

2019 STATE OF TEXAS, COMPETITIVE HOUSING TAX CREDIT FUNDING LIMITS AND ESTIMATED REGIONAL ALLOCATION

April 26, 2019

2019 COMPETITIVE (9%) HOUSING TAX CREDIT FUNDING ALLOCATION

Region	Geographic Area	Initial Sub-Region Amount	2019 Calendar Year Returns	Sub-Region Amount after Returns	Amount needed to reach \$600,000	Amount over \$600,000 that can be reallocated	Proportion of amount available to be reallocated	Amount to be Reallocated	Final Funding Amount	Allocation %
Urban	1 Lubbock	\$ 1,296,870		\$ 1,296,870	\$ -	\$ 696,870	1.31%	\$ (16,023)	\$ 1,280,847	1.61%
	2 Abilene	\$ 566,527		\$ 566,527	\$ 33,473	\$ -	0.00%	\$ 33,473	\$ 600,000	0.76%
	3 Dallas/Fort Worth	\$ 16,526,388		\$ 16,526,388	\$ -	\$ 15,926,388	29.96%	\$ (366,188)	\$ 16,160,200	20.34%
	4 Tyler	\$ 1,190,514		\$ 1,190,514	\$ -	\$ 590,514	1.11%	\$ (13,577)	\$ 1,176,937	1.48%
	5 Beaumont	\$ 824,222		\$ 824,222	\$ -	\$ 224,222	0.42%	\$ (5,155)	\$ 819,066	1.03%
	6 Houston	\$ 15,051,460		\$ 15,051,460	\$ -	\$ 14,451,460	27.18%	\$ (332,276)	\$ 14,719,184	18.52%
	7 Austin/Round Rock	\$ 4,568,069		\$ 4,568,069	\$ -	\$ 3,968,069	7.46%	\$ (91,236)	\$ 4,476,833	5.63%
	8 Waco	\$ 1,929,482		\$ 1,929,482	\$ -	\$ 1,329,482	2.50%	\$ (30,568)	\$ 1,898,913	2.39%
	9 San Antonio	\$ 5,558,919		\$ 5,558,919	\$ -	\$ 4,958,919	9.33%	\$ (114,018)	\$ 5,444,901	6.85%
	10 Corpus Christi	\$ 1,429,281		\$ 1,429,281	\$ -	\$ 829,281	1.56%	\$ (19,067)	\$ 1,410,213	1.77%
	11 Brownsville/Harlingen	\$ 6,354,956		\$ 6,354,956	\$ -	\$ 5,754,956	10.82%	\$ (132,321)	\$ 6,222,635	7.83%
	12 San Angelo	\$ 930,134		\$ 930,134	\$ -	\$ 330,134	0.62%	\$ (7,591)	\$ 922,544	1.16%
	13 El Paso	\$ 2,600,794		\$ 2,600,794	\$ -	\$ 2,000,794	3.76%	\$ (46,003)	\$ 2,554,791	3.22%

