

## Home First Development:

### Project Guidelines for Durability - Quality - Livability – Sustainability

- All units are to be built to the same standards of quality found in single family homes and market rate apartments being constructed of wood materials throughout the Portland area.
- All units to be protected by fire sprinklers, fire alarms, smoke detectors, and carbon monoxide detectors.
- Projects to conform to Portland Police Security recommendations for multi-family projects.
- Adequate Tenant Parking is to be provided on-site even though it may not be required by the zoning code.
- Projects to be located in proximity to mass transit.
- Projects to be professionally managed and maintained.
- All ground floor units to be ADA accessible or adaptable.
- Entire site of Projects and amenities to be ADA accessible.
- LED Lighting to be used for all interior and exterior fixtures for longevity, lower energy costs, and lower energy usage.
- All Building exteriors to clad with fiber cement siding over a drainage plane.
- All Building roofs use 50 year premium laminated shingles
- All Exterior windows and doors to incorporate industry standard best practices to prevent water intrusion.
- All units to have:
  - Granite Countertops
  - Solid surface window sills
  - Humidistats to control interior moisture content
  - Additional sound control for quieter units
  - In-unit or common area laundry equipment
  - Large windows for additional natural light and ventilation
  - Dual Flush toilets
  - Kitchen and Bathroom cabinetry to be market rate apartment quality
  - Energy Star Appliances
  - Low VOC paints, coatings and carpeting.
- Projects to include:
  - Children's play area
  - Sports court or field
  - Common Room with kitchenette
  - Outdoor landscaped courtyard
  - Pervious paved sidewalks
  - Pervious paved sports court
  - Pervious paved parking and driveway
  - On site storm water management
  - Low maintenance landscaping