CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

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FOR CDLAC USE ONLY

Application No. _____

Analyst: _____

MEMBERS

JOHN CHIANG, CHAIRMAN
State Treasurer

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Governor

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State Controller

EXECUTIVE DIRECTOR
Jeree Glasser-Hedrick

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE (CDLAC) (ATTACHMENT 13)

NON-COMPETITIVE APPLICATION FOR AN ALLOCATION OF THE STATE CEILING ON QUALIFIED PRIVATE ACTIVITY BONDS FOR A QUALIFIED RESIDENTIAL RENTAL PROJECT (QRRP) UNIVERSAL APPLICATION ADDENDUM

ISSUER (Applicant):_____

PROJECT SPONSOR:_____

PROJECT NAME:_____

PROPOSED MEETING DATE:_____

FHA Forward Commitment Request ☐ Yes ☐ No

Scattered Site ☐ Yes ☐ No

We, the undersigned, hereby make an Application to the California Debt Limit Allocation Committee ("CDLAC") for the purpose of providing rental housing as described herein.

We agree it is our responsibility to provide CDLAC with one original and one duplicate copy of a complete Application (Universal and CDLAC addendum), accompanied by a check made payable to the Committee in the amount of **$600** and a completed Performance Deposit Certification form. We understand that succinct answers providing the requested information are required. We understand that if additional space is required, each additional page will be clearly labeled. We agree that it is also our responsibility to provide all information that is deemed by CDLAC to be necessary to evaluate our Application. We understand that CDLAC may verify the information provided and analyze materials submitted as well as conduct its own investigation to evaluate the Application. We recognize that we have a duty to inform CDLAC when any information in the Application or supplemental materials is no longer true and to supply CDLAC with accurate information.

We represent that we have read all Government Code sections relevant to the CDLAC Regulations implementing the Allocation of the State Ceiling on Qualified Private Activity Bonds ("Regulations"). We acknowledge that CDLAC recommends that we seek advice from bond counsel.

We acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation.

In carrying out the development and operation of the proposed project, we agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all CDLAC program requirements.

We acknowledge that our Application will be evaluated based on federal and state statutes and regulations pertaining to Qualified Private Activity Bonds for Qualified Residential Rental Projects and the CDLAC Regulations, which identify the minimum requirements, evaluation criteria, priorities, and other standards that will be employed to evaluate Applications.
We acknowledge that the information submitted to CDLAC in this Application or supplemental thereto may be subject to the Public Records Act or other disclosure. We understand that CDLAC may make such information public after a final decision by CDLAC has been made on the Application.

The Project Sponsor declares under penalty of perjury that the information contained in the Application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of its knowledge and belief. The

Applicant declares that the information contained in the Application is true and correct to the best of its knowledge and belief, and as to information contained in the Application, exhibits, attachments, and further or supplemental documentation provided by the Project Sponsor, the Applicant is not aware of any information that would cause the Applicant to believe that the Application contains any untrue information or omits to state any material information. We understand that misrepresentation may result in the cancellation of an Allocation, and other actions which CDLAC is authorized to take.

The Project Sponsor certifies that the project can be completed within the development budget and the development timetable set forth in our Application. The Project Sponsor further certifies that the proposed project can be operated in the manner proposed within the operating budget set forth in the Application.

The Applicant certifies that it is in compliance with all applicable statutes, laws, rules, and regulations necessary for the transaction of its business.

We agree to hold CDLAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the awarded Allocation.

We acknowledge that all Application materials are to be delivered to the address below, **by 4:00 p.m**. on the appropriate date:

The California Debt Limit Allocation Committee
915 Capitol Mall, Room 311
Sacramento, CA 95814

_____	_____
Signature of Applicant's Senior Official	Signature of Project Sponsor Officer
_____	_____
Print Name	Print Name
_____	_____
Title	Title

Applicant's Federal Identification No.:

Date _____ Date _____

Additional information may be obtained by accessing the Committee's web site at http://www.treasurer.ca.gov/cdlac/ or by calling the Committee at (916) 653-3255.

The California Debt Limit Allocation Committee complies with the Americans With Disabilities Act (ADA). If you need additional information or assistance, please contact the Committee at 916/653-3255 or TDD 916/654-9922

PROJECT INFORMATION/EVALUATION CRITERIA

1. Complete the following tables. Scattered site projects must submit a separate Table 1 and 2 for each location as **Attachment 17.** **The information provided in the tables must be consistent with a ~~the~~ market study completed pursuant to Section 5200 (a) of the CDLAC Regulations, as applicable (columns "b" and "d" must also be consistent with the market study matrix)**. If the rent shown in column "d" of Table 1 will be subsidized, provide a brief explanation of the subsidy in the blank space below.

Table 1.

(a) # of Bedrooms/ # of Bathrooms	(b) Unit Size (sq.ft.)	(c) # of Units	(d) Proposed Monthly Tenant-Paid Rent (Not including utilities)	(e) Total Monthly Tenant-Paid Rents (Not including utilities) (c x d)	(f) Monthly Utility Allowance	(g) Monthly Gross Rent (d + f)	(h) % of Area Median Income Based on Monthly Gross Rent
Restricted Rental Units							
			$	$	$	$	%
			$	$	$	$	%
			$	$	$	$	%
			$	$	$	$	%
			$	$	$	$	%
			$	$	$	$	%
			$	$	$	$	%
			$	$	$	$	%
Total # of Units			Total	$			

Projects currently subject to Hold Harmless Rents pursuant to the 2008 Federal Housing and Economic Recovery Act may continue to use Hold Harmless Rents in Column (d) of Table 1 when rents are below federal set-aside limits and applicable state requirements.

Is your project currently subject to Hold Harmless Rents? ☐ Yes ☐ No

If "Yes" what year was your project placed in service?

Market Rate Units				
			$	$
			$	$
			$	$
			$	$

Total # of Units		Total	$

Managers' Units				
			$	$
			$	$
Total # of Units			Total	$

Table 2.

(a) Total No. of Units (excluding Mgr. Units)	(b) Total No. of Restricted Units	(c) Percent of Total Restricted Units (b ÷ a)	(d) No. of Units at or below 50% AMI	(e) Percent of Units at or below 50% AMI (d ÷ a)	(f) No. of Units above 50% to 60% AMI	(g) Percent of Units above 50% to 60% AMI (f ÷ a)	(h) No. of Restricted Rental Units with 3 or more Bdrms.	(i) Percent of Restricted Rental Units with 3 or more Bdrms. (h ÷ b)
		%		%		%		%

2. Minimum Requirement (Section 5191 of the CDLAC Regulations.)

A minimum of ten percent (10%) of the units in a Qualified Residential Rental Project must have Gross Rents that are restricted to households with incomes no greater than fifty percent (50%) of the Area Median Income (AMI). All of the rent restricted units that meet this requirement, with the exception of Mixed Income Pool projects and units located on the upper level floors of high-rise developments, shall be generally distributed in terms of location and number of bedrooms throughout the project. All such units shall be of comparable quality and offer a range of sizes and number of bedrooms comparable to those units that are available to other tenants.

