

Bidwell Park

Tax Credit Calculation Worksheet

Effective

October 1, 2024

Property Details:

Allocation Year:	2011	Funding Sources:		Programs:	
Placed in Service (PIS):	8/21/12	LIHTC Investor	Boston Capitol	LIHTC	100% 9%
Demographics:	Multifamily	State Agency	CTCAC CA-2011-084		
Developer/GP/Owner:	Chico Bidwell Pacific Associates	City Funds	N/A		
Partnership Name:	Central Valley Coalition	County Funds	N/A		
Minimum Occupancy:	No	Social Service Requirements:	Expired - 10 yr. commitment fulfilled		
Minimum Lease Term:	6 Months (LIHTC)				

Building Details:

Building	Numbers	Style	Qty	BINs
1	1-11	2-bed	11	CA-11-08401
2	12-26	1-bed	15	CA-11-08402
3	27-38	3-bed	12	CA-11-08403

Parking Details			
Garage Carport	Open	Handicap	Total

ADA Units			
Mobility		Sensory	
Units 1 & 2	2-bed	Units 1 & 2	2-bed
Unit 3	1-bed	Unit 3	1-bed

Set-Aside Details

Size	Sq Ft	Staff	30%	45%	50%	60%	Total
1/1	625		1	4	6	4	15
2/1	814		1	3	4	3	11
3/2	1030	1	2	3	5	1	12
Total		1	4	10	15	8	38

Income Limits

LIHTC Effective Date: 4/1/24 Location: Butte County/Chico, CA MSA

Household Size	1	2	3	4	5	6	7	8
30%	\$ 19,050	\$ 21,780	\$24,510	\$27,210	\$29,400	\$31,560	\$33,750	\$35,910
45%	\$ 28,575	\$ 32,670	\$36,765	\$40,815	\$44,100	\$47,340	\$50,625	\$53,865
50%	\$ 31,750	\$ 36,300	\$40,850	\$45,350	\$49,000	\$52,600	\$56,250	\$59,850
60%	\$ 38,100	\$ 43,560	\$49,020	\$54,420	\$58,800	\$63,120	\$67,500	\$71,820

4-person 100% AMI
\$ 98,000

Rent Limits

30% Low Income Tax Credits			
Size	Gross	UA	Net
1/1	510	-140	370
2/1	612	-167	445
3/2	707	-199	508

45% Low Income Tax Credits			
Size	Gross	UA	Net
1/1	765	-140	625
2/1	919	-167	752
3/2	1061	-199	862

Butte County Housing Authority Payment Standards			
Size	Gross	UA	Net
1/1	1200	-140	1060
2/1	1570	-167	1403
3/2	2213	-199	2014

50% Low Income Tax Credits			
Size	Gross	UA	Net
1/1	850	-140	710
2/1	1021	-167	854
3/2	1179	-199	980

60% Low Income Tax Credits			
Size	Gross	UA	Net
1/1	1020	-140	880
2/1	1225	-167	1058
3/2	1415	-199	1216

Utility Allowance Details

Utility Allowances Provided By: Butte County Housing Authority
 Effective Date: 10/1/24
 Implemented Date: 1/1/25

Type	Source	1-bed	2-bed	3-bed
Heat	Natural Gas	19	24	30
Cooking	Natural Gas	4	4	5
General	Electricity	65	77	94
A/C	Ref Air	20	26	30
Hot Water	Natural Gas	16	20	24
Other	PGE chg	12	12	12
Other	Nat Gas chg	4	4	4
Totals		140	167	199

Contact Details

Bidwell Park
 1197 E 8th Street
 Chico, California 95928
 Tel: 530.345.0200
 Fax: 530.345.0210
 Manager:
 Email: bidwell@cambridgeres.com
 Website:
 Property Supervisor: #REF!