

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
**TDHCA Governing Board Approved Draft of
The 2023 Regional Allocation Formula Methodology**

Disclaimer

Attached is a draft of the 2023 Regional Allocation Formula Methodology that was approved by the TDHCA Governing Board on June 16, 2022.

The RAF utilizes appropriate statistical data to measure the affordable housing need and available resources in the 13 State Service Regions that are used for planning purposes. The RAF also allocates funding to rural and urban subregions within each region. The Department has flexibility in determining variables to be used in the RAF, per §2306.1115(a)(3) of the Tex. Gov't Code, "the department shall develop a formula that...includes other factors determined by the department to be relevant to the equitable distribution of housing funds..." The RAF is revised annually to reflect current data, respond to public comment, and better assess regional housing needs and available resources.

The RAF methodology explains the use of factors, in keeping with the statutory requirements, which include the need for housing assistance, the availability of housing resources, and other factors relevant to the equitable distribution of housing funds in urban and rural areas of the state.

The Single Family HOME Investment Partnerships Program (HOME), Multifamily HOME, Housing Tax Credit (HTC), and Housing Trust Fund (HTF) program RAFs each use slightly different formulas because the programs have different eligible activities, households, and geographical service areas. For example, §2306.111(c) of the Tex. Gov't Code requires that 95% of HOME funding be set aside for non-participating jurisdictions (non-PJs). Therefore, the Single Family and Multifamily HOME RAFs only use need and available resource data for non-PJs.

Public Comment

Public Comment Period: Starts: Monday, June 20, 2022 Ends: Wednesday, July 20, 2022 5:00p.m. Austin local time

Comments received after 5:00 p.m. Austin local time on July 20, 2022 will not be accepted.

Written comments may be submitted, in hard copy or electronic formats to:

Texas Department of Housing and Community Affairs
Attn: Housing Resource Center
P.O. Box 13941
Austin, Texas 78711-3941
Email: info@tdhca.state.tx.us

Written comments may be submitted in hard copy, or email formats within the designated public comment period. Those making public comment are encouraged to reference the specific draft rule, policy, or plan related to their comment as well as a specific reference or cite associated with each comment.

Please be aware that all comments submitted to the TDHCA will be considered public information.

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Attachment A: 2023 Regional Allocation Formula Methodology

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Introduction

Since 2000, the Texas Department of Housing and Community Affairs (TDHCA or the Department) has used a Regional Allocation Formula (RAF) to allocate funding at the regional and subregional level for multifamily and single-family activities. The RAF is required by Tex. Gov't Code §§2306.111 and 2306.1115. It allocates funding for the following programs:

Multifamily Programs:

Housing Tax Credit (HTC) Program

HOME Investment Partnerships Program (HOME) Multifamily (MF)

Single Family Programs:

Housing Trust Fund (HTF) Program*

HOME Single Family (SF)

* The RAF is not required to be utilized for HTF as authorized by Tex. Gov't Code §2306.111(d-1) unless certain factors are in place. HTF is funded through state general revenue and is not to be confused with the federally funded National Housing Trust Fund (NHTF). The following methodology explains how the RAF meets statutory requirements by accounting for housing need, housing resource availability, and other factors relevant to the equitable distribution of housing funds in urban and rural areas of the state.

The methodology also includes example allocation spreadsheets for each of the four programs subject to the RAF. These spreadsheets demonstrate how the methodology affects each program. The provided spreadsheets utilize the following total allocation amounts:

Program	Example Allocation	Total
HTC		\$65,000,000
HOME Multifamily		\$12,500,000
HTF		\$3,000,000
HOME Single Family		\$15,000,000

These allocation amounts are only examples. After approval of the RAF Methodology by the TDHCA Governing Board, Program area staff calculate the final allocation amounts according to the most recent information on funding availability. Other planning considerations may also alter the final allocations provided by the RAF. For example, certain HOME SF activities may not release funds subregionally using the RAF. In addition, per Tex. Gov't Code §2306.111(d-1)(3), if HTF funds administered by the Department (and not otherwise set aside) do not exceed \$3 million, then HTF funds are not required to be allocated using the RAF.

The draft 2023 RAF Methodology will be presented at the June 16, 2022, TDHCA Board meeting for approval to be released for public comment. A public comment period will be open from Monday, June 20, 2022, through Wednesday, July 20, 2022 at 5:00 pm Austin local time. A public hearing for the draft 2023 RAF Methodology will be held at 2:00 p.m. Austin local time on Tuesday, July 5, 2022.

