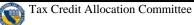
State of California



ATTACHMENT 4(A) APPLICANT LARGE FAMILY ELIGIBILITY CERTIFICATION

Regulation Section 10325(g)(1)(A) through (I)

		on 10325(g)(1)(A) through (I)
	REQUIREMENTS	VERIFICATION
		Provide a narrative explanation as to how each requirement is being met
		and reference where the proof is located in the application. Be as detailed
		as possible and attach a separate sheet if additional space is needed.
A)	At least twenty-five percent (25%) of the Tax Credit units in	
	the project shall be three-bedroom or larger units, and for	
	projects that receive land use entitlements on or after	
	January 1, 2016 at least an additional twenty-five percent	
	(25%) of the Tax Credit units in the project shall be two-	
	bedroom or larger units, except that for projects qualifying for	
	and applying under the At-risk set-aside, the Executive	
	Director may grant a waiver from this requirement if the	
	applicant shows that it would be cost prohibitive to comply.	
B)	One-bedroom units must include at least 500 square feet	
	and two-bedroom units must include at least 750 square feet	
	of living space. Three-bedroom units shall include at least	
	1,000 square feet of living space and four-bedroom units	
	shall include at least 1,200 square feet of living space,	
	unless these restrictions conflict with the requirements of	
	another governmental agency to which the project is subject	
	to approval. These limits may be waived for rehabilitation	
	projects, at the discretion of the Executive Director.	
	Bedrooms shall be large enough to accommodate two	
	persons each and living areas shall be adequately sized to	
	accommodate families based on two persons per bedroom.	
C)	Four-bedroom and larger units shall have a minimum of two	
-,	full bathrooms.	
D)	The project shall provide outdoor play/recreational facilities	
υ)	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.	
E١	The project shall provide an appropriately sized common	
L)	area(s). For purposes of this part, common areas shall	
	include all interior common areas, such as the rental office	
	and meeting rooms, but shall not include laundry rooms or	
	manager living units, and shall meet the following size	
	requirement: projects comprised of 30 or less total units, at	
	least 600 square feet; projects from 31 to 60 total units, at	
	least 1000 square feet; projects from 61 to 100 total units, at	
	least 1400 square feet; projects over 100 total units, at least	
	1800 square feet. Small developments of 20 units or fewer	
	are exempt from this requirement.	

	REQUIREMENTS	VERIFICATION Provide a narrative explanation as to how each requirement is being met and reference where the proof is located in the application. Be as detailed as possible and attach a separate sheet if additional space is needed.
F)	A public agency shall provide direct or indirect long-term financial support for at least fifteen percent (15%) of the total project development costs, or the owner's equity (includes syndication proceeds) shall constitute at least thirty percent (30%) of the total project development costs.	
-	Adequate laundry facilities shall be available on the project premises, with no fewer than one washer/dryer per 10 units. To the extent that tenants will be charged for the use of central laundry facilities, washers and dryers must be excluded from eligible basis. If no centralized laundry facilities are provided, washers and dryers shall be provided in each unit, subject to the further provision that gas connections for dryers shall be provided where gas is otherwise available at the property.	
	Dishwashers shall be provided in all units unless a waiver is granted by the Executive Director because of planning or financial impracticality.	
I)	Projects are subject to a minimum low-income use period of 55 years (50 years for projects located on tribal trust land).	

WAIVER REQUESTED (please attach proof of waiver approval)

By signing the APPLICANT STATEMENT, I/We, who are authorized to legally act on the applicant's behalf, certify and guarantee, under penalty of perjury, that the project meets the Large Family Housing Type requirements consistent with TCAC Regulations Section 10325(g)(1).