

Tax Credit Calculation Worksheet

Effective

May 15, 2023

Property Details:

Allocation Year:	2020	Funding Sources:		Programs:	
Placed in Service (PIS):	Under Construction	LIHTC Investor	RBC Capitol	LITHC	
Demographics:	Large Family	State Agency	CTCAC CA-20-537	CalHFA	
Developer/GP/Owner:	Meta Housing Corporation	City Funds			
Partnership Name:	Beacon Villa LLC / FFAH V Beacon Villa LLC	County Funds			
Minimum Occupancy:	No	Social Service Requirements:			
Minimum Lease Term:	6 Months (LIHTC)				

Building Details:

Building	Numbers	Style	Qty	BINs	Parking Details			
A	529, 531, 533, 535	4/2	4		Garage Carport	Open	Handicap	Total
B	497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527	4/2	16		60	46		106
C	537, 539, 541, 543, 545, 547, 549, 551, 553	3/2, 4/2, 4/2.5	9					
D	555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575	4/2, 4/2.5	11					
E	101-107, 201-207	Elevator Building with 2 Commercial Units	1/1, 2/1, 3/2	14				
					ADA Units			
					Mobility		Sensory	
					The (4) 4.2.5 bath units			

Set-Aside Details

Size	Sq Ft	Staff	50%	60%	70%	Total
1/1	633		2	5	1	8
2/1	741	1			1	2
3/2	1232		4		2	6
4/2	1644			32	2	34
4/2.5 ADA	1671			4		4
Total		1	6	41	6	54

Units have lifts for ADA

Income Limits

LIHTC Effective Date: 5/15/2023 Location: Contra Costa County 4-person 100% AMI \$159,800

Household Size	1	2	3	4	5	6	7	8	9	10
50%	\$51,800	\$ 59,200	\$66,600	\$73,950	\$79,900	\$85,800	\$91,700	\$97,650	\$ 99,950	\$105,650
60%	\$62,160	\$ 71,040	\$79,920	\$88,740	\$95,880	\$102,960	\$110,040	\$117,180	\$ 119,940	\$126,780
70%	\$72,520	\$ 82,880	\$93,240	\$103,530	\$111,860	\$120,120	\$128,380	\$136,710	\$ 139,930	\$147,910

Rent Limits

50% Low Income Tax Credits				60% Low Income Tax Credits			
Size	Gross	UA	Net	Size	Gross	UA	Net
1/1	\$ 1,387	-72	\$ 1,315	1/1	\$ 1,665	-72	\$ 1,593
2/1	N/A	N/A	N/A	2/1	N/A	N/A	N/A
3/2	\$ 1,923	-128	\$ 1,795	3/2	N/A	N/A	N/A
4/2	N/A	N/A	N/A	4/2	\$ 2,574	-151	\$ 2,423

70% Low Income Tax Credits			
Size	Gross	UA	Net
1/1	\$ 1,942	-72	\$ 1,870
2/1	\$ 2,331	-100	\$ 2,231
3/2	\$ 2,692	-128	\$ 2,564
4/2	\$ 3,003	-151	\$ 2,852

Utility Allowance Details

Utility Allowances Provided By: Housing Authority of the City of Pittsburg
 Effective Date: 4/1/2023
 Implemented Date: 7/1/2023

Type	Source	1-bed	2-bed	3-bed	4-bed
Heat	Electricity	23	29	34	41
Cooking	Electricity	10	14	19	23
Other	Electricity	31	45	60	69
A/C	A/C	8	12	15	18
Totals		72	100	128	151

Contact Details

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