

**CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE**

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William J. Pavão  
*Executive Director*

**MEMBERS:**

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Michael C. Genest, Director  
*Department of Finance*

John Chiang  
*State Controller*

DATE: February 3, 2009  
TO: Tax Credit Applicants  
FROM: William J. Pavão, Executive Director  
RE: 2009 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 2009 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 1999 - 2008. 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 2008 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 2008. For certain regions (Bay Area, Capital, Central, Coastal, Inland, and Los Angeles) 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.

Please direct any questions or comments you may have to Gina Ferguson at (916) 651-7707 or [gferguson@treasurer.ca.gov](mailto:gferguson@treasurer.ca.gov)

# 9% BASIS LIMITS

COUNTY	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
ALAMEDA	\$184,639	\$212,887	\$256,800	\$328,704	\$366,197
ALPINE	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
AMADOR	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
BUTTE	\$123,668	\$142,588	\$172,000	\$220,160	\$245,272
CALAVERAS	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
COLUSA	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
CONTRA COSTA	\$171,410	\$197,634	\$238,400	\$305,152	\$339,958
DEL NORTE	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
EL DORADO	\$123,668	\$142,588	\$172,000	\$220,160	\$245,272
FRESNO	\$117,916	\$135,956	\$164,000	\$209,920	\$233,864
GLENN	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
HUMBOLDT	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
IMPERIAL	\$128,845	\$148,557	\$179,200	\$229,376	\$255,539
INYO	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
KERN	\$119,066	\$137,282	\$165,600	\$211,968	\$236,146
KINGS	\$117,916	\$135,956	\$164,000	\$209,920	\$233,864
LAKE	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
LASSEN	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
LOS ANGELES	\$134,597	\$155,189	\$187,200	\$239,616	\$266,947
MADERA	\$117,916	\$135,956	\$164,000	\$209,920	\$233,864
MARIN	\$171,410	\$197,634	\$238,400	\$305,152	\$339,958
MARIPOSA	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
MENDOCINO	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
MERCED	\$117,916	\$135,956	\$164,000	\$209,920	\$233,864
MODOC	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
MONO	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
MONTEREY	\$150,702	\$173,758	\$209,600	\$268,288	\$298,890
NAPA	\$171,410	\$197,634	\$238,400	\$305,152	\$339,958
NEVADA	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
ORANGE	\$128,270	\$147,894	\$178,400	\$228,352	\$254,398
PLACER	\$123,668	\$142,588	\$172,000	\$220,160	\$245,272
PLUMAS	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
RIVERSIDE	\$131,721	\$151,873	\$183,200	\$234,496	\$261,243
SACRAMENTO	\$123,668	\$142,588	\$172,000	\$220,160	\$245,272
SAN BENITO	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
SAN BERNARDINO	\$124,243	\$143,251	\$172,800	\$221,184	\$246,413
SAN DIEGO	\$140,349	\$161,821	\$195,200	\$249,856	\$278,355
SAN FRANCISCO	\$196,718	\$226,814	\$273,600	\$350,208	\$390,154
SAN JOAQUIN	\$117,916	\$135,956	\$164,000	\$209,920	\$233,864
SAN LUIS OBISPO	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
SAN MATEO	\$143,800	\$165,800	\$200,000	\$256,000	\$285,200
SANTA BARBARA	\$142,650	\$164,474	\$198,400	\$253,952	\$282,918
SANTA CLARA	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
SANTA CRUZ	\$142,650	\$164,474	\$198,400	\$253,952	\$282,918
SHASTA	\$123,668	\$142,588	\$172,000	\$220,160	\$245,272
SIERRA	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
SISKIYOU	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
SOLANO	\$171,410	\$197,634	\$238,400	\$305,152	\$339,958
SONOMA	\$173,135	\$199,623	\$240,800	\$308,224	\$343,381
STANISLAUS	\$117,916	\$135,956	\$164,000	\$209,920	\$233,864
SUTTER	\$123,668	\$142,588	\$172,000	\$220,160	\$245,272
TEHAMA	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
TRINITY	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
TULARE	\$117,916	\$135,956	\$164,000	\$209,920	\$233,864
TUOLUMNE	\$126,544	\$145,904	\$176,000	\$225,280	\$250,976
VENTURA	\$142,650	\$164,474	\$198,400	\$253,952	\$282,918
YOLO	\$123,668	\$142,588	\$172,000	\$220,160	\$245,272
YUBA	\$123,668	\$142,588	\$172,000	\$220,160	\$245,272