For federally assisted at-risk projects and 4% low income housing tax credit projects, this shall mean that the Project units must have Gross Rents that are restricted to households whose incomes must be 50% or less of the AMI; or Gross Rents that are restricted to households whose incomes must be 60% or less of the AMI. (Consult Section 5170 of the CDLAC Regulations for the definition of "Gross Rents".) Applications not meeting this minimum requirement will be deemed incomplete. The percentage in columns "e" and "g" of Table 1 will be used to determine if the Project meets this minimum requirement.

Evidence of utility allowances shall be satisfied with a letter from the local housing authority that includes:
a. A certification that the proposed Project is located within its jurisdiction. (ref: IRS Final Regulations T.D. 8520**)**
b. A current utility allowance schedule.
c. An itemization of which components of the utility allowance schedule apply to the Project.

If the Project is to be substantially retrofitted for energy conservation or will be newly constructed with substantial energy conservation, utility allowances based upon the lower utility cost projected after construction or retrofit may be submitted. Such lower utility allowances must be validated by a public utility letter or public housing authority letter, which provides estimates that are adjusted for significant energy conservation sources.

The documentation relating to utility allowance must be labeled as **Attachment 5.**

3. Use of 4% Low Income Housing Tax Credits

If applicable, please respond.

Date when application will be made to the California Tax Credit Allocation Committee (TCAC):	

4. Estimated per unit cost (not including Manager's Units): $
(See Section 5194 of the CDLAC Regulations)

An application requesting allocation with total project costs that appear to be high for the geographic area in which the project is located will be requested to provide an explanation for why costs are high and demonstrate that such costs are justified. Submit the high cost explanation as Attachment 17.

5. Estimated hard construction/rehabilitation cost per unit (not including Manager's Units): $
(Hard cost must only include site work, structures & prevailing wage costs-pgs. 16-18 of Universal Application Core Document) (See Section 5210(c). of the CDLAC Regulations.)

6. Allocation per Restricted Rental Unit: $
(See Section 5231(d) of the CDLAC Regulations.)

If two or more Applications receive the same total number of points, the Applications will be ranked according to the lowest amount of requested Allocation per Restricted Rental Unit.

7. Minimum Term of Restrictions (Section 5192(c) of the CDLAC Regulations.)

The Qualified Project Period for the Project must be for at least 55 years. Consult the CDLAC Procedures for the definition of a Qualified Project Period. Applications not meeting this minimum requirement will be deemed incomplete.

8. Minimum Sustainable Building Standards (Section 5205 of the CDLAC Regulations)
The Applicant, P~~p~~roject S~~s~~ponsor, and the Project's Architect shall complete the ~~provide a~~ certification in Attachment 26 that the following minimum specifications will be incorporated into the project design for all new construction and rehabilitation projects. The requirements of CDLAC Regulations Section 5205(a)(2) through (9) are only applicable when investment in such elements is proposed in the Project's scope of work and/or the Capital Needs Assessment. ~~of their intent to utilize landscaping and construction materials which are compatible with the neighborhood in which the proposed project is to be located, and that the architectural design and construction materials will provide for low maintenance and durability, as well as be suited to the environmental conditions to which the project will be subjected.~~ Please note that if seeking tax credits, please consider CTCAC's workbook requirements when developing your CDLAC application. (Section 10325 (f)(7)(A) of CTCAC regulations.)

~~Additionally, the certification of intent shall note that the following minimum specifications will be incorporated into the project design for all new construction and rehabilitation projects:~~
A. All rehabilitation projects shall have improved energy efficiency above the modeled energy consumption based on existing conditions, with at least a ten percent (10%) post-rehabilitation improvement over existing conditions. Scattered-site rehabilitation projects shall also have at least a five percent (5%) improvement over existing conditions at each location. ~~Energy Efficiency. All new construction buildings shall be thirty percent (30%) better than the 2008 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24). Alternatively, new construction buildings may meet the 20 percent (20%) Zero Net Energy (ZNE) standard established at Section 5230(k)(4)(B). All rehabilitated buildings shall have improved energy efficiency above the modeled energy consumption of the building(s) based on existing conditions, with at least a 10% post-rehabilitation improvement over existing conditions energy efficiency achieved for each building. In the case of projects in which energy efficiency improvements have been completed within two years prior to the application date pursuant to a public or regulated utility program that established existing conditions of the systems being replaced using a HERS Rater, the applicant may include the existing conditions of those systems prior to the improvements.~~

B. Landscaping. A variety of plant and tree species that require low water use shall be provided in sufficient quantities based on landscaping practices in the general market area and low maintenance needs. Projects shall follow the requirements of the State's Model Water Efficient Landscape Ordinance (Title 23, California Code of Regulations, Section 490 et seq.) (http://www.water.ca.gov/wateruseefficiency/landscapeordinance/) unless a local landscape ordinance has been determined to be at least as stringent as the current model ordinance.
C. Roofs. Roofing shall carry a three-year subcontractor guarantee and at least a 20-year manufacturer's warranty.

D. Exterior Doors. Insulated or solid core, flush, paint or stain grade exterior doors shall be made of metal clad, hardwood faces, or fiberglass faces; with all six sides factory primed and subject to a standard one-year guarantee.
E. Appliances. Refrigerators, dishwashers, clothes washers and clothes dryers provided or replaced within low-income units and/or in on-site community facilities shall be ENERGY STAR rated appliances unless waived by the Executive Director.
F. Window Coverings. Window coverings shall be provided and may include fire retardant drapes or blinds.
G. Water Heater. For units with individual tank-type water heaters, minimum capacities are to be 28 ~~30~~ gallons for one-bedroom and two-bedroom units and 38 ~~40~~ gallons for three-bedroom ~~units or~~ and larger units.
H. Floor Coverings. A hard, water resistant, cleanable surface shall be required for all kitchen and bath areas. Carpeting shall comply~~ing~~ with U.S. Department of Housing and Urban Development/ Federal Housing Administration UM44D~~, or alternatively, cork bamboo, linoleum, or hardwood floors shall be provided in all other floor spaces unless this requirement is specifically waived by the Executive Director~~.
I. Insulation. All fiberglass-based insulation shall meet the Greenguard Emission Criteria for Children and Schools as required by the California Tax Credit Allocation Committee Title 4, Division 17, Chapter 1, Section 10325.

Compliance and Verification: ~~Evidence of Compliance is to be submitted~~ Projects that receive an award of low income housing tax credits (LIHTC) shall submit evidence of compliance to TCAC with the Placed in Service Application. Projects that receive a Qualified Residential Rental Bond allocation, and do not receive a LIHTC award, shall submit-evidence of-compliance to CDLAC as an attachment to the first Certification of Compliance (the form of which is attached to the project resolution and which is required to be submitted on March 1 of each year). For projects not yet placed in service, the information is due following receipt of the verification, but in no event shall this documentation be submitted more than two years after the issuance of bonds.

~~(1) The project sponsor with new construction projects that have been placed in service must submit the appropriate California Energy Commission compliance form for the project which shows the necessary percentage improvement better than the appropriate Standards~~

(1 ~~2~~) The project sponsor with rehabilitation projects must submit the California Energy Commission HERS II energy consumption and analysis report which shows the pre- and post-rehabilitation HERS II estimated annual energy use demonstrating the required improvement, in their placed-in-service package.

(2 ~~3~~) The project sponsor shall submit third party documentation from one of the following sources confirming the existence of items, measures, and/or project characteristics:

- o A certified HERS Rater
- o A certified GreenPoint Rater; or
- o A US Green Building Council Certification.