Rural	1 Lubbock	\$ 738,858		\$ 738,858	\$ -	\$ 138,858	0.26%	\$ (3,193)	\$ 735,666	0.93%
	2 Abilene	\$ 511,220		\$ 511,220	\$ 88,780	\$ -	0.00%	\$ 88,780	\$ 600,000	0.76%
	3 Dallas/Fort Worth	\$ 626,864		\$ 626,864	\$ -	\$ 26,864	0.05%	\$ (618)	\$ 626,247	0.79%
	4 Tyler	\$ 1,633,054		\$ 1,633,054	\$ -	\$ 1,033,054	1.94%	\$ (23,753)	\$ 1,609,301	2.03%
	5 Beaumont	\$ 1,036,626		\$ 1,036,626	\$ -	\$ 436,626	0.82%	\$ (10,039)	\$ 1,026,587	1.29%
	6 Houston	\$ 479,127		\$ 479,127	\$ 120,873	\$ -	0.00%	\$ 120,873	\$ 600,000	0.76%
	7 Austin/Round Rock	\$ 429,321		\$ 429,321	\$ 170,679	\$ -	0.00%	\$ 170,679	\$ 600,000	0.76%
	8 Waco	\$ 663,871		\$ 663,871	\$ -	\$ 63,871	0.12%	\$ (1,469)	\$ 662,403	0.83%
	9 San Antonio	\$ 515,932		\$ 515,932	\$ 84,068	\$ -	0.00%	\$ 84,068	\$ 600,000	0.76%
	10 Corpus Christi	\$ 655,941		\$ 655,941	\$ -	\$ 55,941	0.11%	\$ (1,286)	\$ 654,654	0.82%
	11 Brownsville/Harlingen	\$ 949,622		\$ 949,622	\$ -	\$ 349,622	0.66%	\$ (8,039)	\$ 941,584	1.18%
	12 San Angelo	\$ 421,533		\$ 421,533	\$ 178,467	\$ -	0.00%	\$ 178,467	\$ 600,000	0.76%
	13 El Paso	\$ 53,918		\$ 53,918	\$ 546,082	\$ -	0.00%	\$ 546,082	\$ 600,000	0.76%

Urban Totals	\$ 58,827,615	\$ -	\$ 58,827,615	\$ 33,473	\$ 51,061,088		\$ (1,140,552)	\$ 57,687,063	72.59%
Rural Totals	\$ 8,715,889	\$ -	\$ 8,715,889	\$ 1,188,948	\$ 2,104,837		\$ 1,140,552	\$ 9,856,441	12.40%

Regional Totals	\$ 67,543,504	\$ -	\$ 67,543,504	\$ 1,222,421	\$ 53,165,925		\$ 67,543,504	84.99%
At-Risk Totals	\$ 11,919,442	\$ 11,587	\$ 11,931,029				\$ 11,931,029	15.01%
USDA (From At-Risk)	\$ 3,973,147		\$ 3,973,147				\$ 3,973,147	5.00%
Grand Totals	\$ 79,462,946	\$ 11,587	\$ 79,474,533				\$ 79,474,533	100.00%

REQUEST LIMITS ELDERLY FUNDING LIMITS

Max Funding Request/Award Limits	Maximum Percentage Elderly	Maximum Elderly Funding Limit
\$ 1,500,000	n/a	n/a
\$ 900,000	n/a	n/a
\$ 1,500,000	40.47%	\$ 6,442,523
\$ 1,500,000	n/a	n/a
\$ 1,206,092	n/a	n/a
\$ 1,500,000	41.23%	\$ 5,978,270
\$ 1,500,000	35.62%	\$ 1,571,107
\$ 1,500,000	n/a	n/a
\$ 1,500,000	43.32%	\$ 2,323,825
\$ 1,500,000	n/a	n/a
\$ 1,500,000	n/a	n/a
\$ 1,358,234	n/a	n/a
\$ 1,500,000	n/a	n/a

\$ 1,083,468
\$ 900,000
\$ 922,588
\$ 1,500,000
\$ 1,500,000
\$ 900,000
\$ 900,000
\$ 975,749
\$ 900,000
\$ 964,356
\$ 1,386,229
\$ 900,000
\$ 900,000

Amount Based Purely on RAF		Annual Allocation
2019 Rate Per IRS		\$ 2.76
2019 Pop. Released		28,701,845
Ceiling Based on Population		\$ 79,109,460

Formula, Not Specific Region/ Pot (National Pool, Returned Credits, etc.)		
Type		Credit Amount
National Pool (2019)		
Returned Credits to Regions/Set-Asides (in 2019)	\$	11,587
Credits Carried Forward from 2018	\$	353,486
State Ceiling (population+carryover)	\$	79,462,946
Total State Credit Ceiling for 2019	\$	79,474,533
At-Risk Set-Aside	\$	11,931,029
USDA Set-Aside	\$	3,973,147
Rural Set-Aside	\$	15,894,907
10% Non-Profit Set Aside	\$	7,947,453
Regional Allocation	\$	67,543,504

