



ATTACHMENT 4(C)
APPLICANT SPECIAL NEEDS ELIGIBILITY CERTIFICATION
 Regulation Section 10325(g)(3)(A) through (L)

<u>REQUIREMENTS</u>	<u>VERIFICATION</u> 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.
<p>At least 45% of the Low-Income Units in the project shall serve populations that meet one of the following criteria as specified in Regulations Section 10325(g)(3): individuals living with physical or sensory disabilities and transitioning from hospitals, nursing homes, development centers, or other care facilities; individuals living with developmental or mental health disabilities; individuals who are survivors of physical abuse; individuals who are homeless as described in Section 10315(b); individuals with chronic illness, including HIV; homeless youth as defined in Government Code Section 12957(e)(2); families in the child welfare system for whom the absence of housing is a barrier to family reunification, as certified by a county; another specific group determined by the Executive Director to meet the intent of this housing type. The Executive Director shall have sole discretion in determining whether or not an application meets these requirements. A development that is less than 75% special needs shall meet one of the following criteria: (i) the non-special needs Low-Income Units meet the large family or senior housing type requirements; (ii) the non-special needs Low-Income Units consist of at least 20% one-bedroom units and at least 10% larger than one-bedroom units; or (iii) at least 90% of all Low-Income Units (both special needs and non-special needs) are SRO units. In the verification cell to the right identify all applicable special needs populations.</p>	
<p>A) Average targeted income for the special needs units and non-special needs SRO units is no more than forty percent (40%) of the area median income.</p>	
<p>B) Third party verification from a federal, state or local agency of the availability of services appropriate to the targeted population.</p>	
<p>C) The units/building configurations (including community space) shall meet the specific needs of the population, including kitchen needs for SRO units without full kitchens.</p>	
<p>D) If the project does not have a rental subsidy committed, the applicant shall demonstrate that the target population of special needs units and non-special needs SRO units can pay the proposed rents. For instance, if the target population will rely on General Assistance, the applicant shall show that those receiving such assistance are willing to pay rent at the level proposed.</p>	
<p>E) 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.</p>	

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F) Adequate laundry facilities shall be available on the project premises, with no fewer than one washer/dryer per 15 units.	
G) Projects are subject to a minimum low-income use period of 55 years (50 years for projects located on tribal trust land).	
H) One-bedroom Low-Income Units must include at least 450 square feet, and two-bedroom Low-Income Units must include at least 700 square feet of living space. Three-bedroom Low-Income Units shall include at least 900 square feet of living space. These bedroom and size requirements may be waived for rehabilitation projects or for projects that received entitlements prior to January 1, 2016 at the discretion of the Executive Director.	
I) SRO units are efficiency units that may include a complete private bath and kitchen but generally do not have a separate bedroom, unless the configuration of an already existing building being proposed to be used for an SRO dictates otherwise. The minimum size for SRO Low-Income Units shall be 200 square feet, and the size shall not exceed 500 square feet. These bedroom and size requirements may be waived for rehabilitation projects or for projects that received entitlements prior to January 1, 2016 at the discretion of the Executive Director. A project that includes SRO units without complete private baths shall provide at least one bath for every eight SRO units.	
J) A signed contract or memorandum of understanding between the developer and the service provider, together with the resolution of the service provider(s) identified in the preliminary service plan described in paragraph (L), must accompany the Tax Credit application. If the contract or memorandum of understanding is signed by the service provider's Executive Director, a resolution is not required.	
K) A summary of the experience of the developer and the service provider(s) in providing services to the project's for special needs populations must accompany the Tax Credit application.	
L) A preliminary service plan that specifically identifies: the service needs of the projects special needs population; the organization(s) that would be providing the services to the residents; the services to be provided to the special needs population; how the services would support resident stability and any other service plan objectives; a preliminary budget displaying anticipated income and expenses associated with the services program. The Executive Director shall, in his/her sole discretion, determine whether the plan is adequate to qualify the project as a special needs project.	
M) If the project will be operated as senior housing for persons 62 years of age and older pursuant to fair housing laws, then the project shall have an elevator for any building over two stories and shall meet the accessibility requirements of Section 10325(g)(2)(B).	

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N) With respect to Special Needs units designated for individuals who are homeless, owners, property managers, and service providers shall comply with the core components of Housing First, as defined in Welfare and Institutions Code Section 8255(b).	

☐ **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 **Special Needs Housing Type** requirements consistent with TCAC Regulations Section 10325(g)(3).