9. **10 points.** Sustainable ~~Building~~ Methods (Section 5230(k) of the CDLAC Regulations) ~~(10 points maximum)~~

Sustainable Methods ~~Building~~ Points will be awarded provided that the Project Sponsor and the licensed Project architect each submit a certification indicating which items will be included in the Project's design and any relevant specifications. Respond by checking the box if applicable to the proposed Project.

A. **5 points.** New Construction/Adaptive Reuse: Energy Efficiency Certification (Section 5230(k)(6 ~~3~~) of the CDLAC Regulations).

Projects that develop and commit to certifying the Project under any one of the following programs ~~(5 points)~~:

Energy Efficiency Certification	Check here
Leadership in Energy & Environmental Design (LEED for Homes)	☐
Green Communities	☐
Green Point Rated Multifamily Guidelines.	☐

~~B. Additional Points for Exceeding Title 24 Standards for New Construction/Adaptive Reuse: (Section 5230(k)(4) of the CDLAC Regulations).~~

~~Projects receiving points under section A. may qualify for additional points for energy efficiency beyond the requirements in Title 24, Part 6, of the California Building Code (the Standards) under which the Project is constructed if the following Standards are met as follows:~~

~~Percentage Better than the 2008 Standards~~		~~Check here~~
~~32.5 percent~~	~~2 points for Low-Rise/3 points for High-Rise~~	~~☐~~
~~35 percent~~	~~3 points for Low-Rise/5 points for High-Rise~~	~~☐~~
~~40 percent~~	~~5 points for Low-Rise only~~	~~☐~~

~~C. Additional Points for Energy Efficiency with renewable energy that provides the following percentages of project tenants' energy loads for New Construction/Adaptive Reuse (Section 5230(k)(4)(B) of the CDLAC Regulations):~~

~~Projects receiving points under section A. may qualify for additional points for energy efficiency beyond the requirements in Title 24, Part 6, of the California Building Code (the Standards) under which the Project is constructed if the following Standards are met as follows:~~

~~Offset of Tenants' Load~~	~~Points~~	~~Check here~~
~~20%~~	~~2 points for Low-Rise/3 points for High-Rise~~	~~☐~~
~~30%~~	~~2 points for Low-Rise/3 points for High-Rise~~	~~☐~~
~~40%~~	~~4 points for Low-Rise only~~	~~☐~~
~~50%~~	~~5 points for Low-Rise only~~	~~☐~~

B. ~~D.~~ Additional Points for Exceeding Energy Efficiency Certification for New Construction/Adaptive Reuse: (Section 5230(k)(7 ~~5~~) of the CDLAC Regulations).

Projects receiving points under section A. may qualify for additional points for developing beyond the minimum requirements of the green building program chosen as follows:

Exceeding Energy Efficiency Standards			Check here
LEED for Homes	Silver	3 points	☐
	Gold	5 points	☐
Green Point Rated	Silver	3 points	☐
	Gold	5 points	☐

C. Additional Points for New Construction or Adaptive Reuse Projects not eligible for points under Section A (Section 5230(k)(8) of the CDLAC Regulations) shall be awarded energy efficiency points according to one of the following:

1. Energy efficiency (including heating, cooling, fan energy, and water heating but not the following end uses: lighting, plug load, appliances, or process energy) beyond the requirements in Title 24, Part 6, of the California Building Code:

Percentage Better than the 2013 Standards		Check here
9 percent	3 points for Low-Rise/4 points for High-Rise	☐

15 percent	5 points for Low-Rise/6 points for High-Rise	☐
24 percent	8 points for Low-Rise/9 points for High-Rise	☐
30 percent	10 points for Low-Rise/10 points for High-Rise	☐

2. Energy Efficiency with renewable energy that provides the following percentages of project tenants' energy loads:

Offset of Tenants' Load		Check here
20 percent	3 points for Low-Rise/4 points for High-Rise	☐
30 percent	4 points for Low-Rise/5 points for High-Rise	☐
40 percent	5 points for Low-Rise only	☐

D ~~E~~. Rehabilitation Projects: Home Energy Rating System (Section 5230(k)(9 ~~6~~) of the CDLAC Regulations).

Rehabilitation Projects that commit to improve energy efficiency above the modeled energy consumption of the building(s) based on existing conditions shall be awarded points based on the building(s) age and percentage decrease (or improvement in energy efficiency) in the building's Home Energy Rating System II estimated annual energy use post rehabilitation. In the case of projects in which energy efficiency improvements have been completed within two years prior to the application date pursuant to a public or regulated utility program that established existing conditions of the systems being replaced using a HERS Rater, the applicant may include the existing conditions of those systems prior to the improvements. Points shall be awarded as follows:

Improvement Over Current	Points	Check here
15%	3 points	☐
20%	5 points	☐
25%	7 points	☐
30%	10 points	☐

E. ~~F.~~ **3 points.** Additional Points for Rehabilitation Projects (Section 5230(k)(10 ~~7~~) of the CDLAC Regulations). Project's receiving points under section E. may qualify for additional points for committing to developing, and/or managing the Project with any one of the following ~~(3 points)~~:

A. Photovoltaic generation or solar energy:	Check only one box for items i-iii
(i) The Project will include photovoltaic (PV) generation that offsets tenant loads; or	☐
(ii) PV that offsets either 50 percent (50%) of common area load (if the combined available roof area of the project structures, including carports, is insufficient for provision of 50% of annual common area electricity use, then the project shall have onsite renewable generation based on at least 90 percent (90%) of the available solar accessible roof area); or	☐
(iii) Solar hot water for all tenants who have individual water meters	☐
B. The Project will implement sustainable building management practices that include: (i) Development of a project-specific maintenance manual including replacement specifications and operating information of all energy and green building features; and (ii) Certification of building management staff in sustainable building operations per BPI Multifamily Building Operator or equivalent training program; and (iii) Undertaking formal building systems commissioning, retro-commissioning or re-commissioning as appropriate (continuous commissioning is not required).	☐
C. The Project will sub-meter centralized hot water systems for all tenants.	☐

F. **5 points.** Greywater Irrigation (Section 5230(k)(3) of the CDLAC Regulations).

Projects that commit to irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens).

Greywater Irrigation	Check here ☐

G. **2 points**. Non-Smoking Policy (Section 5230(k)(4) of the CDLAC Regulations).
Multi-building projects having at least one nonsmoking building, or projects comprised of only one building subject to a policy prohibiting smoking in contiguous designated units.

Multi-building project having at least one nonsmoking building	Check here ☐
Single building project having a policy prohibiting smoking in contiguous designated units	☐

H. **2 points.** Parking (Section 5230(k)(5) of the CDLAC Regulations).
Projects that commit to parking ratios equivalent to or less than 1 parking stall per single room occupancy or one-bedroom restricted rental unit and 1.5 parking stalls per two-bedroom or larger restricted rental unit.

Parking ratio	Check here ☐

To receive points for Sustainable Building Methods in part A through H ~~E~~ above, the Project Sponsor and Architect must both sign the certifications form **(Attachment 27).**

The certifications shall attest that the applicable design elements described in this section will be included in the project's design and specifications and shall include the signature, the printed name, the title of the person making the certification and the date of signature. The signature of the Architect must indicate the appropriate License registration number.