Statutory Requirement

Tex. Gov't Code §§2306.111 and 2306.1115 require that TDHCA use a formula to allocate funding for the HOME, HTF, and HTC programs.

Tex. Gov't Code §2306.1115 states:

(a) To allocate housing funds under Section 2306.111(d), the department shall develop a formula that:

(1) includes as a factor the need for housing assistance and the availability of housing resources in an urban area or rural area;

(2) provides for allocations that are consistent with applicable federal and state requirements and limitations; and

(3) includes other factors determined by the department to be relevant to the equitable distribution of housing funds under Section 2306.111(d).

(b) The department shall use information contained in its annual state low income housing plan and other appropriate data to develop the formula under this section.

The methodology detailed in this document evaluates both housing need and housing availability in urban and rural areas, as required by statute for the HOME SF, HOME MF, HTF, and HTC programs.

The methodology also includes a regional coverage factor for single family programs. This coverage factor utilizes an inverse population density function to help distribute single family program funding to more rural areas of the state in accordance with the statutory requirements.

Urban and Rural Areas

Tex. Gov't Code §2306.004 states:

(28-a) "Rural area" means an area that is located:

(A) outside the boundaries of a primary metropolitan statistical area or a metropolitan statistical area; or

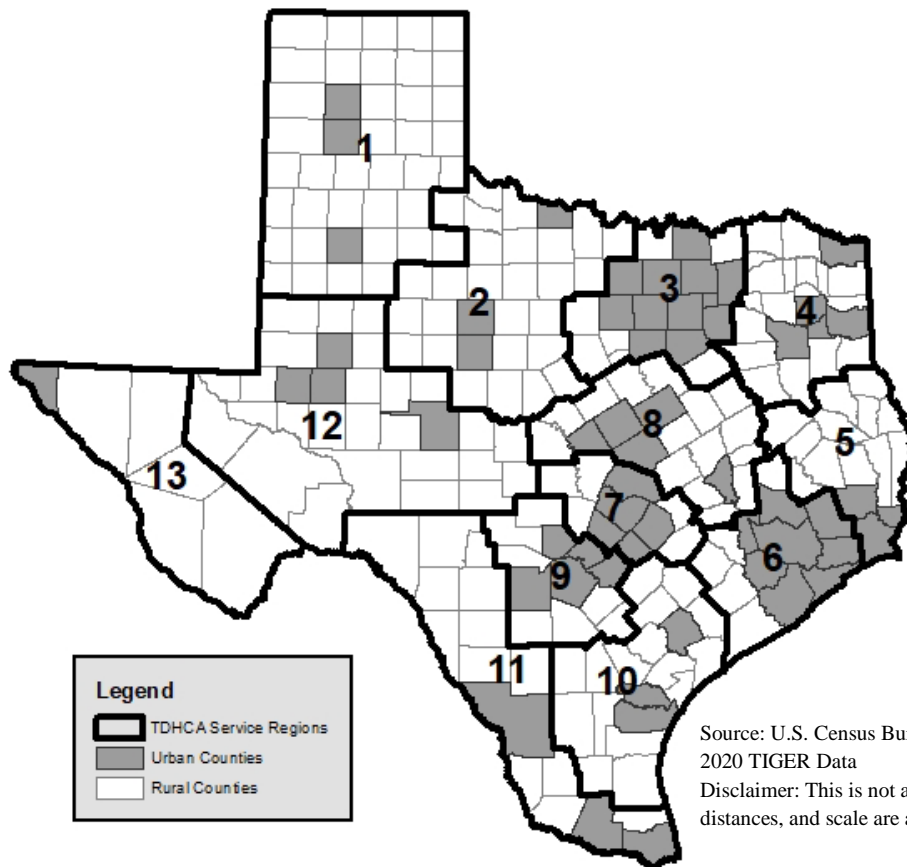
(B) within the boundaries of a primary metropolitan statistical area or a metropolitan statistical area, if the statistical area has a population of 25,000 or less and does not share a boundary with an urban area.

Tex. Gov't Code §2306.004(28-a) is applied to incorporated places and Census Designated Places, as defined by the U.S. Census Bureau, collectively referred to as places. Prior to the development of the RAF each year, the parameters outlined in Tex. Gov't Code are used to determine which of these places are urban and which are rural. Organizations applying for certain site-specific TDHCA-administered funds use the urban and rural place designations to determine which subregional allocation they are eligible to apply for. If the site is located in an urban place, then that organization applies for funds allocated to the urban subregion of their region, while organizations requesting funds for sites in rural places would apply for rural subregional funds. For non-site specific funds, if a place crosses county or regional boundaries, then that place's subregion (urban or rural) is determined by the county that contains the majority area and population of the place.

