

State: CALIFORNIA (QAP 2014)	California Tax Credit Allocation Committee (CTCAC)
Measure	Evidence
HOUSING LOCATION: Site and Neighborhood Standards	
A1. Mandatory restrictions prohibiting increases in racial and economic (or low-income) concentration	<p>≈ Set guidelines around geographic apportionment (see Notes on allowable percentages for each geographic area) (p. 10).</p> <p>≈ Applicants proposing rehabilitation or demolition of occupied housing shall provide an explanation of the relocation requirements, and a detailed relocation plan including a budget with an identified funding source. Where existing low-income tenants will receive a rent increase exceeding 5% of their current rent, applicants shall provide a relocation plan addressing economic displacement. Where applicable, the applicant shall provide evidence that the relocation plan is consistent with the Uniform Relocation Assistance and Real Property Acquisition Policy Act and has been submitted to the appropriate local agency (p. 20).</p>
A2. Scoring that discourages racial and economic concentration.	No.
A3. Mandatory requirements for development in high-opportunity areas	No.
A4a. Scoring that encourages development in high-income areas.	No
A4b. Scoring that encourages development in high opportunity areas.	<p>≈ Up to 15 points awarded for project amenities (including transit amenities, see A7) (p. 31-34):</p> <ul style="list-style-type: none"> • Up to 3 points to projects located within ¼ mile of a public park (1/2 mile for rural set-aside projects) or a community center accessible to the general public. • Up to 3 points to projects located within ¼ mile of a library (1/2 mile for rural set-aside projects) or a community center accessible to the general public; 2 points if within ½ mile (or 1 mile for rural set-asides). • Up to 5 points to projects located within ¼ mile of a full-scale grocery store (1/2 mile for rural set-aside projects) or a community center accessible to the general public; 4 points if within ½ mile (or 1 mile for rural set-asides); 3 points if within 1½ miles (or 3 miles for rural set-asides). • Up to 3 points to a development wherein at least 30% of the residential unit shall be 3-bedroom+ units, the site is within ¼ mile of a public elementary school; ½ mile of a public middle school; or 1 mile of a public high school, (an additional ½ mile for each public school type for Rural set-aside projects) and that the site is within the attendance area of that school. • Up to 3 points if located within ½ mile of medical clinic (1½ for rural set-aside). • Up to 2 points if located within ¼ mile of pharmacy (rural set aside: ½ mile). • Up to 3 points each for special needs/SRO projects within ½ mile of facility serving the target population.

A5. Scoring or requirements that preference siting near high-quality schools.	No.
A6. Scoring that discourages development in distressed neighborhoods. ¹	<p>≈ (-) A tie-breaker criteria is for projects with a higher commitment of public funds (Project Based Section 8; PRAC (Section 202 and 811); USDA Section 521 Rental Assistance; Shelter Plus Care; McKinney Act Supportive Housing Program Grants; Shelter Plus Care; California Mental Health Services Act operating subsidies; and Public Housing Annual Contributions contracts). [possibly an issue with subsidy layering] (p. 44-5).</p> <p>✗ (-) At risk set-aside (5%) for projects with expiring subsidies (see p. 59). To qualify for this set-aside, at the time of application, at least 70% of tenants must have incomes <60% AMI (p. 59).</p>
A7. Scoring or requirements that preference siting near mass transit.	<p>≈ 7 points for projects located within ¼ mile of a transit station, rail station, commuter rail station, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday-Friday, and the project's density will exceed 25 units per acre;</p> <ul style="list-style-type: none"> • 6 points for projects that are within ¼ mile of a transit station, rail station, commuter rail station or bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday-Friday; • 5 points for projects within 1/3 mile of a public bus stop or rail station with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday-Friday; • 4 points for projects located within ¼ mile feet of a regular public bus stop, or rapid transit system stop. (For Rural set-aside projects, full points may be awarded where van or dial-a-ride service is provided to tenants, if costs of obtaining and maintaining the van and its service are included in the budget and the operating schedule is either on demand by tenants or a regular schedule is provided); • 3 points for projects located within 1/3 mile of a regular public bus stop or rapid transit system stop (p. 31-2).
A8. Focus on and operationalization of a neighborhood revitalization plan.	<p>≈ 2 points for projects in a QCT and the development would contribute to a concerted community revitalization plan as demonstrated by a letter from a local government official. The letter must delineate the various community revitalization efforts, funds committed or expended in the previous five years, and how the project would contribute to the community's revitalization (p. 44).</p>
B1. Local participation in site selection is limited to statutory minimum. ²	No.
HOUSING ACCESS: Affirmative Marketing, Priority Groups	
C1. Mandatory requirements ensuring	No.

