



Dannel P. Malloy
Governor

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



Affordable Homeownership 2015
#3 NOFA Questions and Answers
February 24, 2015

Q1: What property standards apply for units that are assisted under this program?

A1: The DOH [Affordable Homeownership Property Standards for Single Family Housing](#) must be applied to all units assisted through this program. A copy of these standards is attached to this Q and A.

Q2: The DOH [Affordable Homeownership Property Standards for Single Family Housing](#) stipulates that units that are acquired and/or rehabilitated must meet HUD Housing Quality Standards (HQS). What does this entail and who can perform the inspections?

A2: HQS establishes a minimum health and safety quality criteria. To perform an HQS inspection, utilize an HQS Inspection checklist to determine whether a unit “passes” or “fails”. Persons very familiar with HQS inspections may choose to utilize the [abbreviated version](#) of the HQS Checklist. Persons with less experience with the inspection protocol may choose to use the [full detail version](#). HQS Inspectors, rehabilitation specialists or other qualified construction specialists may perform an HQS inspection.

Q3: It appears that a revised version of the Rating and Ranking form was posted on 2/24/15. What revisions were made?

A3: The Rating and Ranking form was revised and reposted on 2/24/15 to revise the “Visitability” category to align with State standards. The State of Connecticut defines visitable housing as a one to four family residential structure that includes three basic architectural features to allow persons with disabilities to easily visit. These architectural features are:

1. Interior doorways that provide a minimum 32-inch wide unobstructed opening,
2. An accessible means of egress, and
3. A full or half bathroom on the first floor that is compliant with the provisions of the Americans with Disabilities Act of 1990, as amended.

In addition, the “Zoning” category erroneously stated that conditional zoning approval is a threshold item. Although all DOH funded projects are required to have full zoning approval prior to loan closing, approval is desired, but not required, at the time of application.



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Affordable Homeownership Property Standards Single Family Housing

Depending on the type of property being assisted and the type of activity that will occur (e.g., acquisition and/or rehabilitation, or new construction) different property standards will apply. Each Applicant must inspect each assisted unit for compliance with the applicable standards. DOH reserves the right to waive provisions on a case by case basis if an Applicant provides compelling reasons for alternative standards.

I. Acquisition and/or Rehabilitation Activities

- a. Housing must meet all applicable state and local codes, rehabilitation standards and ordinances and zoning ordinances prior to occupancy.
- b. The property must also meet HUD Housing Quality Standards (HQS).
- c. In addition, DOH property standards require that all housing be evaluated for the following hazards and defects: (identified hazards and defects must be addressed prior to new occupancy)
 - Lead based paint hazards
 - Radon
 - Friable asbestos
 - Mold
 - Infestations (including termites and carpenter ants)
 - Well, oil tank and septic systems defects
 - Structural analysis
 - Knob and tube wiring
 - Open vent mechanical equipment
- d. All lead work must be completed in accordance with EPA's Lead Renovation, Repair and Painting Rule (the RRP Rule). The RRP Rule requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes built before 1978 have their firm certified by the EPA (or an EPA authorized state), use certified renovators who are trained by EPA-approved trainers, and follow lead-safe work practices.
- e. The [CDBG Residential Rehabilitation Standards](#) and the Affordable Homeownership Addendum.
- f. Weatherization Requirements.

II. New Construction and Major Rehabilitation

Major rehabilitation is an investment in a unit of more than \$80,000 (hard costs).

- a. Housing must meet all applicable state and local codes, rehabilitation standards and ordinances and zoning ordinances prior to occupancy.

- b. Housing must also meet Energy Star for Homes Certification with [Energy Star Indoor Air Package](#).

III. Manufactured Housing

- a. All new units must be ENERGY STAR Qualified Manufactured homes. Successful Applicants shall ensure that manufactured units are installed as required by applicable state and local codes and manufacturers' recommendations.
- b. Existing manufactured housing that is acquired, or acquired and rehabilitated, must meet local standards and codes established for manufactured housing and HQS.

IV. Weatherization Requirements

- a. Conduct air sealing
- b. Insulate exterior wall cavities
- c. Install R-30 insulation in roof/attic
- d. Insulate floors over unheated spaces
- e. All faucets and toilets must be replaced with water saving devices
- f. Attic access shall be insulated and gasketed
- g. Replacement windows must be Energy Star
- h. Mechanical, domestic hot water system and roof shall have a minimum remaining life of 5 years and minimum 65% efficiency for equipment
- i. Replace electric resistance heating
- j. Install smart thermostat
- k. Vent dryer to the exterior

V. CDBG Residential Rehabilitation Standards: Affordable Homeownership Addendum

Plans and completed installations must be certified by a licensed architect or engineer.

- a. Cement board instead of GWB must be used in high moisture areas.
- b. Paint, caulk and wood finishes must be without VOC.
- c. Cabinets and other materials shall not include formaldehyde.
- d. All appliances and equipment purchased must be Energy Star (when applicable).
- e. All new plumbing fixtures shall be EPA WaterSense certified.
- f. A flue liner shall be installed in all rough brick chimneys.
- g. Newly installed heating equipment shall be appropriately sized for the heating demand.
- h. A minimum of R-7 of rigid insulation with a complete air barrier shall be included under all new exterior siding.
- i. Kitchen hood delivers ventilation to exterior of 100 or more CFM.
- j. Bathroom exterior exhaust fans deliver ventilation airflow of 50 CFM or more and provide intermittent operation (unless an intermittent whole house ventilation system is provided).
- k. New systems should be designed in conformance with applicable ASHRAE standards.