If your application is approved, compliance will be demonstrated by the submission of the appropriate third party verification documentation showing the project has met the requirements for the relevant program. Projects that receive an award of low income housing tax credits (LIHTC) shall submit the third party verification to TCAC with the Placed in Service Application. Projects that receive a Qualified Residential Rental Bond allocation, and do not receive a LIHTC award, shall submit the ~~The~~ third party verification ~~must be submitted~~ to CDLAC as an attachment to the first Certification of Compliance (the form of which is attached to the project resolution and which is required to be submitted on March 1 of each year). See section 5230 of the CDLAC Regulations for specific third party verification required for each sustainable building point category.

10. **10 points.** New Construction, Adaptive Re-Use and Substantial Rehabilitation Projects (Section 5230(m) of the CDLAC Regulations).
Points will be awarded to New Construction, Adaptive Re-Use and Substantial Renovation projects.

New Construction	Check here ☐
Adaptive Re-Use	☐
Substantial Renovation	☐

PERFORMANCE DEPOSIT CERTIFICATION FORM
FOR AN APPLICATION FOR AN ALLOCATION OF QUALIFIED PRIVATE ACTIVITY BONDS

ATTACHMENT 14

THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE (CDLAC)
915 Capitol Mall, Room 311
Sacramento, CA 95814
(916) 653-3255

CERTIFICATION OF THE _____ **(Applicant)**
REGARDING AN APPLICATION FOR QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION

In connection with the following Qualified Private Activity Bond Application:

APPLICANT:

AMOUNT OF ALLOCATION REQUESTED: $

PROJECT NAME/PROJECT TYPE:

The undersigned officer of the _____ **(Applicant)** hereby certifies as follows:

1. I, _____ (Name), am the _____ (Title) of the _____ **(Applicant)**, and am duly authorized to make the deposit required below.

2. The _____ (**Applicant**) has collected and has placed on deposit in an account in a financial institution $_____, _____ dollars (write out dollar amount in words), which **equals one half of one percent** of the amount of the Qualified Private Activity Bond Allocation being requested, **not to exceed $100,000.**

3. The deposit will be held until receipt of a written notification from the California Debt Limit Allocation Committee that the deposit is authorized to be released or forfeited, in whole or in part, pursuant to Section 5050 of the Committee's Regulations.

4. To the extent that any portion of the deposit is forfeited, the Applicant agrees to send the required amount in a check made payable to "The California Debt Limit Allocation Committee." Such check shall be mailed to the Committee at the address noted above immediately upon receipt of the written notification from the Committee.

5. The undersigned has read the Section 5051(a) of the Committee's Regulations of the California Debt Limit Allocation Committee and understands that if a Qualified Private Activity Bond Allocation is not used for the purpose for which it was granted, the performance deposit must be fortified to the Committee.

_____ _____
Signature of Senior Official Print or Type Name

_____ _____
Title Date

PERFORMANCE DEPOSIT CERTIFICATION FORM
FOR AN APPLICATION FOR AN ALLOCATION OF QUALIFIED PRIVATE ACTIVITY BONDS

1. Each Applicant for a Qualified Private Activity Bond Allocation must submit evidence to the Committee that it has on deposit in an account in a financial institution an amount **equal to one half of one percent** of the amount of Qualified Private Activity Bond Allocation being requested, **not to exceed $100,000.** Applicants are advised to read Section 5050 of the Committee's Regulations.

2. The Performance Deposit Certification Form (see other side) must be filed with the Committee in conjunction with the filing of an Application and by the Application Deadline.

3. The Committee will authorize release or require forfeiture of the deposit as follows:

    a. If the Committee provides no Allocation, or grants an amount lower than requested by the Applicant, the Committee will authorize release of the deposit or release of a pro rata amount of the deposit so that only one-half of one percent (0.5%) of the Allocation granted is on deposit;

    b. If the Applicant uses less than 100% of the Allocation granted to issue bonds, a pro-rata portion of the deposit will be forfeited equal to the same percentage ratio as the amount of unused Allocation bears to the Allocation awarded. The Committee will authorize the release of the deposit in accordance with the conditions imposed at the time of Allocation.

    c. If the Applicant does not use any of the Allocation to issue bonds (or convert the Allocation to mortgage credit certificate authority and issue at least one mortgage credit certificate), the entire deposit will be forfeited; and

    d. If the Applicant or the Project Sponsor withdraws the Application in writing prior to the Committee's consideration of the Application, the performance deposit shall be automatically released and no written authorization from the Committee shall be necessary.

4. If the Applicant forfeits all or a part of a deposit pursuant to Section 5051(a) of the Committee's Regulations, the Applicant shall send the required amount to the Committee in a check made payable to "The California Debt Limit Allocation Committee". Amounts received will be deposited in the Committee's Fund.

Project Sponsors bear the risk of forfeiting all or part of their performance deposit if the Allocation is not used in accordance with the conditions and timeframes set forth in the Committee Resolution.

~~CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE~~
~~ATTACHMENT 17~~

~~EXCEEDING THE MAXIMUM ALLOCATION AMOUNT FOR QUALIFIED RESIDENTIAL RENTAL PROJECTS~~

~~The Project Sponsor is requesting an exception to the $30 million allocation award limit.~~	☐
~~If "**YES**", submit documentation requesting an exception based on the following factors:~~ • ~~The proposed Project qualifies as a Federally Assisted At-Risk Project; or~~ • ~~The proposed Project cannot be developed in phases at a $30 million level.~~ ~~The documentation must be specific and may include, but is not limited to, a site plan detailing the layout of the subject property, unit mix per stage of phase, any unique features of the property which inhibit phasing, a description of infrastructure costs, and a cost breakdown by phases. (See Section 5232 of the CDLAC Regulations.)~~	

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE ATTACHMENT 18

COMMITMENT(S) FOR CREDIT ENHANCEMENT OR PRIVATE PLACEMENT BOND PURCHASE

BOND ISSUE INFORMATION

1. Indicate anticipated bond issuance date:

2. Indicate whether bonds will be sold as a public offering with credit enhancement or as a private placement:

3. Will the bonds carry a variable or fixed interest rate?

   If bonds carry a variable rate:

   a. Identify the index:

   b. How frequently will the bonds be re-marketed and by whom?

   c. Is there a feature to allow a conversion to a fixed rate at some time in the future? Under what conditions and when?

4. Anticipated bond rating (see Sections 5061, 5062 or 5063 of the CDLAC Regulations):

	Rating	Date Rating Anticipated
Fitch		
Moody's		
Standard & Poor's		

If the anticipated bond rating is BBB or less or is unrated, does the Applicant favor an award requiring an Investment Representation Letter or with minimum denomination requirements?

5. Bond Sale Structure
   (See Sections of the 5061or 5062 CDLAC Regulations.)

   Submit a brief description of the bond sale structure labeled as **Attachment 18**. The description must include, at a minimum, the construction or interim financing, if applicable, the amount, closing deadlines, security/collateral provided, investors, guaranties, conditions for closing, anticipated closing date, etc. Also, submit proof of all firm commitment(s) from credit enhancement provider(s) and private placement bond purchaser(s). For FHA financed projects not seeking a Forward Commitment, a HUD Acknowledgement Letter must also be included.

