State of California

|  |  |
| --- | --- |
|  | Tax Credit Allocation Committee |

**Architect Placed in Service Certifications**

|  |  |
| --- | --- |
| **Project Name:** |  |
| **CTCAC Number:** | CA-19- |

**CHECK THE RELEVANT BOXES AND SIGN BELOW**

1. **(a.) Fair Housing Requirements**

The design of the development is in compliance with all applicable Housing and Accessibility Requirements.

**(b.) Accessibility Requirement – check the appropriate box:**

All new construction projects shall adhere to the provisions of California Building Code (CBC) Chapter 11(B) regarding accessibility to privately owned housing made available for public use in all respects except as follows: instead of the minimum requirements established in 11B 233.3.1.1 and 11B 233.3.1.3, all new construction projects must provide a minimum of fifteen percent (10%) of the Low-Income Units with mobility features, as defined in CBC 11B 809.2 through 11B 809.4, and a minimum of ten percent (4%) of the Low-Income Units with communications features, as defined in CBC 11B 809.5. These units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the project consistent with 24 CFR Section 8.26.

Rehabilitation projects shall provide a minimum of ten percent (10%) of the Low-Income Units with mobility features, as defined in CBC 11B 809.2 through 11B 809.4, and four percent (4%) with communications features, as defined in CBC 11B 809.5. To the maximum extent feasible and subject to reasonable health and safety requirements, these units shall be distributed throughout the project consistent with 24 CFR Section 8.26. At least one of each common area facility type and amenity, as well as paths of travel between accessible units and such facilities and amenities, the building entry and public right of way, and the leasing office or area shall also be made accessible utilizing CBC Chapter 11(B) as a design standard. In all other respects, applicable building code will apply.

A waiver was previously granted (attach documentation) and the project was designed to comply with the conditions of the waiver.

1. **Minimum Construction Standards – if not certified by an energy analyst**

**Previously granted exemptions/waivers are attached.**

Landscaping. If landscaping is to be provided or replaced, 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 Model Water Efficient Landscape Ordinance (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.

Roofs. Newly installed roofing shall carry a three-year subcontractor guarantee and at least a 20-year manufacturer’s warranty.

Exterior doors. If exterior doors are to be provided or replaced, insulated or solid core, flush, paint or stain grade exterior doors shall be made of metal clad faces, hardwood faces, or fiberglass faces, with a standard one-year guarantee and all six sides primed.

Appliances. All Low-Income Units shall provide a refrigerator. All non-SRO Low-Income Units shall provide a range (cooktop and oven), and all SRO Low-Income Units shall include a cooking facility (at least a cooktop or microwave). The Executive Director may waive the refrigerator and cooking facility requirement for SRO units if the project includes a common area kitchen facility for tenants. Refrigerators, dishwashers, clothes washers and 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.

Window coverings. Window coverings shall be provided and may include fire retardant drapes or blinds.

Water heater. If water heaters are to be provided or replaced, for Low-Income Units with individual tank-type water heaters, minimum capacities are to be 28 gallons for one- and two-bedroom units and 38 gallons for three-bedroom units or larger.

Floor coverings. If floor coverings are to be provided or replaced, a hard, water resistant, cleanable surface shall be required for all kitchen and bath areas. Any carpet provided or replaced shall comply with U.S. Department of Housing and Urban Development/Federal Housing Administration UM44D.

All fiberglass-based insulation provided or replaced shall meet the Greenguard Gold Certification (<http://greenguard.org/en/CertificationPrograms/CertificationPrograms_childrenSchools.aspx>).

1. **Competitive Awards, Senior Housing Type**

* New construction projects: one half of all Low-Income Units on an accessible path (ground floor and elevator-serviced) are mobility accessible under the provisions of California Building Code (CBC) Chapter 11(B).
* Rehabilitation projects: 25% of all Low-Income Units on an accessible path (ground floor and elevator-serviced) are mobility accessible under the provisions of CBC Chapter 11(B).

A waiver was previously granted (attach documentation) and the project was designed to comply with the conditions of the waiver.

* All projects with elevators comply with CBC Chapter 11(B) accessibility requirements for elevators.
* All project owners must provide adequate and visible notice to tenants of their ability to request conversion of their adaptable unit to an accessible unit.
* The units are, to the maximum extent feasible and subject to reasonable health and safety requirements, distributed throughout the project consistent with 24 CFR Section 8.26.

A waiver was previously granted (attach documentation) and the project was designed to comply with the conditions of the waiver.

1. **CDLAC Parking Ratio**

* The project owner committed to and construction was completed with a parking ratio equivalent to (or less than) 1 parking stall per single room occupancy or one-bedroom restricted rental units, and 1.5 parking stalls per two-bedroom or larger restricted rental units.

1. **Threshold Basis Limit Adjustments**

**Check any that apply (e-h may be certified by the energy analyst):**

1. Provide parking beneath residential units (excluding tuck under parking) or through

construction of an on-site parking structure of two or more levels.

1. At least 95% of upper floor units are serviced by elevator(s).
2. At least 95% of the building(s) is constructed as Type I as defined in the California

Building Code, in which case, the Type III increase below (10%) shall not be allowed.

1. At least 95% of the building(s) is constructed as (1) a Type III as defined in the

California Building Code, or (2) a Type III/Type I combination, in which case, the

Type I increase above shall not be allowed.

1. Day care center is part of the project.
2. Seismic upgrading of existing structures, and/or toxic or other environmental

mitigation.

***Owner: Update the estimated cost in the application threshold basis limit table to the lesser of: actual cost in the final cost certification or 15% of the project’s unadjusted eligible basis.***

1. Irrigate only with reclaimed water, greywater, or rainwater (excepting water used for

Community Gardens) or irrigate with reclaimed water, grey water, or rainwater in an amount that annually equals or exceeds 20,000 gallons or 300 gallons per unit,

whichever is less.

1. Community Gardens of at least 60 square feet per unit. Permanent site improvements

that provide a viable growing space within the project including solar access, fencing,

watering systems, secure storage space for tools, and pedestrian access.

1. Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural

linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used).

1. Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, natural

linoleum, natural rubber, or ceramic tile in all interior floor space other than units

(where no VOC adhesives or backing is also used).

**ARCHITECT CERTIFICATION**

**I/We, as the architectural firm contractually responsible for the design and supervision (if applicable) of the above referenced project, certify as defined by Business and Professions Code Section 5536.26 under penalty of perjury that each of the individual items identified above were incorporated into the design of the project.**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |
| Architect Firm Name (print) |  | Architect Name (print) |  | State & License Number |
|  |  |  |  |  |
|  |  |  |  |  |
| Architect Title (print) |  | Architect Signature |  | Date |