



Tax Credit Allocation Committee

**ATTACHMENT 21
General Partner (G.P.) Experience**

General Partner Name: _____

	Project Name & Address	TCAC (or other) Project Identification Number, If applicable	TCAC Identify Special Needs Projects, If Applicable	Month, Day, & Year the Project was Placed-In-Service	Month, Day & Year G.P. Participation Began	Month, Day & Year G.P. Participation Ended, If Applicable	Full Number of Years of G.P. Participation, After Project Placed-In-Service*	Number of Low Income Units**	Number of Affordable Special Needs Units
1.			<input type="checkbox"/>						
2.			<input type="checkbox"/>						
3.			<input type="checkbox"/>						
4.			<input type="checkbox"/>						
5.			<input type="checkbox"/>						

* General Partner experience cannot start accumulating until after the project is placed-in-service. In addition, do NOT round up the amount of time/experience. For example, 2 years 11 months of G.P. experience is only 2 full years of experience, not 3 years.

** Project must have more than affordable 10 units and be subject to a recorded regulatory agreement.

Check this box if you are applying through the Nonprofit or Special Needs set-asides AND requesting points specifically for special needs housing type projects. For each above-listed project, at least 45% of the affordable units must serve special needs tenants. Points will only be awarded to special needs housing type projects.

General partners with fewer than 2 active California Low Income Housing Tax Credit projects in service more than 3 years, and general partner’s for projects applying through the Nonprofit or Special Needs set-aside with no active California Low Income Tax Credit projects in service more than 3 years, shall contract with a bona-fide management company currently managing 2 California Low Income Housing Tax Credit projects in service more than 3 years and which itself earns a minimum combined total of 2 points at the time of application. Please refer to Tab 21 of the 2020 Application Checklist in the Excel application for additional requirements.



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ORGANIZATION NAME (PRINT)

GENERAL PARTNER SIGNATURE

GENERAL PARTNER NAME (PRINT)

DATE

- TRIBAL APPLICANTS ONLY**, may contract with a developer who will not be a general partner and receive points commensurate with the developer's experience pursuant to TCAC Regulations 10325(c)(1)(A)(i and ii). The developer may include an entity pre-approved by CTCAC that has developed but not owned the requisite number of projects described in 10325(c)(1)(A)(i). The contract shall be in effect at least until the issuance of 8609 tax forms. Tribal applicants contracting with a developer who will not be a general partner shall also contract for asset management for at least the term of the 15-year federal compliance period with an entity that has asset managed at least two Low-Income Housing Tax Credit projects for at least three years.
- Applicants with fewer than 2 active California Low Income Housing Tax Credit projects in service more than 3 years, the Applicant shall contract with a bona-fide management company currently managing 2 California Low Income Housing Tax Credit projects in service more than 3 years and which itself earns a minimum combined total of 2 points at the time of application.

ORGANIZATION NAME (PRINT)

DEVELOPER SIGNATURE

DEVELOPER NAME (PRINT)

DATE

ORGANIZATION NAME (PRINT)

TRIBAL APPLICANT SIGNATURE

TRIBAL APPLICANT NAME (PRINT)

DATE