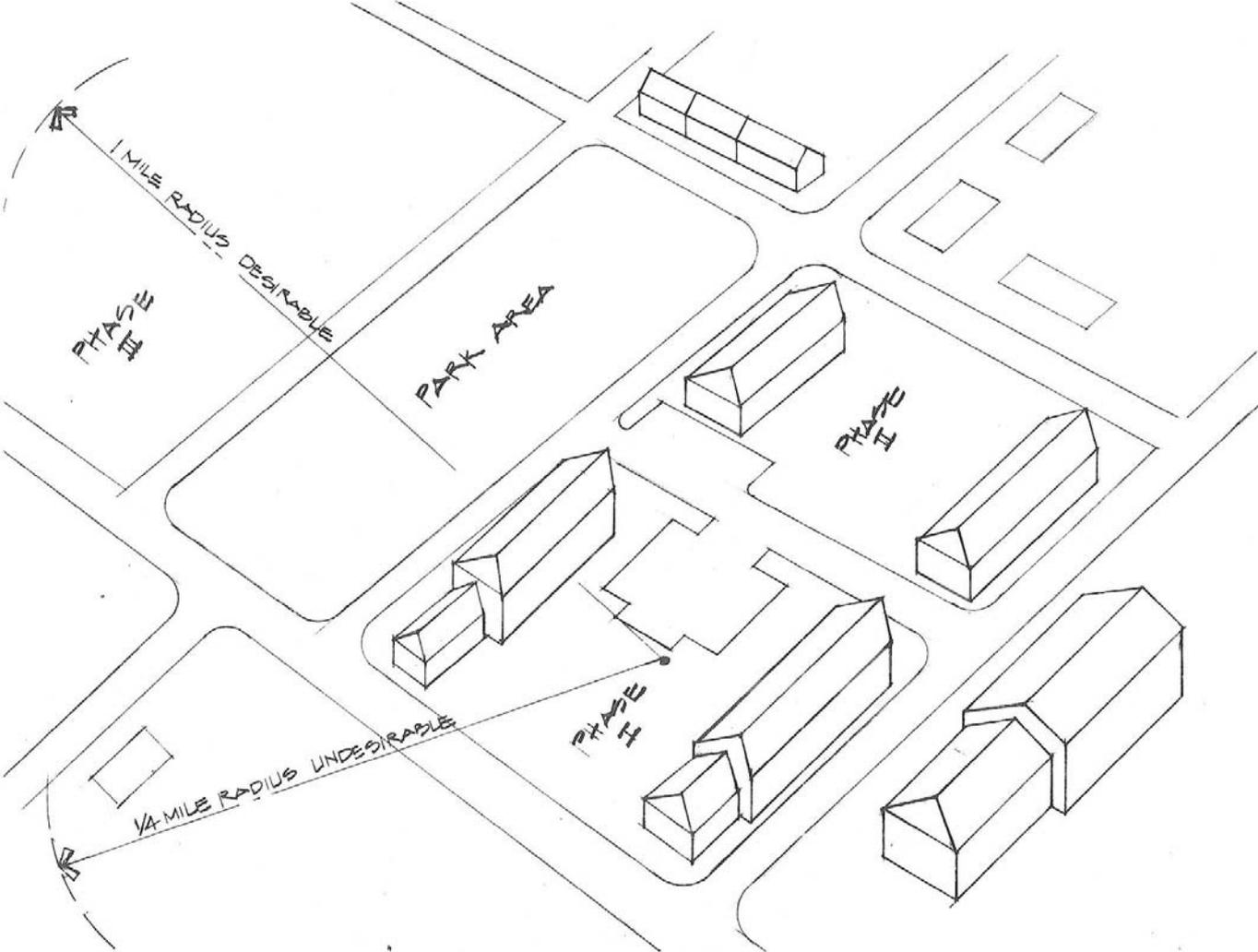
- 1/4 mile of proposed site
- Examples: junkyards, noise

DESIRABLE / UNDESIRABLE

Undesirable characteristics

***New** – proposed impervious construction or within 100 feet of floodplain, wetlands, or State Waters (new construction)*

Concept Sketch— Infill



Site & Neighborhood Standards



Site & Neighborhood Standards



Site & Neighborhood Standards



Site & Neighborhood Standards



Site information & Conceptual Site Development Plan



- **Must be included in the application and prepared in accordance with instructions set forth in the Architectural Manual.**
- **The Conceptual Site Development plan must include the following:**
 - **Easements defined & indicated**
 - **Wetlands, floodplains, & State waters**
 - **Use of adjacent properties**
 - **Zoning set backs**