   A. Indicate interim or construction period credit enhancement provider:

   B. Indicate permanent financing credit enhancement provider:

   C. Indicate whether the bond structure includes financing on a draw-down basis:

   If a Draw-down Bond Issuance, provide the estimated draw-down schedule and amount of distributions:

6. Prior Bond Default or Bankruptcy
(See Section 5066 of the CDLAC Regulations.)

Project Sponsors and Bond Issuers may submit an appeal for a waiver of the Bond Sale Structure restrictions associated with a prior Bond Default or bankruptcy in Attachment D.

A. Indicate any prior Bond Defaults or bankruptcies on behalf of a Project Sponsor or Borrower within the last 3 years:

B. Indicate and prior Bond Defaults in the last 5 years on behalf of the Bond Issuer/Applicant:

7. Redevelopment Agency Funding

Are there any direct or indirect committed public funds related to Redevelopment Agency resources ~~Agencies~~ in existence prior to the dissolution of Redevelopment Agencies on February 1, 2012?

☐ No

☐ Yes. Provide the below information:

RDA Assistant Approval Date:

Tax Increment Year:

Amount:

Cash-On-Hand (answer Yes or No):

On RDA Obligation List (answer Yes or No):

Department of Finance Date of Enforceable RDA Obligation List:

Successor Entity Committed Date:

Current Status of Project (Pending Oversight Boards Issues of DOF issues, etc.):

Has a final Letter of Determination been obtained? ☐ Yes ☐ No

PUBLIC LOAN, GRANT SUBSIDIES AND TAXABLE DEBT FINANCING

Fill out this form, which provides a breakdown of the amount and type of direct and indirect public funds and the amount and source of taxable debt. In order to receive points for the committed public funds, submit proof of the commitments from the applicable sources. In order to receive points for taxable debt financing that is in the form of conventional loans, list lenders in the space provided and submit proof of the commitments from the applicable sources.

If one or more of the following subsidies are proposed indicate with an "X", state the amount, and include a copy of the commitment.

	"X"	***Amount***
HOME Investment Partnership Act (HOME)	☐	$
Community Development Block Grant (CDBG)	☐	$
RHS 514, 515, 516, 538	☐	$
Century Housing Corporation	☐	$
Redevelopment Set-aside	☐	$
HCD's Multifamily Housing Program	☐	$
Federal Home Loan Bank AHP Funds	☐	$
Other (Specify)	☐	$

TAXABLE DEBT FINANCING

List below the taxable debt lenders.

Name of Lender	Term in Months	Interest Rate	Amount of Funds
		%	$
		%	$
		%	$
		%	$
		%	$
		%	$
		Total Taxable Debt	$

CAPITAL NEEDS ASSESSMENT

Capital Needs Assessment
(See Section 5212 of the CDLAC Regulations.)

Projects involving the rehabilitation of existing buildings must submit a Capital Needs Assessment performed no more than 180-days prior to application deadline. The Capital Needs Assessment shall not apply if the project received an Allocation within the past five years and these requirements were met in the original application. Please indicate "Not Applicable" if a Capital Needs Assessment is not required.

PRIOR TAX-EXEMPT ALLOCATION AWARD

	YES	NO
Has the proposed Project received a CDLAC allocation in the past?	☐	☐
Was the allocation used to issue the bonds for the project?	☐	☐
Have bond proceeds been used or drawn down?	☐	☐
If "YES", submit a narrative explanation of the circumstances surrounding the prior allocation and why additional allocation is being requested. The narrative must include the amount of the previous allocation, the month and year it was awarded, the CDLAC resolution number, the status of the bonds, the balance of bond proceeds, and a justification for the additional allocation.		

ATTACHMENT 22

PRESERVATION PROJECT ~~AT-RISK~~ STATUS

~~a. The proposed Project is a HOPE VI Project as defined in Section 5170 of the CDLAC Regulations. If the Project is a HOPE VI Project, the Project Sponsor must submit a letter from HUD verifying that the Project received HOPE VI funds.~~	☐
The proposed Project is a Preservation Project as described in Section 5230(b) of the CDLAC Regulations. **20 points maximum**. Projects meeting the following criteria shall receive the following points, up to a maximum of 20 points: **10 points.** A project subject to a residential rental regulatory agreement or a local, state, or federal rental or operating assistance contract; or a project subject to an expired residential rental agreement that continues the rental structure prescribed by the expired residential rental agreement, as demonstrated by a copy of the executed agreement or contract, shall receive ten (10) points. **10 additional points**. A Project eligible for points under Section 5230 (b)(1) of the CDLAC Regualtions shall receive an additional ten (10) points if it receives state or federal rental assistance or a state, federal, or local operating subsidy and, as a result, the rents are limited in at least fifty percent (50%) of the Project's tenant units to no more than thirty percent (30%) of each such unit's tenants' income, as demonstrated by a copy of the executed agreement or contract. **10 additional points**. A Project eligible for points under subdivision Section 5230 (b)(1) of the CDLAC Regualtions shall receive an additional ten (10) points if it has income restricted tenant paid rents for each Restricted Rental Unit type that on average are at least twenty percent (20%) below rents for the same unit types in comparable market rate rental properties, as demonstrated in a market study meeting the requirements of section 5200(e) and in a Rent Comparability Matrix utilizing three (3) market comparable properties for each restricted unit type in the Project. The information in columns "c", "d", and "e" of Table 1 in Item #6 of this PART III must show the same proposed rents as the market study and table(s). Supporting documentation for Preservation Project points shall be submitted as Attachment L, L-1, L-2, etc. ~~b. The proposed Project is a Federally Assisted At Risk Project as defined in Section 5170 of the CDLAC Regulations. If the Project is a Federally Assisted At Risk Project, the Project Sponsor must submit all of the following:~~ ~~1. Evidence from the appropriate federal or state agency regulating the Project of the expiration date of the HAP Contract (Section 8) or regulatory agreement (236, 221 (d)(3) BMIR, tax exempt private activity bond, or low income housing tax credit).~~ ~~2. Evidence of the date of final endorsement.~~ ~~3. Evidence that no other regulatory agreement pertaining to the proposed Project would prohibit the termination of use restrictions, such as Flexible Subsidy Assistance and/or Title 2 or Title 6 use agreements.~~ ~~4. A copy of the notice of intent required to be filed by federal and state agencies.~~ ~~5. A short narrative explaining how the proposed project meets the above criteria.~~	☐ ☐ ☐

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
ATTACHMENT 23

COMMUNITY REVITALIZATION CRITERIA

5 points. Projects located in a Community Revitalization area will qualify for five (5) points provided the following is submitted with the application as **Attachment S, S-1, etc.**:

(1) documentation showing that the Project is/will be located in at least one of the following areas

Characteristics of a Community Revitalization Area	Check here
Any Qualified Census Tract or equivalent geographic area defined by the Census Bureau in which at least fifty percent (50%) of the households have an income of less than sixty percent (60%) AMI	☐
A Federal Promise Zone as defined in Section 5170 of the CDLAC Regulations	☐

(2) a letter from a local government official demonstrating that the development will contribute to a concerted Community Revitalization Plan and that delineates the community revitalization efforts, including but not limited to:

(a) community enhancement services in the neighborhood, including but not limited to, job training or after-school enrichment programs;

(b) funds, not including funds for the proposed Project, that have been expended in the past three (3) years, that are being expended or that are committed to be expended to improve the community infrastructure; including, but not limited to, parks, storm water systems, sewer systems, or street improvements of the overall area;

(c) projects, including but not limited to, retail, office and housing that contributes to community revitalization that have been completed within the past three (3) years, are underway or are committed to be completed; and

(d) how the project would contribute to the community's revitalization.