NOTES:

This table reflects the allocation of the estimated Competitive Housing Tax Credit ceiling that the Department expects to have available for allocation during the 2019 cycle. The ceiling reflects a cap rate of \$2.75625 (IRS Rev. Proc. 2018-57) multiplied by the 2019 population figure of 28,701,845 (IRS Notice 2019-19), plus carried-over 2018 credits of \$353,486. Credits returned this calendar year and available to be reallocated are reflected in the "2019 Calendar Year Returns" column of the chart. The column labeled "Final Funding Amount" is the column an Applicant can reference to determine the amount of credit allocation that is estimated to be available in each subregion for the 2019 cycle.

The column labeled "Max Funding Request/Award Limits" reflects the maximum request limits for each State sub-region in accordance with 10 TAC §11.4(b). An Applicant cannot request or be awarded more than the amounts reflected in the column, which were established based on estimates as of December 1, 2018. These request/award limits are fixed and will not change even if the regional funding amounts change based on future updates. The Maximum Elderly Funding Limit is based on the 2019 property inventory and 2019 HISTA demographic data. In the later part of the year the IRS may release figures for the National Pool. National Pool is received subsequent to July awards and goes directly to Statewide Collapse. A revised document will be posted with each update.

Table 1 - Raw Data

	Region	Individuals at or Below 200% Poverty	HH at or Below 200% Poverty	Cost-Burdened Renters	Overcrowded Renters	Vacant Units For Rent
MSA Counties with Urban Places	1	202,603	71,339	37,697	4,207	7,602
	2	103,106	36,305	17,976	1,492	4,373
	3	2,301,829	810,503	443,579	76,356	78,072
	4	187,699	66,091	27,968	2,662	5,771
	5	139,863	49,248	20,497	1,673	4,739
	6	2,194,388	772,672	400,064	70,609	76,386
	7	529,552	186,462	136,749	18,840	17,291
	8	339,161	119,423	66,956	5,894	15,281
	9	796,872	280,589	129,581	18,785	23,163
	10	198,757	69,985	32,946	5,613	5,664
	11	886,586	312,178	66,416	25,237	12,034
	12	127,971	45,060	20,853	4,155	3,591
	13	409,531	144,201	45,218	8,090	10,306
	Subtotal	8,417,918	2,964,056	1,446,500	243,613	264,273
Non-MSA Counties and Counties with Only Rural Places	1	127,694	44,963	9,559	2,704	3,114
	2	99,330	34,975	8,192	1,145	2,942
	3	95,934	33,780	11,850	1,580	2,418
	4	259,746	91,460	23,420	3,666	5,558
	5	158,920	55,958	16,542	2,019	3,406
	6	71,324	25,114	8,979	953	1,675
	7	66,691	23,483	6,278	942	1,384
	8	105,582	37,177	9,064	1,259	2,144
	9	75,885	26,720	6,744	1,634	1,363
	10	96,505	33,981	9,534	2,283	1,929
	11	152,795	53,801	8,194	3,207	2,609
	12	62,243	21,917	4,990	1,077	998
	13	11,953	4,209	1,018	170	431
	Subtotal	1,384,602	487,536	124,364	22,639	29,971
	Total	9,802,520	3,451,592	1,570,864	266,252	294,244