Site Info & Conceptual Site Development Plan



The Conceptual Site Development Plan must include the following:

- Existing structures (if applicable)
- Site access, buildings, roads, & parking
- All site amenities indicated in the scoring criteria
- All areas of tree vegetation preservation



Amenities Guidebook

- **The Amenities Guidebook sets minimum standards for site amenities**
- **Photographs show examples of acceptable and unacceptable amenities**
- **Optional Amenities Approval requests should demonstrate equivalent quality and detailed plan as outlined in the Amenities Guidebook**

Equipped Computer Center

- Purpose or Definition: The computer center should provide tenants high-speed access for educational or leisurely web-surfing as well as basic software applications to help facilitate personal, educational and career development.
- Size Requirement: minimum of 150 square feet
- Signage Requirement: Post rules and guidelines for computer use.
- Equipment:
 - Computer desk or desk area; folding tables are not allowed
 - Seating: chairs specifically designed for computer use
 - one computer for every 25 units
 - one printer, at a minimum
 - one fax machine, at a minimum
 - high speed internet access
 - basic word processing and spreadsheet software
- Maintenance: Provide DCA a copy of a brief plan for maintenance of the area including the hours of operation, who will service the computers, budget for printing supplies, etc.
- Additional Requirements for this category: Appropriate controls to restrict internet surfing must be installed.

Amenities Guidebook

- **Deleted:**
 - Equipped Playing Field: Soccer Field
 - Equipped Playing Field: Tennis Court
 - Equipped Playing Field: Baseball Field
 - Equipped Playing Field: Shuffleboard Court (Senior)
 - Equipped Playing Field: Putting Green
 - Furnished Library
 - Swimming Pool
 - Beauty Parlor (Senior)
 - Movie Theater

2010 - Amenities Changes

- **Additional Site Amenities: Decreased amenities requirements**
 - up to 125 units requires 2 additional amenities
 - greater than 125 units requires 4 additional amenities
- **Unit Amenities: Electronically controlled solid cover plates over stove top burners may be used in lieu of powder based stovetop fire suppression canisters.**

Amenities Guidebook

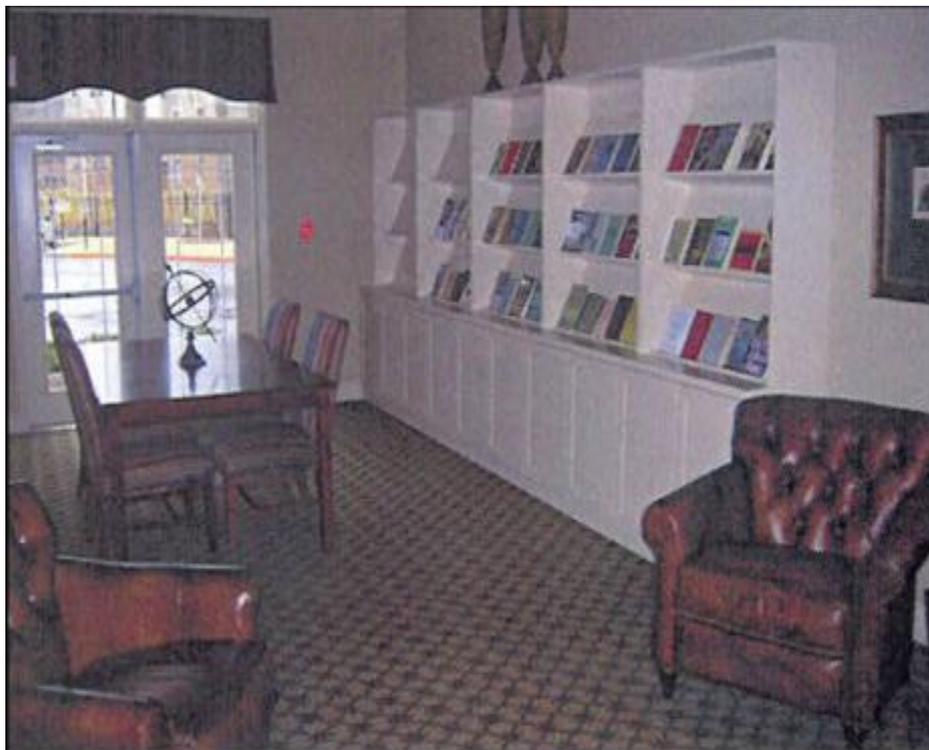


Acceptable



Unacceptable

Amenities Guidebook



Acceptable



Unacceptable

Amenities Guidebook



Acceptable

Unacceptable

Rehabilitation Standards & Physical Needs Assessments

Jennifer Adams

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Application Submittals: Physical Needs Assessments