~~Respond by checking as many community revitalization activities as are applicable to the proposed Project. (See Section 5230(i) of the CDLAC Regulations.)~~

	~~Date~~
~~Date of adoption of the Community Revitalization Plan for the Community Revitalization Area.~~	_____

~~Check as many of the following Distressed Community characteristics that apply to the area in which the proposed Project is located.~~

~~Characteristics of a Community Revitalization Area~~	~~Check here~~
~~The area is in a community that has an unemployment rate equal to or greater than 125% of the statewide unemployment rate (based on the most recent annual average for sub-county areas published by EDD).~~	~~☐~~
~~The area is in a community that has a median family income of less than 80% of the statewide family median income (based on the most recent census data available for cities or Census Designated Places). (Consult Section 5000 of the CDLAC Regulations for definition of "Distressed Community" for further detail regarding this criterion.)~~	~~☐~~
~~The area is in a community that has a poverty rate equal to or greater than 110% of the statewide poverty rate (based on the most recent census data available for cities or Census Designated Places). (Consult Section 5000 of the CDLAC Regulations for definition of "Distressed Community" for further detail regarding this criterion.)~~	~~☐~~

~~Applications with Projects located in a Community Revitalization Area (CRA) will qualify for points provided that the CRA meets one or more Distressed Community characteristic and includes documentation from the municipality or any agency responsible for affordable housing with jurisdiction over the Project that substantiates the following:~~

~~(1) Confirmation that a plan for revitalizing the subject area has been adopted, the date of adoption and name of the CRA.~~

~~(2) Confirmation that the Project is within the CRA.~~

~~(3) A scaled-for-distance map that is legible and clearly shows the boundaries of the CRA and the location of the proposed Project within the area boundaries.~~

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

ATTACHMENT 24 - SITE AMENITIES

10 points maximum. The Project Sponsor **must certify** as to the amenities that are applicable to the proposed Project. A project may earn the following ~~2.5~~ points for each amenity that is properly documented and certified to be applicable to the proposed Project. Check as many amenities as are applicable to the proposed Project.

Site Amenity	*Check here if amenity currently exists*	*Check here if amenity is proposed, but not currently existing*
A. **2.5 points** for **one** of the following: The proposed Project is located within: (1) one-third (1/3) mile of a Public Transit Corridor a transit station, rail station, commuter rail station, bus station or bus stop; or 2) one-half (1/2) mile of a High Quality Transit stop or station; or (3) the proposed Project is a Rural Project as defined in Section 5000 of the CDLAC Regulations **and** is using a van or dial-a-ride service due to the lack of a public transportation system available in that Rural Area. ~~The proposed Project is located within a Public Transit Corridor, or the proposed Project is a Rural Project as defined in Section 5000 of the CDLAC Regulations **and** is using a van or dial-a-ride service due to the lack of a public transportation system available in that Rural Area. (The project site must be within ¼ mile of a transit station, rail station, commuter rail station, bus station or bus stop.)~~	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐
B. Projects eligible for Transit Corridor, High Quality Transit or van/dial-a-ride service points under Section 5320(j)(2)(A)(1) or (2) will receive additional points for committing to provide to residents monthly passes for the transit amenity for which the project received points at no cost or priced at no more than half of retail cost. Passes shall be made available on a first-come, first-served basis to all tenants of rent-restricted units for at least 15 years: (1) **3 points** for at least one pass per rent-restricted unit; or (2) **1.5 points** for at least one pass per each 2 Rent-Restricted units.	☐ ☐	☐ ☐
C. ~~B.~~ **2.5 points.** The proposed Project is located within ½ mile of a park or recreational facility.	☐	☐
D. ~~C.~~ **2.5 points** for **one** of the following: The proposed Project is located within close proximity of groceries and other essential shopping needs. (Grocery means a full service store or supermarket that provides food staples; fresh meats, poultry, dairy products, and produce; as well as other personal and household products. For CDLAC purposes, convenience stores and mini-marts/markets are not considered full service stores or supermarkets). Select one of the following: 1. The proposed Project is within ½ mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet. For Rural Projects, within 1 mile. 2. The proposed Project is within ¼ mile of a neighborhood market of at least 5,000 gross interior feet. For Rural Projects, within ½ mile.	☐ ☐	☐ ☐
E. ~~D.~~ **2.5 points** for **one** of the following:		

The proposed Project is located within close proximity of public schools (K-12 grades), (proposed projects that are restricted to residents 55 years or older shall not be eligible for points under this criterion). 1. Within ¼ mile of a public elementary school; ½ mile of a public middle school, or 1 mile of a public high school that children living in the development may attend and that the site is within the attendance area of that school. 2. For Rural Projects, an additional ½ mile for each public school type that children living in the development may attend and that the site is within the attendance area of that school.	☐ ☐	☐ ☐
F. ~~E.~~ **2.5 points** for **one** of the following: The proposed Project is located within: (i) 1/2 mile (for Rural set-aside projects, 1 mile) of a medical clinic: (I) that has a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, and (II) that accepts Medi-Cal and Medicare payments, or Health Care for the Homeless for projects housing homeless populations, or that has an equally comprehensive subsidy program for low-income patients; or (ii) 1 ~~1/2~~ mile (for Rural set-aside projects, 1 ½ ~~1~~ miles) of a hospital (not merely a private doctor's office); or (iii) 1/2 ~~1/4~~ mile (for Rural projects, 1 ~~1/2~~ mile) of a pharmacy.	☐	☐
G. ~~F.~~ **2.5 points.** The proposed Project is located within ½ mile of a public library.	☐	☐
H. ~~G.~~ **2.5 points.** The proposed Project will provide high speed internet or wireless "WiFi" service connection to each unit. Service will be available by the placed in service date. High speed internet service, with a minimum average download speed of 768 kilobits/second must be made available to each unit for a minimum of 15 ~~10~~ years, free of charge to the tenants, and available at the time of the project's placed-in-service date.	☐	☐

Per Section 5230(j) of the CDLAC Regulations, please provide the following items if applicable:

1. Evidence of a Public Transit Corridor or van or dial-a-ride service (such as a time schedule or route map that clearly demonstrates the Project is within ¼ mile of a transit station, rail station, commuter rail station, bus station or bus stop).

2. A scaled-for-distance map (the map must clearly show the proposed Project at the center of a circle with a 1 ~~½~~ mile radius and the locations of the claimed ~~applicable~~ amenities within distance radii applicable to each amenity ~~such radius~~).

3. For site amenities that do not currently exist, a letter from the controlling entity that states the funds for the amenity are committed and the amenity is planned. Future WiFi service is excluded from the letter requirement.

CERTIFICATION

"As the Project Sponsor, I certify that the **(name of project)** will have the amenities checked above and that these amenities are existing or proposed, and appropriate for the population being served."

