



# 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



**CONSOL**