



CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE

901 P Street, Suite 213A
Sacramento, CA 95814
p (916) 653-3255
f (916) 653-6827
cdlac@treasurer.ca.gov
www.treasurer.ca.gov/cdlac

MEMBERS

FIONA MA, CPA, CHAIR
State Treasurer

GAVIN NEWSOM
Governor

MALIA M. COHEN
State Controller

INTERIM EXECUTIVE DIRECTOR
MARINA WIANT

Date: January 15, 2026

To: Prospective Applicants and Project Sponsors

From: Marina Wiant, Interim Executive Director

Re: Guidance for Round 1 2026 Qualified Residential Rental Project program and 4% Low-Income Housing Tax Credit Applicants and Project Sponsors

The purpose of this memorandum is to inform California Debt Limit Allocation Committee (“CDLAC”) Applicants and Project Sponsors about the joint application process for the Qualified Residential Rental Project (QRRP) program and 4% low-income housing tax credits (“tax credits”), due to CDLAC by **February 3, 2026**. CDLAC promulgated new and amended regulations in December and this memorandum highlights key changes. Applicants should review the full CDLAC regulations¹ for all requirements, as this document is not a comprehensive summary.

Applications must be completed in the CDLAC online application portal (<https://cdlaonline.treasurer.ca.gov/>) and submitted by the CDLAC Applicant (i.e. bond issuer). Please select **May 12, 2026**, as the “Proposed Meeting Date,” then click the “save” button before submitting your application.

Renumbering and Reorganization. The Committee reorganized the General Provisions and QRRP provisions of the regulations and re-numbered them. Applicants should consult the updated regulations for the new section numbers that apply to program requirements.

Attachment 40: Please use the most updated Attachment 40 posted here: <https://www.treasurer.ca.gov/ctcac/2026/2026-4perc-application-attachment.xlsx> (Updated January 15, 2026). The online application portal may reject your application if you're using an older Attachment 40 version.

Acquisition/Rehabilitation Pool: CDLAC combined Other Rehabilitation Pool and Preservation Pool into the new Acquisition/Rehabilitation Pool, with scoring priorities within the pool. (Regulations 5101(a)(3), 5103, & 5105(b).)

¹ The CDLAC regulations are in division 9.5 of title 4 of the California Code of Regulations and are generally referred to as “Regulation” throughout this memorandum.

Attachment 36-A4: Attachment 36-A4 is the new attachment for Homeless Special Needs Population Benefit. If applying for the Homeless Set-aside and requesting the special populations benefit, submit your supporting documentation per Regulation 5106(f)(1)(C)(ii).

Leveraged Soft Resources Point score: CDLAC eliminated the leveraged soft resources point score category. Therefore, the maximum points a project can receive was reduced to 112 points. Projects with donated land must be underwritten with the actual cost to the project, rather than appraised value. The actual cost may be zero dollars (\$0).

Enforceable Financing Commitments: Any applications requesting 10 points for “Readiness to Proceed” under Regulation 5105(h), must provide evidence that all deferred-payment financing, residual receipts payment financing, grants and subsidies shown in the application are “committed” at the time of application, as described in CTCAC Regulation 10325(f)(8)(A)-(D), unless the project has funds anticipated and has been publicly published with provisional awardee names but not yet officially awarded in the capacity required.

Starting in 2026, if your project receives a bond allocation and 4% tax credit award, before your issuance deadline you must submit to CDLAC: (1) An executed construction contract, (2) recorded deeds of trust for all construction financing, (3) executed limited partnership agreement with equity investor, (4) issued building permits or applicable tribal documents, and (5) a notice to proceed delivered to the contractor. (Regulation 5105(h)(1)(A)-(E).)

Soft Cap: The soft cap was modified to turn off at 48%, and not to exceed 52% of bond allocation amounts. (Regulation 5105(i)(1)(A)(ii).)

Tiebreaker Updates:

- (1) Acquisition/Rehabilitation Projects can use actual rents in their rent savings benefit calculation. (Regulation 5106(f).)
- (2) A homeless population benefit in the special populations benefit category for projects that qualify for the Homeless Set-Aside and are serving communities with a high homeless population per capita. This is **Attachment 36-A4** (see page one). (Regulation 5106(f)(1)(C).)
- (3) All bond requests are set at 27.5% of aggregate basis plus land basis, unless the actual request is higher. (Regulation 5106(f)(2)(A).)
- (4) Farmworker State Credits are excluded from the tiebreaker calculation. (Regulation 5106(f)(2)(A).)
- (5) A 3% cost adjuster is added for projects subject to a Project Labor Agreement or where the general contractor has an enforceable commitment to participate in state-approved apprenticeship training programs and provide health care for construction workers and their dependents. (Regulation 5106(f)(2)(B).)
- (6) The disaster priority waiting list expired at the end of 2025. (Former Regulation 5231(e)(4).)

Reapplication Documents: Previously submitted Title Reports and Capital Needs Assessments may be resubmitted for Round 1 if the Project was unsuccessful in Round 3 2025, and the document was timely for Round 3 2025. (Regulations 5102(b)(1) &

5103(d).) CPA certifications for General Partner experience may also be resubmitted once, exceeding the 60-day timeliness requirement, if the certifications were prepared using 2025 financial statements.

BIPOC Pool Prequalification Certification: If you intend to compete as a BIPOC Project, please ensure you complete the BIPOC Pool Prequalification Request Form and submit it to CDLAC@treasurer.ca.gov. For more information on this process, please visit: https://www.treasurer.ca.gov/cdlac/programyear/2025/06_BIPOC_Pool_Prequalification_Process_Memo.pdf. (Regulation 5106(c).)

Online Payment Portal: Online payments are preferable. Please see CDLAC or CTCAC payment portals:

<https://www.treasurer.ca.gov/cdlac/payment.asp>

<https://www.treasurer.ca.gov/ctcac/payment.asp>

Application Fees:

If mailing checks for application fees, CDLAC encourages senders to obtain a tracking number from the carrier. Checks for CDLAC and CTCAC shall be mailed together to the CDLAC office and include an enclosure that clearly identifies the project name associated with the payment.

CTCAC's filing fee is \$1,500, or \$1,700 for resyndication or scattered site projects. CDLAC's filing fee is \$1,500. All applications must be submitted and postmarked by **5:00 p.m. on February 3, 2026**.

Please reach out to CDLAC@treasurer.ca.gov with any questions or concerns.