

EXHIBIT C

DEVELOPMENT FEATURES / CERTIFICATION

The award of tax credits by the Dakota County Community Development Agency is based on information provided in the application. Until the property is placed in service, any change in the design, construction method or material must be approved in writing by the CDA.

- I. **Mandatory Standards.** New construction and remodeling or rehabilitation must meet these mandatory standards:

Building codes. The project must comply with local zoning codes, local laws and regulations, local engineering and public works requirements and the current Minnesota State Building Code. This is required whether or not the State Building Code is adopted locally.

Site and Site work. Grading must comply with local government requirements and all work must be done in compliance with Minnesota erosion and storm water requirements (SWPPP plan and NPDES permit).

Accessibility. The project must comply with the current *Fair Housing Act Design Manual* as published by the U.S. Department of Housing and Urban Development or with a standard that is listed by that department as a "Safe Harbor" equivalent. Accessibility includes access to site amenities, mailboxes and other common features.

Roofing Materials. Roofing, if shingles, shall be 30-year laminated-architectural ~~tab~~ style asphalt shingles with ice-and-water protection underlay at all areas susceptible to ice dams. Built-up roofing shall be four-ply laminated; membrane roofing shall be 60 mil EPDM with 20-year minimum warranty.

Roof Ventilation. Roof ventilation and vented soffits shall be provided that meet the building code.

Building Exteriors. Exterior siding shall be LP SmartSide or an engineered composite siding approved by the CDA. Water and insect impervious (PVC) band boards shall be used when within 6 feet of grade. All exposed foundation insulation, such as expanded polystyrene board, shall be finished with a masonry veneer, aluminum flashing, or by a CDA approved method. All siding shall be backed by a drainage-type weather barrier with water-elimination details such as full pan-flashing at window, door and other penetrations and kick-out flashing at roof/wall intersections.

Windows. Windows shall be single or double hung, casement or H-windows rather than sliding style. All windows and glazing shall be Energy-Star qualified (at this time the previous U-factor of 0.30 is acceptable). Interior windowsills shall be cultured marble or solid PVC or hardwood with moisture-resistant finish.

Energy Efficiency. Energy efficiency shall exceed minimum requirements by use of ECM type multi-speed/multi-level furnaces, sealed combustion water heaters, spray-foam sealing of rim joist areas, air-seal flanged electrical boxes, blow-in high R value wall insulation, and sealing of non-taped drywall joints (such as the base of drywall at subfloors). Blower door testing is encouraged to locate and eliminate leakage paths. If providing appliances, install ENERGY STAR clothes washers, dishwashers and refrigerators.

Floor Finishes. Floor finishes shall be level-loop, dense textured loop, or Berber type carpet that is 26 oz. minimum face and 100% continuous filament nylon with a minimum cushion (pad) that is ¼" thick with 8 lbs/cu ft density; commercial grade sheet vinyl with sealed seams; ceramic tile; and/or luxury vinyl tile (LVT).

Painting. All interior and exterior painting shall be one coat of primer and two finish coats of high-quality paint. Interior painted walls shall be washable and kitchens and bathrooms shall have smoother, higher gloss finishes.

Cabinetry. Kitchen and bathroom cabinetry shall have solid hardwood face frames, hardwood veneered panels and hardwood drawers with dovetail-style corner joints. Hinges shall be fully adjustable to allow alignment of doors.

Bathroom Ventilation. Bathroom fans shall be very-low sone (sound level) models either continuous running (where required by code) or with an occupant sensor or timer switch.

Radon Testing and Mitigation. Basis of design is to install a passive radon system, consisting of pvc piping installed under a sealed slab, with a standpipe running continuously through the roof. An electrical outlet must be wired near this pipe in the attic space to allow for a future powered vent in the event testing requires direct ventilation to lower radon levels to allowable concentrations. Post installation testing must show that radon levels are below 4 pCi/l.

Detailed Requirements.

Paved (concrete or bituminous or pavers) on-site parking must be provided. Driveways must have concrete curb and gutter. Concrete sidewalks must lead from parking to unit entrances and to all major site amenities. Vehicle access must be provided to the main building entrance (or for townhomes and rehabilitation, to reasonable proximity to the entrance) to allow for move-in and move-out and deliveries.

Play areas must be provided in a central location that minimizes crossing of streets and driveways by children. Play equipment must be provided and shall be appropriate for the anticipated age and number of the child population of the project.

Bedrooms must contain 100 square feet, minimum, not including closet, and must have a minimum dimension of 9'-6" in any direction. Living rooms must have a minimum dimension of 11'-6" in any direction. Units of three bedrooms or larger must be no more than one floor level above or below an on-grade building entrance. (Does not apply to market-rate units).

One full bathroom (minimum) must be provided for studio, one and two bedroom units. One and one-half bathrooms (minimum) must be provided for three bedroom and larger units. Where practical, bathrooms shall be compartmented to allow multiple simultaneous use.

Waivers. Any requested waiver from any of the above listed standards shall be made in writing to the CDA at the time of application for tax credits. The CDA may, at its sole discretion, grant such waivers as it finds to be reasonable.

- II. **Voluntary Standards.** The following standards are suggested. Though not mandatory, the CDA will consider them if there is a need to choose between multiple project applications. These standards are based on CDA experience and are believed by the CDA to enhance the livability, efficiency and value of a project.

Visitability. Meet the *Minnesota Visitability Requirements* as defined by Minnesota Housing Finance Agency (Minnesota Housing).

Sustainability. Meet mandatory and voluntary standards of the *Green Communities Criteria* (2008 or later as published by Enterprise Communities Partners) as amended by the *Minnesota Overlay* (2010 or later by Minnesota Housing). Submit a checklist to the CDA at time of application defining those sections of this standard that will be met.

Attachments. Clear description of all Voluntary Standards described above that are included in a project design and that the developer wishes to be considered by the CDA in its comparative evaluations shall be attached to and submitted with the proposal. Describe attachments:

Certification (to be provided prior to issuance of IRS Form 8609)

(Name and Address of Project)

The Project Architect and Developer certify that the above indicated design features have been incorporated into the final construction documents. Both the Architect and Developer understand that these initial design features are required to be incorporated into the completed project in order for a Form 8609 to be issued for the project.

Project Architect

(Firm name and signature)

Date: _____

Developer

(Firm name and signature)

Date: _____