

August 7, 2020 Recommendations to Proposed Reg Changes

Characteristic	Recommendation	Non-controversial Proposed Regulations	CDLAC Regulation Section	TCAC Regulation Section
General Partner Information	Change to a threshold requirement to align with TCAC	Add a CDLAC threshold experience requirement: the project meets minimum TCAC experience requirements, or receives training before placed in service.	5190(c)	10326(g)(5)
Management Company Information	Change to a threshold requirement to align with TCAC	Add a CDLAC threshold experience requirement: the project meets minimum TCAC experience requirements, or receives training before placed in service.	5190(c)	10326(g)(5)
Housing Needs	Change to a threshold requirement to align with TCAC	In addition to the CDLAC large family point category, create a CDLAC point category for a project that is either (1) housing seniors or (2) has 50% of the units housing homeless. Projects may request one of the two point categories, not both (can't request large family and 50% homeless).	5230(g)	N/A

<b>Characteristic</b>	<b>Recommendation</b>	<b>Non-controversial Proposed Regulations</b>	<b>CDLAC Regulation Section</b>	<b>TCAC Regulation Section</b>
Site Amenities	Align CDLAC and TCAC requirements	Recommend aligning with TCAC site amenity point categories and point amounts. For CDLAC this results in additional options, which can also increase the number of potential eligible sites. Recommend using TCAC whole number point category amounts for user ease.	5230(j)	10325(c)(4)(A)
Service Amenities	Align CDLAC and TCAC requirements	Recommend alignment by adding case manager to CDLAC's options.	5230(l)	10325(c)(4)(B)
Sustainable Building Methods	Align to CDLAC requirements or amend	The language is currently aligned (CDLAC needs to go through OAL process to use TCAC's updated 2019 building code references).	5230(k)	10325(c)(5)
Low Income	Align CDLAC and TCAC requirements	No alignment recommended at this time, continue with Gross Rents category.	N/A	10325(c)(6)

<b>Characteristic</b>	<b>Recommendation</b>	<b>Non-controversial Proposed Regulations</b>	<b>CDLAC Regulation Section</b>	<b>TCAC Regulation Section</b>
Readiness to Proceed	Change to a threshold requirement to align with CDLAC	TCAC will adopt language cross-referencing the CDLAC bond issuance/readiness requirement for all 4% credit projects.	5100	10325(g)
Community Revitalization	Align CDLAC and TCAC requirements	Recommend alignment by TCAC, CDLAC language is more specific.	5230(i)	10325(c)(8)(E)
Smoke Free Residence	Align CDLAC and TCAC requirements	These appear to be currently aligned, just in different categories (CDLAC sustainable building, TCAC misc. policies)	5230(k)(4)	10325(c)(8)(C)
Negative Points	Any assessed negative points apply to both CDLAC and TCAC	These appear to be currently aligned, no action needed.	5230(o)	10325(c)(2)(T)
Preservation Points	Consider points for At-Risk	Recommend these points be applicable only to projects within the preservation pool, and only for projects that meet the CDLAC definition of at-risk.	5230(b)	N/A
Gross Rents	Remove	Removal would be non-controversial, recommend removing this point category.	5230(d)	N/A

Characteristic	Recommendation	Non-controversial Proposed Regulations	CDLAC Regulation Section	TCAC Regulation Section
Exceeding Minimum Rent Restrictions	Align CDLAC and TCAC requirements (consolidate with Lowest Income)	Recommend no changes at this time. Eliminate this point category only if the TCAC lowest income point category is added to CDLAC.	5230(e)	N/A
Exceeding Minimum Term of Restrictions	Remove	Recommend eliminating this CDLAC category from non-competitive scoring and make the 55 year term a threshold requirement.	5230(f)	N/A
Large Family Units	Align CDLAC and TCAC requirements	Some alignment recommended at this time, proposing for CDLAC to require a minimum of 25% 2-bedroom units in addition to current 25% 3-bedroom units requirement.	5230(g)	10325(g)(1)

Characteristic	Recommendation	Non-controversial Proposed Regulations	CDLAC Regulation Section	TCAC Regulation Section
Leveraging	Align CDLAC and TCAC requirements (partially included in the TCAC tie-breaker)	Recommend aligning by adding to CDLAC leveraging point category: unrelated party soft financing, public and unrelated private land donations, capitalized value of public rental subsidies. Also recommend adding a calculation similar to TCAC, a boost for larger projects (60+ units for rural pool, 100+ for all other).	5230(h)	10325(c)(9)
Foregone Eligible Developer Fee	Remove or Amend	Recommend amending CDLAC regulation to clarify that foregone amount cannot be included in the budget or as a source.	5230(n)	N/A
Qualified Project Period	Remove	Recommend removal based on Exceeding Minimum Term recommendation above.	5230(f)	N/A

<b>Characteristic</b>	<b>Recommendation</b>	<b>Non-controversial Proposed Regulations</b>	<b>CDLAC Regulation Section</b>	<b>TCAC Regulation Section</b>
Tie-breaker	Develop a consolidated tie-breaker	Align using the same tie-breaker for both CDLAC and TCAC. The first ratio is the current CDLAC tie-breaker (allocation divided by restricted units), plus second ratio that is a modified version of the current TCAC credit per unit ranking tie-breaker.	CDLAC 5231(d)	10326(b)(1)
TCAC Restricted Units at 70% AMI, 80% AMI	Allow TCAC average income restricted units to be considered Rent Restricted Units for CDLAC	Any CDLAC point and tie-breaker category that involves Restricted Units can include 70% and 80% AMI units that are restricted by TCAC ("TCAC Restricted Units")	5230(d), 5231(d)	10326(f)(13)
Density	Add site density point option	Add new site amenity category for building to maximum density of a site.	CDLAC 5190(b), 5230(j)(2)(A)	TCAC 10326(f)(4), 10325(c)(4)(A)
Align hard cost definition	Clarification of a defined term	Align using existing TCAC definition.	5170	10302(u)