Must be performed by a DCA Qualified Consultant in
DCA format

Required for adaptive reuse projects

For historic projects, must include identification of
significant character-defining features & provide
recommendations for retaining these features

Application Submittals: Work Scope/Construction Budget



Must be in DCA format which includes
scope description, quantities, costs

Should be completed by the Owner/Applicant
in consultation with the
Architect, Contractor, & Property Manager

Georgia Department of Community Affairs
Office of Affordable Housing
Rehabilitation Work Scope

PROJECT NAME:	YEAR BUILT:
PROJECT LOCATION:	UNIT COUNT:
OWNER:	GROSS SQUARE FOOTAGE:

*** All line items list must be address with either N/A (not applicable) or a description, percentage, quantity, unit, and cost. This form represents the minimum detail of scope that must be reported; additional line items may be added. Quantities and the approximate percentage of demolition or replacement are of utmost importance. These must clearly demonstrate the extent of the proposed work within the context of the entire existing property.

CSI DIVISION		TRADE ITEM	Describe scope: materials, performance specifications	Percentage of total existing to be demoed or replaced	QUANTITY	UNIT (sf, lf, ea, cy, sy, etc.)	UNIT COST	TOTAL (quantity * unit cost)
New Format	Old Format							
2	2	Demolition						
		site						
		bldg interiors: ceilings, walls, floor, plumbing, HVAC, elec						
		bldg exteriors: siding, roofing, patios, decks, stairs, breezeways						
2	2	Unusual site conditions (such as lead, asbestos, mold abatement)						
		lead abatement						
		asbestos abatement						
		mold abatement						
31	2	Earth Work						
		regrade for drainage control						
		regrade for elimination of erosion situations						
31	2	Landscaping & irrigation						
		sodding/seeding						
		trees, shrubs, and annuals						
		irrigation						
		tree pruning, root removal						
31	2	Retaining walls						
31	2	Site Improvements						
		fencing						
		exterior amenities construction (list each amenity separately)						
32	2	Roads (paving)						
		asphalt paving						
32	2	Site concrete (curbs, gutters, & sidewalks)						
		curb & gutter						
		sidewalks						
		Video utilities						
33	2	Site Utilities						
		water service						
		fire service						
		storm water piping						
		sewer service						
		electrical service						

Creating a Work Scope Considerations

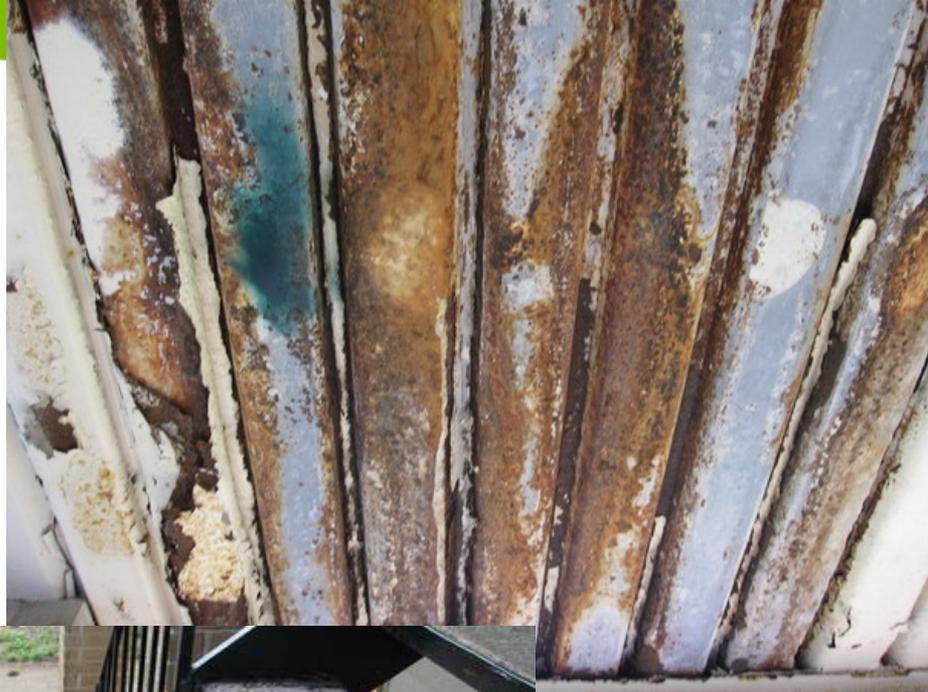
- Expected life of the completed property (must exceed Compliance Period or the Period of Affordability by 5 years)
- Minimum per unit costs:
 - \$25,000 for properties 20 years old or less
 - \$30,000 for properties greater than 20 years old

