

**CTCAC ALLOCATION PROCESS FOR SET ASIDES AND GEOGRAPHIC REGIONS**  
Estimated as of June 20, 2008

**Step 1 - Calculate Total Federal Credit Ceiling (1)**

	<i>Per Capita</i>	<i>Population</i>	
New Population Based Credits*	\$2.00	36,553,215	\$73,106,430
Forward Committed 2008 Credit			\$0
Available Returned Credit			\$25,386
Plus National Pool			\$0
<b>Total Federal Credit Ceiling</b>			<b>\$73,131,816</b>
<b>Round as Percent of Annual Total</b>		<b>50%</b>	

**Step 2 - Determine Set Asides (2)**

Set Asides		Annual Set Aside Amount	Round 1 Set Aside Amount	Credit Awards From Round 1	Round 2 Estimated Set Aside Amount
<b>Nonprofit</b>	<b>10%</b>	<b>\$7,313,182</b>	<b>\$3,656,591</b>	<b>\$5,325,143</b>	<b>\$1,988,039</b>
<b>Rural</b>	<b>20%</b>	<b>\$14,626,363</b>	<b>\$7,313,182</b>	<b>\$7,945,261</b>	<b>\$6,681,102</b>
<i>RHS Apportionment (b)</i>	14%		\$1,023,845	\$2,175,605	\$935,354
<i>Other</i>	86%		\$6,289,337	\$5,769,656	\$5,745,748
<b>Small Development (a)</b>	<b>2%</b>	<b>\$1,462,636</b>	<b>\$731,318</b>	<b>\$1,174,221</b>	<b>\$288,415</b>
<b>At Risk (a)</b>	<b>5%</b>	<b>\$3,656,591</b>	<b>\$1,828,296</b>	<b>\$1,947,654</b>	<b>\$1,708,937</b>
<b>Special Needs/SRO (b)</b>	<b>2%</b>	<b>\$1,462,636</b>	<b>\$731,318</b>	<b>\$1,360,420</b>	<b>\$102,216</b>
<b>Supplemental Set Aside (c)</b>	<b>3%</b>	<b>\$2,193,954</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,081,816</b>
<b>Total Set Asides</b>	<b>42%</b>	<b>\$30,715,363</b>	<b>\$14,260,705</b>	<b>\$17,752,699</b>	<b>\$11,850,526</b>

**Step 3 - Determine Geographic Apportionments (3)**

	Federal Annual	State Total
<b>Total Credit Ceiling</b>	<b>\$73,131,816</b>	<b>\$83,805,727</b>
<i>Less Nonprofit</i>	<i>(\$7,313,182)</i>	
<i>Less Rural</i>	<i>(\$14,626,363)</i>	
<i>Less Special Needs/SRO</i>	<i>(\$1,462,636)</i>	
<i>Less Supplemental Set Aside</i>	<i>(\$2,193,954)</i>	
<i>Less Net Credit Balance From Prior Rounds</i>		
<i>Less State Credits for 4% Competitive Projects</i>		<i>(\$12,570,859)</i> for Rounds 1 & 2
<b>Credit Ceiling Balance to Geographic Regions</b>	<b>\$47,535,680</b>	<b>\$71,234,868</b>

Apportionments by Region	%	Annual Federal Credit	Total State Credit	Annual Adjusted Credit (d)	Available Adjusted Credit For Round 1 (e)	Credit Awarded From Round 1 (f)	Estimated Adjusted Credit for Round 2 (g)
LA County	33%	\$15,686,775	\$23,507,506	\$18,037,525	\$7,559,733	\$7,418,429	\$9,160,067
Central	10%	\$4,753,568	\$7,123,487	\$5,465,917	\$3,033,444	\$3,380,496	\$2,385,906
North and East Bay	10%	\$4,753,568	\$7,123,487	\$5,465,917	\$3,063,617	\$3,151,629	\$2,644,946
San Diego	10%	\$4,753,568	\$7,123,487	\$5,465,917	\$2,392,747	\$2,656,763	\$2,468,942
Inland Empire	8%	\$3,802,854	\$5,698,789	\$4,372,733	\$2,813,356	\$2,197,917	\$2,801,806
Orange County	8%	\$3,802,854	\$5,698,789	\$4,372,733	\$2,484,564	\$2,652,717	\$2,018,214
San Mateo etc.	6%	\$2,852,141	\$4,274,092	\$3,279,550	\$1,385,446	\$890,581	\$2,134,640
Capital/Northern	6%	\$2,852,141	\$4,274,092	\$3,279,550	\$1,063,928	\$1,366,770	\$1,336,933
Coastal	5%	\$2,376,784	\$3,561,743	\$2,732,958	\$707,527	\$0	\$2,074,006
San Francisco	4%	\$1,901,427	\$2,849,395	\$2,186,367	\$2,343,505	\$1,963,123	\$1,473,565
	100%	\$47,535,680	\$71,234,868	\$54,659,167	\$26,847,867	\$25,678,425	\$28,499,026