REVISED: January 28, 2009

# 4% BASIS LIMITS

COUNTY	SRO & STUDIO	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS
ALAMEDA	\$226,629	\$261,301	\$315,200	\$403,456	\$449,475
ALPINE	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
AMADOR	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
BUTTE	\$158,180	\$182,380	\$220,000	\$281,600	\$313,720
CALAVERAS	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
COLUSA	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
CONTRA COSTA	\$213,399	\$246,047	\$296,800	\$379,904	\$423,237
DEL NORTE	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
EL DORADO	\$158,180	\$182,380	\$220,000	\$281,600	\$313,720
FRESNO	\$146,101	\$168,453	\$203,200	\$260,096	\$289,763
GLENN	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
HUMBOLDT	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
IMPERIAL	\$158,180	\$182,380	\$220,000	\$281,600	\$313,720
INYO	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
KERN	\$147,251	\$169,779	\$204,800	\$262,144	\$292,045
KINGS	\$146,101	\$168,453	\$203,200	\$260,096	\$289,763
LAKE	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
LASSEN	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
LOS ANGELES	\$168,534	\$194,318	\$234,400	\$300,032	\$334,254
MADERA	\$146,101	\$168,453	\$203,200	\$260,096	\$289,763
MARIN	\$213,399	\$246,047	\$296,800	\$379,904	\$423,237
MARIPOSA	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
MENDOCINO	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
MERCED	\$146,101	\$168,453	\$203,200	\$260,096	\$289,763
MODOC	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
MONO	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
MONTEREY	\$190,966	\$220,182	\$265,600	\$339,968	\$378,746
NAPA	\$213,399	\$246,047	\$296,800	\$379,904	\$423,237
NEVADA	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
ORANGE	\$163,932	\$189,012	\$228,000	\$291,840	\$325,128
PLACER	\$158,180	\$182,380	\$220,000	\$281,600	\$313,720
PLUMAS	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
RIVERSIDE	\$161,056	\$185,696	\$224,000	\$286,720	\$319,424
SACRAMENTO	\$158,180	\$182,380	\$220,000	\$281,600	\$313,720
SAN BENITO	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
SAN BERNARDINO	\$153,578	\$177,074	\$213,600	\$273,408	\$304,594
SAN DIEGO	\$174,861	\$201,613	\$243,200	\$311,296	\$346,803
SAN FRANCISCO	\$258,840	\$298,440	\$360,000	\$460,800	\$513,360
SAN JOAQUIN	\$146,101	\$168,453	\$203,200	\$260,096	\$289,763
SAN LUIS OBISPO	\$198,444	\$228,804	\$276,000	\$353,280	\$393,576
SAN MATEO	\$177,162	\$204,266	\$246,400	\$315,392	\$351,366
SANTA BARBARA	\$182,914	\$210,898	\$254,400	\$325,632	\$362,774
SANTA CLARA	\$184,639	\$212,887	\$256,800	\$328,704	\$366,197
SANTA CRUZ	\$182,914	\$210,898	\$254,400	\$325,632	\$362,774
SHASTA	\$158,180	\$182,380	\$220,000	\$281,600	\$313,720
SIERRA	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
SISKIYOU	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
SOLANO	\$213,399	\$246,047	\$296,800	\$379,904	\$423,237
SONOMA	\$218,576	\$252,016	\$304,000	\$389,120	\$433,504
STANISLAUS	\$146,101	\$168,453	\$203,200	\$260,096	\$289,763
SUTTER	\$158,180	\$182,380	\$220,000	\$281,600	\$313,720
TEHAMA	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
TRINITY	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
TULARE	\$146,101	\$168,453	\$203,200	\$260,096	\$289,763
TUOLUMNE	\$151,278	\$174,422	\$210,400	\$269,312	\$300,030
VENTURA	\$182,914	\$210,898	\$254,400	\$325,632	\$362,774
YOLO	\$158,180	\$182,380	\$220,000	\$281,600	\$313,720
YUBA	\$158,180	\$182,380	\$220,000	\$281,600	\$313,720

REVISED: January 28, 2009