Creating a Work Scope Considerations (cont'd)

Life Safety Code

must meet new construction standards for
stairs, handrails, guardrails, smoke detectors,
fire alarms, & unit fire separation

(attic draft stops, fire separation, rated party walls and
floor/ceiling components, and caulking of all
penetrations in the fire assemblies)



Creating a Work Scope Considerations (cont'd)

Sustainability

must meet new construction standards for
Georgia Energy Conservation Code &
DCA Building Sustainability Threshold requirements

Environmental Remediation

asbestos, lead, radon, mold, etc.

Creating a Work Scope Considerations (cont'd)

Accessibility

must meet new construction standards for compliance with UFAS standards

this may include moving partitions to accommodate required clearances

Uniform Physical Conditions Standards (UPCS)

this may include significant investment in asphalt paving and concrete sidewalks



References

Physical Needs Assessment Manual

Architectural Standards Manual

Accessibility Manual

Building Sustainability

Building Sustainability Threshold Requirements

<p>HVAC System HERS Rating (Home Energy Rating System)</p>	<p>85 or less; Residential Energy Services Network (RESNET) energy modeling software compares a proposed design to 2006 International Energy Conservation Code specifications; the lower a home's HERS Index, the more energy efficient it is in comparison to the code</p>
<p>Duct leaking/air infiltration</p>	<p>Must meet or exceed the Energy Star BOP (Builder Option Package) requirements for the applicable climate zone</p>
<p>Attic insulation</p>	<p>R-38</p>
<p>Wall insulation</p>	<p>R-15</p>

Building Sustainability Threshold Requirements (cont.)

Bathroom fans	sound level, cfm, & efficiency level requirements
Windows & door glazing	Double pane, low emissivity Uvalue <0.4, SHGC <0.4
Plumbing fixtures	shower heads <2.0 gpm bathroom faucets < 2.0 gpm
Water heaters	Electric: .93 Gas: .62
Appliances	Energy Star rated refrigerators, dishwashers, washing machines (provided by owners in unit)
Wall & floor finishes	Low VOC (volatile organic compounds)
Lighting	80% fluorescent fixtures
Community Laundry	All washers in community laundry are front-loading, Energy Star rated

Building Sustainability References

- **Energy Star**
 - https://www.energystar.gov/index.cfm?c=bldrs_lenders_raters.homes_guidelns
- **EarthCraft**
 - <http://www.earthcrafthouse.com/>
- **LEED (USGBC)**
 - <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=222>

Accessibility

Federal Regulations

Americans With Disabilities Act (ADA)

Section 504 (UFAS)

Fair Housing Amendments Act



Accessibility Workshop

HUD's Fair Housing Accessibility FIRST

Registration coming soon...

Tuesday, June 22, 2010

9:00 AM – 4:00 PM

Georgia State Financing & Investment Commission
270 Washington St.

**15 MINUTE
BREAK**

Cost Review

RC Connell

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DCA Front End Construction Cost Certification Schedule of Values



- HUD-2328-Schedule of Values
- HOME Loan Contractor's Cost Certification
- DCA Schedule of Values-Version 1
- DCA Schedule of Values-Version 2

2010 Funding Application

- **Part One-Project Information**
- **Part Four-Uses of Funds**
- **Part Six-Revenues & Expenses**

Questions?

