



## CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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### EXECUTIVE DIRECTOR

William J. Pavão

DATE: January 31, 2014  
TO: Low-Income Housing Tax Credit Applicants  
FROM: William J. Pavão, Executive Director  
RE: 2014 Threshold Basis Limits

In 2008, TCAC implemented a new threshold basis limit system utilizing county and regional cost data. This data, obtained from the California Tax Credit Allocation Committee's (TCAC's) database, consists of new construction projects that have been awarded tax credits. TCAC is now releasing 2014 threshold basis limits based on an updated data set, and the following summarizes steps taken to update this data.

TCAC staff has used a ten-year period of historical cost data for most counties and regions. In calculating the new limits, TCAC has added newly-awarded projects to the data set, and deleted the oldest year of project data (typically eleven-year-old data). The current data set consists of a ten-year period from 2004-2013. Staff has applied the R.S. Means Historical Cost Index and City Cost Indexes to the data as construction cost inflators, as was done in generating the original 2008 limits. These indexes have been updated to use the current industry cost adjusters.

As indicated above, TCAC staff has added data for projects receiving 2013 tax credit reservations (both 9% and 4%). Staff uses these application estimates for a given project until TCAC receives a final certified project cost report. The data set was also updated with all final project cost certifications received during 2013. For certain regions (Central Valley Region, North and East Bay Region, Inland Empire Region, and Los Angeles County) data consists of a shorter time span (the most recent 5-6 years), due to a higher, statistically significant project volume. This methodology replicates the original 2008 basis limit methodology.

Historically TCAC staff adjusted costs by one-half (0.5) standard deviation for 9% projects and one (1.0) standard deviation for 4% projects.

Please direct any questions or comments you may have to DC Navarrette at (916) 653-4520 or [dnavarrette@treasurer.ca.gov](mailto:dnavarrette@treasurer.ca.gov).

# 9% BASIS LIMITS

COUNTY	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
ALAMEDA	\$185,790	\$214,214	\$258,400	\$330,752	\$368,478
ALPINE	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
AMADOR	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
BUTTE	\$144,950	\$167,126	\$201,600	\$258,048	\$287,482
CALAVERAS	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
COLUSA	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
CONTRA COSTA	\$175,436	\$202,276	\$244,000	\$312,320	\$347,944
DEL NORTE	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
EL DORADO	\$144,950	\$167,126	\$201,600	\$258,048	\$287,482
FRESNO	\$135,172	\$155,852	\$188,000	\$240,640	\$268,088
GLENN	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
HUMBOLDT	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
IMPERIAL	\$146,101	\$168,453	\$203,200	\$260,096	\$289,763
INYO	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
KERN	\$144,950	\$167,126	\$201,600	\$258,048	\$287,482
KINGS	\$135,172	\$155,852	\$188,000	\$240,640	\$268,088
LAKE	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
LASSEN	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
LOS ANGELES	\$164,507	\$189,675	\$228,800	\$292,864	\$326,269
MADERA	\$135,172	\$155,852	\$188,000	\$240,640	\$268,088
MARIN	\$175,436	\$202,276	\$244,000	\$312,320	\$347,944
MARIPOSA	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
MENDOCINO	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
MERCED	\$135,172	\$155,852	\$188,000	\$240,640	\$268,088
MODOC	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
MONO	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
MONTEREY	\$170,834	\$196,970	\$237,600	\$304,128	\$338,818
NAPA	\$175,436	\$202,276	\$244,000	\$312,320	\$347,944
NEVADA	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
ORANGE	\$142,074	\$163,810	\$197,600	\$252,928	\$281,778
PLACER	\$144,950	\$167,126	\$201,600	\$258,048	\$287,482
PLUMAS	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
RIVERSIDE	\$149,552	\$172,432	\$208,000	\$266,240	\$296,608
SACRAMENTO	\$144,950	\$167,126	\$201,600	\$258,048	\$287,482
SAN BENITO	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
SAN BERNARDINO	\$146,101	\$168,453	\$203,200	\$260,096	\$289,763
SAN DIEGO	\$180,038	\$207,582	\$250,400	\$320,512	\$357,070
SAN FRANCISCO	\$269,194	\$310,378	\$374,400	\$479,232	\$533,894
SAN JOAQUIN	\$135,172	\$155,852	\$188,000	\$240,640	\$268,088
SAN LUIS OBISPO	\$170,834	\$196,970	\$237,600	\$304,128	\$338,818
SAN MATEO	\$190,391	\$219,519	\$264,800	\$338,944	\$377,605
SANTA BARBARA	\$170,834	\$196,970	\$237,600	\$304,128	\$338,818
SANTA CLARA	\$176,011	\$202,939	\$244,800	\$313,344	\$349,085
SANTA CRUZ	\$170,834	\$196,970	\$237,600	\$304,128	\$338,818
SHASTA	\$144,950	\$167,126	\$201,600	\$258,048	\$287,482
SIERRA	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
SISKIYOU	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
SOLANO	\$175,436	\$202,276	\$244,000	\$312,320	\$347,944
SONOMA	\$177,737	\$204,929	\$247,200	\$316,416	\$352,507
STANISLAUS	\$135,172	\$155,852	\$188,000	\$240,640	\$268,088
SUTTER	\$144,950	\$167,126	\$201,600	\$258,048	\$287,482
TEHAMA	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
TRINITY	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
TULARE	\$143,800	\$165,800	\$200,000	\$256,000	\$285,200
TUOLUMNE	\$167,958	\$193,654	\$233,600	\$299,008	\$333,114
VENTURA	\$176,586	\$203,602	\$245,600	\$314,368	\$350,226
YOLO	\$144,950	\$167,126	\$201,600	\$258,048	\$287,482
YUBA	\$144,950	\$167,126	\$201,600	\$258,048	\$287,482