_____ _____

Signature of Project Sponsor Officer Print Name of Project Sponsor Officer

_____ _____

Title Date

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
ATTACHMENT 25

SERVICE AMENITIES

10 points maximum. Service amenities must be appropriate to the tenant population served and committed to a minimum of fifteen ~~ten~~ (15 ~~10~~) years. Programs must be of a regular, ongoing nature and provided to tenants free of charge, except for day care services. Services must be designed to generate positive changes in the lives of tenants, such as increasing tenant knowledge of and access to available services, helping tenants maintain stability and prevent eviction, building life skills, increasing household income and assets, increasing health and well-being, or improving the educational success of children and youth. Documentation must be provided for each category of services for which the applicant is claiming service amenity points and must state the name and address of the organization or entity that will provide the services; describe the services to be provided; state annual value of the services; commit that services will be provided for a period of at least one (1) year; name the project to which the services are being committed. Evidence shall take the form of a contract for services, Memorandum of Understanding (MOU) , or commitment letter on agency letterhead. Services delivered by the on-site Property Manager or other property management staff will not be eligible for points under any category. All organizations providing services for which the project is claiming points must document that they have at least 24 months of experience providing services to the project's target population. Experience of individuals may not be substituted for organizational experience. The Project Sponsor **must certify** as to the amenities that are applicable to the proposed Project. A project may earn 5 points, up to a maximum of 10 points, for each amenity that is properly documented and certified to be applicable to the proposed Project. Check as many amenities as are applicable to the proposed Project.

Amenity	Check box
A. **Five (5) points** will be awarded to Family Projects with after school programs of an ongoing nature. The programs shall include, but are not limited to: tutoring, mentoring, homework club, and art and recreation activities. The programs shall be provided weekdays throughout the school year for at least 10 hours per week.	☐
B. **Five (5) points** will be awarded to Projects with instructor-led educational, health and wellness, or skill building classes. The classes shall include, but are not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation and smoking cessation. The classes shall be provided at a minimum of 84 hours per year (drop-in computer labs, monitoring or technical assistance shall not qualify).	☐
C. **Five (5) points** will be awarded to Projects with licensed childcare providing 20 hours or more per week (Monday through Friday) to residents of the development.	☐
D. **Five (5) points** will be awarded to Projects with health and wellness services and programs. Such services and programs shall provide individualized support for tenants (not group classes) but need not be provided by licensed individuals or organizations. The services shall include, but are not limited to: visiting nurses programs, intergenerational visiting programs, and senior companion programs. The services shall be provided at a minimum of 100 hours per year.	☐
E. **Five (5) points** to Projects with a bona fide service coordinator/social worker. Points will be awarded provided that the experience, the duties, and a budget to pay for the coordinator/social worker are included. The responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or enrichment activities for tenants (such as holiday events, tenant council, etc.)	☐

To earn points in the category, the Project Sponsor must complete the certification provided below and provide evidence that the combined annual value of service amenities is at least $10,000, or $5,000 for Projects of twenty (20) units or fewer. If service amenities are to be located off-site, submit a **scaled-for-distance** map that clearly shows the location(s) of the applicable amenity(s) are within ½ mile (1½ miles for Rural projects) of the proposed Project.

CERTIFICATION

"As the Project Sponsor, I certify that the **(name of project)** will provide the amenities checked above and that these amenities are (1) appropriate for the population being served; (2) committed for a minimum of 15 ~~10~~ years; (3) free of charge (with the exception of licensed childcare) to the tenants; and (4) have a combined annual value of at least $10,000, or $5,000 for Projects of twenty (20) units or fewer. I further certify that the Project has space available for the amenities, or

that the service amenity is located within ½ mile (1½ mile for Rural projects) of the proposed Project, or that tenants will be provided with free of charge round-trip transportation between the Project and all off-site services located more than one-half (½) mile from the Project (one and one-half (1½) miles for Rural projects)."

Signature of Project Sponsor Officer	Print Name of Project Sponsor Officer
Title	Date

CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
ATTACHMENT 26

MINIMUM SUSTAINABLE BUILDING STANDARDS CERTIFICATION

~~The project intents to utilize landscaping and construction materials which are compatible with the neighborhood in which the proposed project is to be located, and that the architectural design and construction materials will provide for low~~

~~maintenance and durability, as well as be suited to the environmental conditions to which the project will be subjected~~. **The following minimum specifications shall be incorporated into the project design when investment in such elements is proposed in the Project's scope of work and/or the Capital Needs Assessment.** Please note that if seeking tax credits, please consider CTCAC's workbook requirements when developing your CDLAC application (Section 10325 (f)(7)(A) of CTCAC regulations).

~~Provide a description of the intended landscaping, materials and architectural design that will be used and are compatible with the neighborhood or location in the box below.~~

~~**The following minimum specifications will be incorporated into the project design for all new construction and rehabilitation projects:**~~
A. All rehabilitation projects shall have improved energy efficiency above the modeled energy consumption based on existing conditions, with at least a ten percent (10%) post-rehabilitation improvement over existing conditions. Scattered-site rehabilitation projects shall also have at least a five percent (5%) improvement over existing conditions at each location. ~~Energy Efficiency. All new construction buildings shall be thirty percent (30%) better than the 2008 Energy Efficiency Standards (California Code of Regulations, Part 6 of Title 24). Alternatively, new construction buildings may meet the 20 percent (20%) Zero Net Energy (ZNE) standard established at Section 5230(k)(4)(B). All rehabilitated buildings shall have improved energy efficiency above the modeled energy consumption of the building(s) based on existing conditions, with at least a 10% post-rehabilitation improvement over existing conditions energy efficiency achieved for each building. In the case of projects in which energy efficiency improvements have been completed within two years prior to the application date pursuant to a public or regulated utility program that established existing conditions of the systems being replaced using a HERS Rater, the applicant may include the existing conditions of those systems prior to the improvements.~~
B. Landscaping. A variety of plant and tree species that require low water use shall be provided in sufficient quantities based on landscaping practices in the general market area and low maintenance needs. Projects shall follow the requirements of the State's Model Water Efficient Landscape Ordinance (Title 23, California Code of Regulations, Section 490 et seq.) (http://www.water.ca.gov/wateruseefficiency/landscapeordinance/) unless a local landscape ordinance has been determined to be at least as stringent as the current model ordinance.
C. Roofs. Roofing shall carry a three-year subcontractor guarantee and at least a 20-year manufacturer's warranty.
D. Exterior Doors. Insulated or solid core, flush, paint or stain grade exterior doors shall be made of metal clad, hardwood faces, or fiberglass faces; with all six sides factory primed and subject to a standard one-year guarantee.
E. Appliances. Refrigerators, dishwashers, clothes washers and clothes dryers provided or replaced within low-income units and/or in on-site community facilities shall be ENERGY STAR rated appliances unless waived by the Executive Director.
F. Window Coverings. Window coverings shall be provided and may include fire retardant drapes or blinds.
G. Water Heater. For units with individual tank-type water heaters, minimum capacities are to be 28 ~~30~~ gallons for one-bedroom and two-bedroom units and 38 ~~40~~ gallons for three-bedroom ~~units or~~ and larger units.
H. Floor Coverings. A hard, water resistant, cleanable surface shall be required for all kitchen and bath areas. Carpeting shall comply~~ing~~ with U.S. Department of Housing and Urban Development/ Federal Housing Administration UM44D~~, or alternatively, cork bamboo, linoleum, or hardwood floors shall be provided in all other floor spaces unless this requirement is specifically waived by the Executive Director~~.
I. Insulation. All fiberglass-based insulation shall meet the Greenguard Emission Criteria for Children and Schools as required by the California Tax Credit Allocation Committee Title 4, Division 17, Chapter 1, Section 10325.