Georgia Department of Community Affairs
Office of Affordable Housing
2010 Design and Construction Policy Changes Summary

CORE

- Deleted “green” boost
- All identities of interest between developer/owner and contractor must submit a contractor cost certification
- Contractor Services are 8% general requirements and overhead + 6% profit (vs. 2% overhead + 6% general requirements + 6% profit)
- Deleted cost waivers; resources and developer fee will be size according to cost limits; new limits for standard, historic, and brownfields projects

SCORING

- Desirables/Undesirables (III.A.2.)
 - Reworded: developments that propose any new construction activities that place impervious surface including paving, sidewalks, or buildings within 100 feet of any floodplain, wetlands, perennial stream, or intermittent stream (in other words, State Waters that require a buffer according to GA EPD). Exception: stream crossings that are covered under the USACE’s Nationwide Permit.
- Infill (III.B.1)
 - Rehabilitation projects now qualify for points
 - Added conditions under which parks and green space may be considered “developed” use (does not apply to Rural Smart Growth)
- Community Transportation (III.C.)
 - Deleted Transit Oriented Development (TOD) as an option for points
- Sustainable Developments (IV)
 - Deleted Energy Star as an option for points
 - HERS index 85 required for Sustainable Communities and Building points
- Greyfield was moved to Section V Stable Communities/Redevelopment/Revitalization

THRESHOLD

Physical Needs Assessments and Architectural Standards

- Deleted references to piecemeal rehab and unit by unit matrix
- All projects that propose rehabilitation must submit drawings
- Physical Needs Assessments must be performed by a Qualified Consultant
- For historic properties, the PNA must include identification of significant character-defining features and finishes and provide recommendations for retaining these features as part of the rehabilitation.
- Physical Needs Assessments are also required for adaptive reuse projects.
- All projects that propose rehabilitation must comply with building codes for new construction in the following areas. DCA requires these upgrades whether or not local codes require the modifications:
 - Georgia Energy Conservation

- Life Safety Code regarding stairs, handrails, guardrails, smoke detectors, fire alarms, and unit fire separation (attic draft stops, fire separation, rated party walls and floor/ceiling components, and caulking of all penetrations in the fire assemblies).
- DCA does not distinguish between new construction and rehabilitation regarding accessibility requirements. This may include moving partitions to accommodate required clearances.
- A comprehensive work scope with budgeted construction costs presented in the format included in the PNA Manual which will include materials quantities and line item costs.
- Upon completion of rehabilitation activities, the property will be in full compliance with the Uniform Physical Conditions Standards (UPCS). This may include significant investment in asphalt paving and concrete sidewalks.

Building Sustainability

- Building Sustainability Certification altered due to below options becoming Threshold Criteria
- HERS Rating (Home Energy Rating System) 85 or less
- Duct leaking/air infiltration must meet or exceed the Energy Star BOP (Builder Option Package) requirements for the applicable climate zone
- Attic insulation: R-38
- Wall insulation: R-15
- Bathroom fans: sound level, cfm, & efficiency level requirements
- Windows & door glazing: double pane, low emissivity ; Uvalue <0.4, SHGC <0.4
- Plumbing fixtures: shower heads <2.0 gpm; bathroom faucets < 2.0 gpm
- Lighting: 80% fluorescent fixtures
- Community Laundry: All washers in community laundry are front-loading, Energy Star rated

Amenities

- Additional Site Amenities: Decreased amenities requirements: up to 125 units requires 2 additional amenities; greater than 125 units requires 4 additional amenities
- Unit Amenities: Electronically controlled solid cover plates over stove top burners may be substituted for powder-based stovetop fire suppression canisters.

Accessibility

- In addition to 3 inspections during construction, applicant must have a per-construction accessibility plan review by the qualified consultant

MANUALS

Architectural Standards Manual

- reflect new threshold sustainability

Physical Needs Assessment Manual

- reflect new threshold sustainability
- new Work Scope/Budget format

Architectural Submittal Instructions

- Step 2 Design Development Documents are due **120 days from Notice of Award** (website posting) (for projects awarded resources during competitive funding rounds); Due at Application for 4% LIHTC/bond projects.
- Required: Fair Housing/Section 504 compliance Plan: where Fair housing is applicable, indicate entire accessible route through the property from covered units to amenities, parking, and other applicable requirements. For federal and state applicability of Section 504, indicate the location of all mobility impaired units and the route from these units to amenities, parking, and other applicable requirements.

Amenities Guidebook

- Deleted:
 - Equipped Playing Field: Soccer Field
 - Equipped Playing Field: Tennis Court
 - Equipped Playing Field: Baseball Field
 - Equipped Playing Field: Shuffleboard Court (Senior)
 - Equipped Playing Field: Putting Green
 - Furnished Library
 - Swimming Pool
 - Beauty Parlor (Senior)
 - Movie Theater

Accessibility Manual

- Reflect threshold changes

*this list is not all-inclusive