Note: All numbers in *(italics bracketed with parens)* are negative numbers.

- (a) All credit allocated to these set-asides is taken from the geographic apportionment, and any awards made in these set-asides will reduce the appropriate geographic set-aside's total credit available.
- (b) State credit allocated to projects in these set-asides is taken from the geographic apportionment, and any awards made in these set-asides will reduce the appropriate geographic set-aside's total credit available.
- (c) Less \$1,824,431 for Round 1 Set Aside Amount, which was forward committed for 2008 from the Supplemental Set Aside to fund a priority project.
- (d) The Adjusted Credit amounts are calculated as follows: (Annual Federal Credit x10 + Total State Credit)/10.
- (e) The Adjusted Surplus or Deficit: the full adjusted credit balance from 2007, i.e., - annual federal credits allocated to projects throughout 2007 and - state credits allocated to projects in 2007 divided by ten.
- (f) The Awarded Credit Amounts include Set-Aside awards for the At-Risk and Small Development Set-Asides.
- (g) Estimated Adjusted Credit totals were calculated as follows: half the adjusted annual credit + adjusted credit awarded deficit or surplus from the previous round.
- (1) "Credit Ceiling is defined at 10302 (j) to include all elements shown below, following Ceiling definition in IRS Code Section 42.
- (2) Health and Safety Code part 50199.2 establishes Rural Set Aside at "...20 percent of the federal ceiling." TCAC Regs Part 10315 also defines Set Asides with reference to a given percentage of the "Federal Credit Ceiling".
- (3) Similar language applies to Geographic Apportionments in Regs part 10315(k).

**CALCULATION OF STATE TAX CREDIT CEILING AND HOUSING TYPE GOALS**

**Step 4 - Calculate State Credit Ceiling**

New Credits	\$70,000,000
Plus State Credit CPI Adjustment	<u>\$13,966,419</u>
State Tax Credit for 15% Set Aside Purposes	\$83,966,419
Plus Carry Forward of Prior Year's Credits	\$0
Less Advance Allocations in Prior Year	<b>(\$2,124,291)</b>
Plus Returned Credits	<u>\$1,963,599</u>
<b>Total State Tax Credit Available for Year</b>	<b>\$83,805,727</b>

**Step 5 - Calculate Bond Financed Project Set Aside**

	Set Aside Percentage	Set Aside Dollar Amount
Bond Financed Projects	15%	\$12,570,859
Other (9%) Projects	Balance of Total	\$71,234,868
<b>Total</b>		<b>\$83,805,727</b>

**Step 6 - Calculate Housing Type Goals, Federal Tax Credits**

<b>Annual Federal Tax Credit Ceiling</b>	<b>\$73,131,816</b>
<b>Awarded Federal Tax Credits for Round 1</b>	<b><u>\$39,914,103</u></b>
<b>Available Federal Tax Credits for Round 2</b>	<b>\$33,217,713</b>

  

	Type	Percentage	Annual	Round 1	Round 2
<b>Housing Type Goals</b>	Large Family	65%	\$47,535,680	\$23,767,840	\$21,591,513
	SRO	10%	\$7,313,182	\$3,656,591	\$3,321,771
	At Risk	5%	\$3,656,591	\$1,828,295	\$1,660,886
	Special Needs	5%	\$3,656,591	\$1,828,295	\$1,660,886
	Seniors	15%	\$10,969,772	\$5,484,886	\$4,982,657