___ Waiver Requested (please attach proof of waiver approval)

☐ "I certify that the project rehabilitation or construction project will include the minimum sustainable building requirements as specified above in items A through I ~~K~~. As the project sponsor I have read the CDLAC regulations Section 5205 (b) through (c) and will provide the appropriate verification that the minimum requirements have been achieved as required by Section 5205(c) of the CDLAC Regulations. ~~an attachment to the first Annual Certification of Compliance.~~"

_____, Signature of Project Sponsor

_____, Printed Name

_____, Title

_____ Date

☐ "As the licensed Project Architect, I certify that the project will be designed to be in compliance with minimum sustainable building requirements as outlined above in items A through I ~~K~~. Compliance with this requirement will be demonstrated by submission of the energy performance certificate and appropriate third party verification to CDLAC as required by Section 5205(c) of the CDLAC Regulations. ~~an attachment to the first Annual Certification of Compliance.~~"

_____, Signature of Project Architect, California License # C_____

_____, Printed Name

_____, Company Name

_____, Company Address

_____, Company Phone Number

_____ Date

☐ "I am aware that all rehabilitation or construction projects are required to meet the minimum sustainable building requirements as specified above in items A through I ~~K~~. As the Applicant/Issuer I have read the CDLAC regulations Section 5205 (b) through (c) and will assist in providing the appropriate verification that the minimum requirements have been achieved as required by Section 5205(c) of the CDLAC Regulations. ~~an attachment to the first Annual Certification of Compliance.~~"

_____, Signature of Applicant's Senior Official

_____, Printed Name

_____, Title

_____, Date

California Debt Limit Allocation Committee

ATTACHMENT 27

SUSTAINABLE ~~BUILDING~~ METHODS CERTIFICATION

10 points maximum. Check as all items that are applicable to the proposed Project and design, verification of compliance will be required. Check only one box in each applicable category. ~~(maximum total points 10).~~

A. **5 points.** New Construction/Adaptive Reuse (5 points):

Energy Efficiency Certification	Check here
Leadership in Energy & Environmental Design (LEED for Homes)	☐
Green Communities	☐
Green Point Rated Multifamily Guidelines.	☐

~~B. Additional Points for Exceeding Title 24 Standards for New Construction/Adaptive Reuse :~~

~~Percentage Better than the 2008 Standards~~		~~Check here~~
~~32.5 percent~~	~~2 points for Low-Rise/3 points for High-Rise~~	~~☐~~
~~35 percent~~	~~3 points for Low-Rise/5 points for High-Rise~~	~~☐~~
~~40 percent~~	~~5 points for Low-Rise only~~	~~☐~~

~~C. Additional Points for Energy Efficiency with renewable energy that provides the following percentages of project tenants' energy loads for New Construction/Adaptive Reuse:~~

~~Offset of Tenants' Load~~	~~Points~~	~~Check here~~
~~20%~~	~~2 points for Low-Rise/3 points for High-Rise~~	~~☐~~
~~30%~~	~~2 points for Low-Rise/3 points for High-Rise~~	~~☐~~
~~40%~~	~~4 points for Low-Rise only~~	~~☐~~
~~50%~~	~~5 points for Low-Rise only~~	~~☐~~

B. ~~D.~~ Additional Points for Exceeding Energy Efficiency Certification for New Construction/Adaptive Reuse:

Exceeding Energy Efficiency Standards			Check here
LEED for Homes	Silver	3 points	☐
	Gold	5 points	☐
Green Point Rated	Silver	3 points	☐
	Gold	5 points	☐

C. Additional Points for New Construction or Adaptive Reuse Projects not eligible for points under Section A:

1. Energy efficiency beyond the requirements in Title 24, Part 6, of the California Building Code:

Percentage Better than the 2013 Standards		Check here
9 percent	3 points for Low-Rise/4 points for High-Rise	☐
15 percent	5 points for Low-Rise/6 points for High-Rise	☐
24 percent	8 points for Low-Rise/9 points for High-Rise	☐
30 percent	10 points for Low-Rise/10 points for High-Rise	☐

2. Energy Efficiency with renewable energy:

Offset of Tenants' Load		Check here
20 percent	3 points for Low-Rise/4 points for High-Rise	☐
30 percent	4 points for Low-Rise/5 points for High-Rise	☐
40 percent	5 points for Low-Rise only	☐

D ~~E~~. Rehabilitation Projects:

Improvement Over Current	Points	Check here
15%	3 points	☐
20%	5 points	☐
25%	7 points	☐
30%	10 points	☐

E. ~~F.~~ **3 points.** Additional Points for Rehabilitation Projects (3 points):

A. Photovoltaic generation or solar energy:	Check only one box for items i-iii
(i) The Project will include photovoltaic (PV) generation that offsets tenant loads; or	☐
(ii) PV that offsets either 50 percent (50%) of common area load (if the combined available roof area of the project structures, including carports, is insufficient for provision of 50% of annual common area electricity use, then the project shall have onsite renewable generation based on at least 90 percent (90%) of the available solar accessible roof area); or	☐
(iii) Solar hot water for all tenants who have individual water meters	☐
B. The Project will implement sustainable building management practices that include: (i) Development of a project-specific maintenance manual including replacement specifications and operating information of all energy and green building features; and (ii) Certification of building management staff in sustainable building operations per BPI Multifamily Building Operator or equivalent training program; and (iii) Undertaking formal building systems commissioning, retro-commissioning or re-commissioning as appropriate.	☐
C. The Project will sub-meter centralized hot water systems for all tenants.	☐

F. **5 points.** Greywater Irrigation

Greywater Irrigation	Check here ☐

G. **2 points.** Non-Smoking Policy.

Multi-building project having at least one nonsmoking building	Check here ☐
Single building project having a policy prohibiting smoking in contiguous designated units	☐

H. **2 points.** Parking Ratio

Parking Ratio equivalent to or less than 1 parking stall per single room occupancy or one-bedroom restricted rental unit and 1.5 parking stalls per two-bedroom or larger restricted rental unit.	Check here ☐

☐ "I certify that the project rehabilitation or construction will include sustainable building methods and energy efficiency as indicated above in items A through H ~~E~~. As the project sponsor I have read the CDLAC regulations Section 5230(k) (11 ~~8~~) through (12 ~~9~~) and will provide the necessary verification that the above items have been implemented as an attachment to the first Annual Certification of Compliance.

_____, Signature of Project Sponsor

_____, Printed Name

_____, Title

_____ Date

☐ "As the licensed Project Architect, I certify that the project will be designed to be in compliance with items A through H ~~E~~. Compliance with this requirement will be demonstrated by submission of the energy performance certificate and appropriate third party verification to CDLAC as an attachment to the first Certification of Compliance."
_____, Signature of Project Architect, California License # C_____

_____, Printed Name

_____, Company Name

_____, Company Address

_____, Company Phone Number

_____ Date

☐ "I am aware that the project sponsor is receiving sustainable building points as specified above in items A through H ~~E~~. As the project sponsor I have read the CDLAC regulations Section 5230(k) (11 ~~8~~) through (12 ~~9~~) and will assist in providing the evidence of compliance as required with the first Annual Certification of Compliance."

_____, Signature of Applicant's Senior Official

_____, Printed Name

_____, Title

_____ Date