¹ Evidence of the inverse: preference for development in distressed neighborhoods (by overemphasizing QCT/DDA preference, preference for existing subsidized housing in distressed neighborhoods, preferences for low-income matched financing, etc.) should also be noted.

² Evidence of the inverse: preferences or requirements for local participation should also be noted.

affirmative marketing.	
C2. Scoring that incentivizes affirmative marketing.	No.
C3. Scoring that incentives language access and marketing to non-English speakers.	No.
D1. Scoring that promotes Section 8 voucher access in high-opportunity areas.	No.
D2. Requirements for monitoring Section 8 voucher access <i>in high-opportunity areas</i> .	≈ [As noted in O4] A Credit project owner is required to annually to certify that the owner did not refuse to lease a unit to an applicant because the applicant had a section 8 voucher or certificate (p. 77).
F1. Incentives for larger family units.	One of the housing type categories is for large family projects (see Notes). Large family projects must have at least 30% of units be 3+ bedroom (p. 54).
F2. Incentives targeting families/families with children	≈ 5 points for projects providing on-site childcare; up to 5 points for projects providing on-site afterschool care (max for 10 hours/week) (p. 35). Afterschool care points only available to projects in which at least 30% of units are 3+ bedroom. ≈ All large family projects shall provide outdoor play/recreational facilities suitable and available to all tenants, for children of all ages, except for small developments of 20 units or fewer. The Executive Director, in her/his sole discretion may waive this requirement upon demonstration of nearby, readily accessible, recreational facilities (p. 54).
G1. Scoring that promotes units for lowest-income households (<i>outside high-poverty areas</i>).	≈ Up to 52 points for projects that set aside income targeted units. Income targeting may vary between 10-80% of total units and for tenants between <30-55% of AMI). Largest point amount (50) is for projects allocating 80% of total units to tenants ≤30% AMI. 2 additional points for projects that agree to have at least 10% of units available to tenants with <30% AMI and to restrict the rents on these units accordingly (p. 42).
REPORTING REQUIREMENTS	
H1. Racial/demographic reporting requirements.	No.

OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: 155 (points may be gained and lost).

- *Overall QAP spends places a fair amount of emphasis on what supportive services should look like for targeted populations and points that can be awarded for this (see p. 34-37).*

Notes:

Set-asides include Nonprofit (10%) with homeless priority (see O2), rural (20%), at-risk (5%), special needs/SRO (4%) (p. 7-9). Projects may select and compete in only one of the following housing type categories: large family (65%), SRO (15%), at-risk (15%), special needs (15%), senior (15%) (p. 9, 31).

Geographic apportionment outlined as follows: City of LA (17.6%), Balance of LA County (17.2%), Central Valley Region (8.6%), North and East Bay Region (10.8%), San Diego County

(8.6%), Inland Empire Region (8.3%), Orange County (7.3%), South and West Bay Region (6%), Capital and Northern Region (6%), Central Coast Region (5.2%), and SF County (3.7%) (p. 10).

OTHER CATEGORIES	
O1. Scoring that promotes units for persons with disabilities.	<p>✧ 2 points to projects that incorporate enhanced accessibility and visitability features (consistent with CA Building Code Chapter 11(b) and the principles of Universal Design) in at least half of the units in the building (p. 43).</p>
O2. Scoring that promotes units for special needs populations.	<p>✧ Priority credits available under the Non-profit set-aside (10% of credits) will be given to projects providing housing to homeless HHs. To qualify at least 50% of units must house homeless HHs (p. 7).</p> <p>✧ One of the housing type categories is for special needs populations³ or to SRO projects (p. 7) (see Notes).</p> <p>See A4b points for points for facilities serving special needs populations (p. 34).</p>
O3. Scoring to promote home ownership.	<p>✧ 1 point for projects that propose to make tax credit units available for eventual tenant ownership (p. 44).</p>
O4. Provisions affirmatively furthering fair housing laws.	<p>✧ Under penalty of perjury, a Credit project owner is required to annually, during each year of the compliance period, meet the certification requirements of U.S. Treasury Regulations 26 CFR 1.42-5(c), (which beginning January 1, 2001, includes certifications that no finding of discrimination under the Fair Housing Act, 42 USC 3601 occurred for the project), that the buildings and low income units in the project were suitable for occupancy taking into account local health, safety, and building codes, that no violation reports were issued for any building or low income unit in the property by the responsible state or local government unit, that the owner did not refuse to lease a unit to an applicant because the applicant had a section 8 voucher or certificate, and that except for transitional or single room occupancy housing, all low income units in the project were used on a nontransient basis (p. 77).</p>

³ Special needs defined as are developmentally disabled, are survivors of physical abuse, are homeless, have chronic illness, including HIV and mental illness, are displaced teenage parents (or expectant teenage parents) or another specific group determined by the Executive Director to meet the intent of this housing type) (p. 57).