

	STATE: CALIFORNIA
	Note: California sets out its scoring criteria in a Code of Regulations ("Regulations"). Regulations, <i>available at</i> http://www.novoco.com/low_income_housing/resource_files/qap/california_regulation_changes_08.pdf
Mandatory restrictions prohibiting increases in racial and economic concentration	• No.
Scoring that discourages racial and economic concentration	Scoring that encourages "balanced communities" is awarded up to 9 points for: <ul style="list-style-type: none"> • evidence from the local government that it adopted initiatives to encourage affordable housing in new growth or high income areas (3 points); • evidence that the project will actually be built adjacent to housing owned and occupied by high income families; proof can be established by showing sales data of houses or census tract data that shows the average income is above 100% of the area median (2 points); • reserving at least 20% of its units for tenants with incomes less than 30% AMI (3 points); • reserving at least 30% of its units for tenants with incomes less than 30% AMI (4 points) Regulations 2008, p. 27).
Mandatory requirements encouraging sustainable development in high-opportunity areas	• No.
Scoring that discourages development in distressed neighborhoods	• No.
Scoring that encourages development in high opportunity areas	<ul style="list-style-type: none"> • Up to 7 points awarded to projects for transit access and amenities, depending on the proximity of the site and frequency of the service (Regulations 2008, p. 23-4). • 2 to 3 points awarded to projects based on proximity to a public park, (Regulations 2008, p. 24). • 2 to 3 points awarded to projects based on proximity to a public library (Regulations 2008, p. 24). • 2 to 3 points awarded to projects based on proximity to a medical clinic or hospital (Regulations 2008, p. 25). • 1 or 2 points awarded to projects based on proximity to a pharmacy (Regulations 2008, p. 25).
Local participation in site selection limited to statutory minimum	• 3 points awarded if the local government has formally adopted initiatives to encourage the creation of affordable rental housing in new growth or high income areas and the applicant project is consistent with those locally adopted initiatives (Regulations 2008, p. 26).
Mandatory requirements ensuring affirmative marketing	• No.
Scoring that incentivizes affirmative marketing	• No.
Scoring that incentivizes language access and marketing to non-English speaking applicants	• No.
Scoring that promotes Section 8 voucher access in high-opportunity areas	• No.
Requirements for monitoring Section 8 voucher access	• Requires an owner under penalty of perjury to certify that he did not refuse to lease a unit because the applicant had a section 8 voucher (Regulations 2008, p. 54).
Scoring that promotes units designed for persons with disabilities	<ul style="list-style-type: none"> • 10 points awarded to Special Needs projects such as projects for disabled persons (Regulations 2008, p. 23). • 2 to 3 points awarded to Special Needs projects if the site is located within 1/2 mile to a facility that offers services appropriate to the population living in the development (Regulations 2008, p. 24).
Scoring that promotes marketing to disabled persons	• No.

Scoring that promotes family moves to low-poverty neighborhoods	<ul style="list-style-type: none"> • 10 points awarded to large family projects (Regulations 2008, p. 23). • 2 to 3 points awarded to large family projects located within ¼ to 1 mile to a elementary, middle, or high school that the children in the development may attend (Regulations 2008, p. 24). • 5 points awarded if projects provide after school programs for school age children or licensed child care (can require a fee) providing more than 20 hours per week for residents in the development; services must be provided for a minimum of 10 years (Regulations 2008, p. 25). • 5 points awarded for educational classes such as ESL and computer training (Regulations 2008, p. 25). • Large family projects are required to have at least 30% of units to be 3 bedrooms or larger (Regulations 2008, p. 35).
Scoring that promotes units for lowest-income households outside high-poverty neighborhoods	<ul style="list-style-type: none"> • Up to 52 points awarded if projects reserve a percentage of units (up to 50%) for tenants below 55% of the AMI. Points are awarded based on the percentages of units reserved and the AMI. Categories can be combined to achieved maximum points. See chart (Regulations 2008, p. 28). • 2 points awarded to projects that reserve at least 10% of units available for tenants with income less than 30% AMI; the units must be spread across bedroom size (QAP 2008, p. 29).
Racial/demographic reporting requirements	<ul style="list-style-type: none"> • Requires an owner to certify under penalty of perjury that no finding of discrimination under the Fair Housing Act has occurred (QAP 2008, p. 54).
Other	<ul style="list-style-type: none"> • Scoring that promotes units for the homeless: 10 points awarded for special needs housing, including housing for the homeless (QAP 2008, p. 37).