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# 4% BASIS LIMITS

COUNTY	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
ALAMEDA	\$210,523	\$242,731	\$292,800	\$374,784	\$417,533
ALPINE	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
AMADOR	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
BUTTE	\$163,357	\$188,349	\$227,200	\$290,816	\$323,987
CALAVERAS	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
COLUSA	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
CONTRA COSTA	\$197,294	\$227,478	\$274,400	\$351,232	\$391,294
DEL NORTE	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
EL DORADO	\$163,357	\$188,349	\$227,200	\$290,816	\$323,987
FRESNO	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
GLENN	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
HUMBOLDT	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
IMPERIAL	\$165,082	\$190,338	\$229,600	\$293,888	\$327,410
INYO	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
KERN	\$160,481	\$185,033	\$223,200	\$285,696	\$318,283
KINGS	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
LAKE	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
LASSEN	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
LOS ANGELES	\$189,241	\$218,193	\$263,200	\$336,896	\$375,323
MADERA	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
MARIN	\$197,294	\$227,478	\$274,400	\$351,232	\$391,294
MARIPOSA	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
MENDOCINO	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
MERCED	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
MODOC	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
MONO	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
MONTEREY	\$190,966	\$220,182	\$265,600	\$339,968	\$378,746
NAPA	\$197,294	\$227,478	\$274,400	\$351,232	\$391,294
NEVADA	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
ORANGE	\$161,056	\$185,696	\$224,000	\$286,720	\$319,424
PLACER	\$163,357	\$188,349	\$227,200	\$290,816	\$323,987
PLUMAS	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
RIVERSIDE	\$168,534	\$194,318	\$234,400	\$300,032	\$334,254
SACRAMENTO	\$163,357	\$188,349	\$227,200	\$290,816	\$323,987
SAN BENITO	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
SAN BERNARDINO	\$165,082	\$190,338	\$229,600	\$293,888	\$327,410
SAN DIEGO	\$202,470	\$233,446	\$281,600	\$360,448	\$401,562
SAN FRANCISCO	\$306,582	\$353,486	\$426,400	\$545,792	\$608,046
SAN JOAQUIN	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
SAN LUIS OBISPO	\$190,966	\$220,182	\$265,600	\$339,968	\$378,746
SAN MATEO	\$221,452	\$255,332	\$308,000	\$394,240	\$439,208
SANTA BARBARA	\$190,966	\$220,182	\$265,600	\$339,968	\$378,746
SANTA CLARA	\$207,647	\$239,415	\$288,800	\$369,664	\$411,829
SANTA CRUZ	\$190,966	\$220,182	\$265,600	\$339,968	\$378,746
SHASTA	\$163,357	\$188,349	\$227,200	\$290,816	\$323,987
SIERRA	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
SISKIYOU	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
SOLANO	\$197,294	\$227,478	\$274,400	\$351,232	\$391,294
SONOMA	\$199,594	\$230,130	\$277,600	\$355,328	\$395,858
STANISLAUS	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
SUTTER	\$163,357	\$188,349	\$227,200	\$290,816	\$323,987
TEHAMA	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
TRINITY	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
TULARE	\$161,631	\$186,359	\$224,800	\$287,744	\$320,565
TUOLUMNE	\$187,515	\$216,203	\$260,800	\$333,824	\$371,901
VENTURA	\$196,718	\$226,814	\$273,600	\$350,208	\$390,154
YOLO	\$163,357	\$188,349	\$227,200	\$290,816	\$323,987
YUBA	\$163,357	\$188,349	\$227,200	\$290,816	\$323,987

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