

CTCAC ALLOCATION PROCESS FOR SET ASIDES AND GEOGRAPHIC REGIONS					
<u>Estimated for Calendar Year 2026</u>					
Step 1 - Calculate Total Federal Credit Ceiling (1)					
New Population Based Credits		Per Capita	Population*		
		\$3,416	39,431,263	\$134,697,194	
Forward Committed 2026 Credit				\$0	
Available Returned Credit/Surplus Credits				\$1,943,714	
		Total Federal Credit Ceiling		\$136,640,908	
Step 2 - Determine Set Asides (2)					
Set Asides	%	Annual Set Aside Amount	Round 1 Set Aside Amount		
Nonprofit	10%	\$13,664,091	\$6,832,046		
Rural	20%	\$27,328,182	\$13,664,091		
RHS, HOME, and CDBG-DR Apportionment	14%	\$3,825,945	\$1,912,973		
Native American Apportionment	10%	\$2,732,818	\$1,366,409		
Other		\$20,769,419	\$10,384,709		
Second Supplemental Set Aside		\$2,000,000	\$0		
At-Risk	5%	\$6,732,045	\$3,366,023		
Special Needs	4%	\$5,385,636	\$2,692,818		
Supplemental Set Aside**	3%	\$4,039,227	\$0		
Total Set Asides		\$59,149,181	\$26,554,978		
Step 3 - Determine Geographic Apportionments (3)					
Total Credit Ceiling		Federal Annual	State Total		
		\$136,640,908	\$67,256,563		
Less Set-Asides (not including Returned Credits)		(\$59,149,181)			
Less State Credits for 4% Projects			(\$10,088,484)		
Remaining Balance		\$77,491,727	\$57,168,079		
State Credit Adjuster			80%		
Credit Ceiling Balance to Geographic Regions		\$77,491,727	\$45,734,463		
Apportionments by Region	%	Annual Federal Credit	Total State Credit	Annual Adjusted Credit (a)	Adjusted Surplus/Deficit From 2025 (b)
					Estimated Adjusted Credit for Round 1 (c)
City of Los Angeles	17.6%	\$13,638,544	\$8,049,265	\$14,443,471	(\$1,741,360)
Balance of Los Angeles County	17.2%	\$13,328,577	\$7,866,328	\$14,115,210	(\$3,710,530)
Central Valley Region	8.6%	\$6,664,289	\$3,933,164	\$7,057,605	(\$2,072,797)
San Diego County	8.6%	\$6,664,289	\$3,933,164	\$7,057,605	(\$412,503)
Inland Empire Region	8.3%	\$6,431,813	\$3,795,960	\$6,811,409	(\$2,369,196)
East Bay Region	7.4%	\$5,734,388	\$3,384,350	\$6,072,823	\$2,111,253
Orange County	7.3%	\$5,656,896	\$3,338,616	\$5,990,758	(\$220,644)
South and West Bay Region	6.0%	\$4,649,504	\$2,744,068	\$4,923,911	(\$1,779,768)
Capital Region	5.7%	\$4,417,028	\$2,606,864	\$4,677,714	(\$872,319)
Central Coast Region	5.2%	\$4,029,570	\$2,378,192	\$4,267,389	(\$2,413,353)
Northern Region	4.4%	\$3,409,636	\$2,012,316	\$3,610,868	(\$1,841,990)
San Francisco County	3.7%	\$2,867,194	\$1,692,175	\$3,036,412	\$1,922,064
	100%	\$77,491,728	\$45,734,462	\$82,065,175	\$27,947,662

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

\* Population estimate is from 2024 and will be updated when the population estimate for 2025 is available

\*\* Supplemental Set-Aside does not reflect federal credits returned after February 1, 2026

\*\*\* The credits available in Round 1 is \$0 because 2025 Waiting List Awards were made in the region. The remaining deficit will be accounted for in Round 2.

(a) The Adjusted Credit amounts are calculated as follows: (Annual Federal Credit x 10 + Total State Credit)/10.

