



California Utility Allowance Calculator for LIHTCs

YOU HAVE ?s

CONSOL HAS ANSWERS.

Is this another Rent and Income calculator?

No, this is a recently approved **California Utility Allowance Calculator (CUAC)**, under the authority of the IRS, California Energy Commission and CTCAC.

Why should I use it?

- Reduction in utility allowances versus comparable PHA Utility Allowance Tables will allow existing properties to improve monthly net operating income
- Use of CUAC in design phase will improve new project application feasibility and tiebreaker potential

What are the measurable benefits?

- **Improved new project application feasibility**
Improved tiebreaker potential
- **Improved leverage in project financing**
Construction and permanent loans
Investor interest
- **Lowered Utility Allowances on existing projects**
Increase net monthly operating income

What else can ConSol do for me?

- **Title 24 reporting**
- **HERS inspections, including solar**
- **Applicable Utility rebate qualification and management**
- **Applicable Federal, State and Local tax incentive qualification and management**
- **Qualification and certification:**
Green Builder Programs
ENERGY STAR®
Builders Challenge
- **Innovative energy, resource and renewable design through Building America**

Whom do I contact for more information?

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With whom are you working?

MacFarlane-Costa Housing Partners
KDF Community Development Partners
Palm Desert Development
Chelsea Investment Corporation
Affirmed Housing Group

AMCAL
Novogradac & Company LLC
California Energy Commission
California Tax Credit Allocation Committee



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