Texas Average HH Size: 2.84

As presented to the Board 07/12/2018

Table 2 - Weights

	Region	Total Need Variables	% of Total Need Variables	Weighted	Total Availability Variable	% of Total Availability Variable	Weighted	Initial Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	113,243	2.1%	\$ 2,169,387	7,602	2.6%	\$ (872,517)	\$ 1,296,869.87	1.92%
	2	55,773	1.1%	\$ 1,068,437	4,373	1.5%	\$ (501,910)	\$ 566,527.04	0.84%
	3	1,330,438	25.2%	\$ 25,487,075	78,072	26.5%	\$ (8,960,686)	\$ 16,526,388.13	24.47%
	4	96,721	1.8%	\$ 1,852,879	5,771	2.0%	\$ (662,365)	\$ 1,190,514.06	1.76%
	5	71,418	1.4%	\$ 1,368,139	4,739	1.6%	\$ (543,917)	\$ 824,221.71	1.22%
	6	1,243,345	23.5%	\$ 23,818,636	76,386	26.0%	\$ (8,767,176)	\$ 15,051,459.58	22.28%
	7	342,051	6.5%	\$ 6,552,637	17,291	5.9%	\$ (1,984,568)	\$ 4,568,068.72	6.76%
	8	192,273	3.6%	\$ 3,683,353	15,281	5.2%	\$ (1,753,871)	\$ 1,929,481.58	2.86%
	9	428,955	8.1%	\$ 8,217,444	23,163	7.9%	\$ (2,658,525)	\$ 5,558,918.87	8.23%
	10	108,544	2.1%	\$ 2,079,364	5,664	1.9%	\$ (650,084)	\$ 1,429,280.53	2.12%
	11	403,831	7.6%	\$ 7,736,154	12,034	4.1%	\$ (1,381,198)	\$ 6,354,956.28	9.41%
	12	70,068	1.3%	\$ 1,342,290	3,591	1.2%	\$ (412,156)	\$ 930,134.14	1.38%
	13	197,509	3.7%	\$ 3,783,662	10,306	3.5%	\$ (1,182,868)	\$ 2,600,794.24	3.85%
		Subtotal	4,654,169	88.0%	89,159,456	264,273	89.8%	\$ (30,331,841)	\$ 58,827,614.75
Non-MSA Counties and Counties with Only Rural Places	1	57,226	1.1%	\$ 1,096,267	3,114	1.1%	\$ (357,408)	\$ 738,858.45	1.09%
	2	44,312	0.8%	\$ 848,887	2,942	1.0%	\$ (337,667)	\$ 511,220.40	0.76%
	3	47,210	0.9%	\$ 904,389	2,418	0.8%	\$ (277,525)	\$ 626,864.18	0.93%
	4	118,546	2.2%	\$ 2,270,971	5,558	1.9%	\$ (637,918)	\$ 1,633,053.99	2.42%
	5	74,519	1.4%	\$ 1,427,548	3,406	1.2%	\$ (390,922)	\$ 1,036,625.92	1.53%
	6	35,046	0.7%	\$ 671,374	1,675	0.6%	\$ (192,248)	\$ 479,126.89	0.71%
	7	30,703	0.6%	\$ 588,170	1,384	0.5%	\$ (158,848)	\$ 429,321.41	0.64%
	8	47,500	0.9%	\$ 909,948	2,144	0.7%	\$ (246,077)	\$ 663,871.44	0.98%
	9	35,098	0.7%	\$ 672,370	1,363	0.5%	\$ (156,438)	\$ 515,932.47	0.76%
	10	45,798	0.9%	\$ 877,341	1,929	0.7%	\$ (221,400)	\$ 655,940.52	0.97%
	11	65,202	1.2%	\$ 1,249,069	2,609	0.9%	\$ (299,447)	\$ 949,622.39	1.41%
	12	27,984	0.5%	\$ 536,078	998	0.3%	\$ (114,545)	\$ 421,533.03	0.62%
	13	5,397	0.1%	\$ 103,386	431	0.1%	\$ (49,468)	\$ 53,918.15	0.08%
		Subtotal	634,539	12.0%	\$ 12,155,800	29,971	10.2%	\$ (3,439,911)	\$ 8,715,889.25
	Total	5,288,708	100%	\$ 101,315,256	294,244	100%	\$ (33,771,752)	\$ 67,543,504.00	100.00%

Total Sample Allocation: \$67,543,504

Weight of Need Variables: 150%

Weight of Availability Variables: -50%