(b) The Adjusted Surplus or Deficit: the full adjusted credit balance from 2025

(c) Estimated Adjusted Credit totals were calculated as follows: (the adjusted annual credit x 50%) + surplus or deficit from 2025

(1) "Credit Ceiling" is defined in CTCAC Regulation Section 10302(t) to include all elements shown below, following Ceiling definition in

(2) Health and Safety Code part 50199.2 establishes Rural Set Aside at "...20 percent of the federal ceiling." CTCAC Regulations Section 10315 also defines Set-Asides with reference to a given percentage of the "Federal Credit Ceiling".

(3) Similar language applies to Geographic Apportionments in CTCAC Regulations Section 10315.

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

### Step 4 - Calculate State Credit Ceiling

Statutory Base State Credit Number	\$70,000,000
Plus State Credit CPI Adjustment	\$59,574,757
2026 Calculated State Tax Credits Available	\$129,574,757
Less Advance Allocations in Prior Year	(\$62,318,194)
Plus Returned Credits	\$0
Total State Tax Credit Available for 2026	\$67,256,563

### Step 5 - Calculate Tax Exempt Bond Financed Project (4% Project) Set Aside

	Set Aside Percentage	Set Aside Amount
4% Projects	15%	\$10,088,484
9% Projects	Balance of Total	\$57,168,079
<b>Total</b>		<b>\$67,256,563</b>

### Step 6 - Calculate Housing Type Goals, Federal & State Tax Credits

Total Federal Tax Credit Ceiling (Annual Amount Multiplied By Ten)	\$1,366,409,080
State Credit Ceiling After Set Aside for Bond Projects	\$57,168,079
State Credit Ceiling After Set Aside for Bond Projects with 80% Adjustment	\$45,734,463
<b>Total Stated As Annual</b>	<b>\$141,214,354</b>

Housing Type Goals	Type	Percentage	Annual	Round 1
	Large Family	65%	\$91,789,330	\$45,894,665
	Large Family New	30%	\$42,364,306	\$21,182,153
	Construction <sup>1</sup>			
	Special Needs	40%	\$56,485,742	\$28,242,871
	Seniors	20%	\$28,242,871	\$14,121,436
	SRO	15%	\$21,182,153	\$10,591,077
	At-Risk	15%	\$21,182,153	\$10,591,077

Total Federal Tax Credit Available in <u>Rural Set Aside</u> (Stated As Annual)	\$27,328,182
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Housing Type Goals in <u>Rural Set Aside</u>	Type	Percentage	Annual	Round 1
	Acquisition and/or Rehabilitation	30%	\$8,198,455	\$4,099,228
	Large Family New	30%	\$8,198,455	\$4,099,228
	Construction <sup>1</sup>			
	Seniors	20%	\$5,465,636	\$2,732,818

<sup>1</sup>Large Family New Construction receiving the tiebreaker increase for being located in census tracts or census block groups designated on the CTCAC/HCD Opportunity Area Map as Highest or High Resource (CTCAC Regulations Section 10315(h)).

**STATE TAX CREDITS - NEW CONSTRUCTION 4% PROJECTS**

<b>State Tax Credits Available in 2026</b>	<b>\$500,000,000</b>
<b>Returned Credits/Carry Forward of Prior Year's Credits</b>	<b>\$15,531,071</b>
<b>Total State Tax Credit Available in 2026</b>	<b>\$515,531,071</b>

	<b>Annual</b>	<b>Round 1</b>	<b>Round 2</b>	<b>Round 3</b>
<b>General Allocation</b>	\$390,531,071	\$195,265,536	TBD *	TBD *
<b>General Allocation for Farmworker Housing</b>	\$25,000,000	\$25,000,000	TBD *	TBD *
<b>California Housing Finance Agency (CalHFA) - Mixed-Income Program</b>	\$100,000,000	\$0	\$100,000,000	\$0

\*Total State Tax Credits remaining after prior round

**STATE FARMWORKER TAX CREDITS**

<b>State Farmworker Tax Credits Available in 2026</b>	<b>\$500,000</b>
<b>Plus Annual Allocation Amount</b>	<b>\$500,000</b>
<b>Total State Farmworker Tax Credits Available in 2026</b>	<b>\$1,000,000</b>