Additionally, the RAF must account for the statewide need for and availability of housing. If the RAF only analyzed data from places, many unincorporated parts of the state would not be included, which would significantly hinder the RAF’s utility as an equitable allocation tool. For this reason, the RAF uses county-level data to measure statewide housing need and to calculate subregional allocations. This allows for a more complete picture of the state’s demographics in determining allocations.

Even if a county contains a Metropolitan Statistical Area (MSA) per the U.S. Office of Management and Budget (OMB) definitions, it’s possible that all the places within that county meet the definition of a rural area per Tex. Gov’t Code §2306.004(28-a). Therefore, if an MSA county has no places designated as urban, the need and availability of the whole county will be counted toward the rural allocation (*i.e.*, the MSA county had no places with a population over 25,000 or places touching a boundary of a place with a population over 25,000). The allocation process outlined in this document refers to “MSA counties with urban places” as “urban counties” and “Non-MSA counties and counties with only rural places” as “rural counties.” The need and availability of “MSA counties with urban places” directs the allocation toward the urban places, and the need and availability of “Non-MSA counties and counties with only rural places” directs the allocation toward the rural places.

Map of Urban and Rural Counties in Texas by Region



Methodology

For many of the RAF's variables, the Department uses the most recent American Community Survey (ACS) 5-Year Estimates data available. Land area data are not available in the annually released ACS; therefore, decennial census data must be used for the Regional Coverage Factor. The RAF currently uses the 2010 Decennial Census SF1 tables for land area.

Affordable Housing Need

For the purposes of developing an allocation formula, affordable housing need is measured through variables that correspond with the assistance provided by each specific TDHCA program. Despite HTF not currently utilizing the RAF, HTF is included in the RAF methodology description if funding levels or programmatic changes require the RAF to be utilized for this program.

Income

A household's income is the primary measurement of eligibility for housing assistance through TDHCA. HOME, HTC, and HTF serve households that earn less than or equal to 80% Area Median Family Income (AMFI). While eligibility for housing assistance is measured by AMFI, the Comprehensive Housing Affordability Strategy (CHAS) datasets that estimate the number of households in each AMFI category lag behind the poverty data included in the ACS by one year. In order to use the most up-to-date data, the RAF will incorporate ACS data for number of individuals at or below 200% of the poverty level to help calculate affordable housing need. Individuals at or below 200% of the poverty level will qualify for a majority of the housing assistance options offered through TDHCA's HOME, HTC, and HTF programs. The ACS collects income data by individual and housing data by household. Therefore, to ensure that data on *individuals* in poverty can be accurately weighted with data on cost burdened and overcrowded *households* to calculate affordable housing need, the income data must be converted to *households* at or below 200% of poverty. To do this, the number of individuals at or below 200% poverty in each subregion is divided by the average size of a household in Texas. The number of households at or below 200% poverty is included as a variable in all four program RAFs.

Cost Burden and Overcrowding

Renter and owner need for housing assistance is measured through cost burden and overcrowding conditions. The RAF defines a cost-burdened household as one that spends 30% or more of their monthly income on rent or homeowner costs (for homeowners with a mortgage), which is a common measure of unaffordable housing. The RAF considers an overcrowded housing unit to be one that contains more than one person per room, including the kitchen and bathroom. Areas with high cost burden or overcrowding may signify a need for assistance.

Many of TDHCA's programs aim to assist households that are cost-burdened or overcrowded. HTC and HOME MF both offer assistance for reduced-rent apartments. HOME SF offers Tenant-Based Rental Assistance, which pays a portion of a recipient's rent to their landlord. HTF offers the Amy Young Barrier Removal Program, which can serve both renters and homeowners. Therefore,

variables representing renters who need assistance are included in the analysis for all four program RAFs.

HOME SF offers homebuyer assistance, home repair assistance, and single family development programs. For home repair, HOME SF offers grants and no-interest loans to homeowners to rehabilitate or reconstruct their homes. For single family development, typically the homes are built by Community Housing Development Organizations (CHDOs) and purchased by low-income homeowners. HTF offers the Amy Young Barrier Removal Program, which can be used for homeowners (as well as renters), and the Bootstrap Loan Program for potential homeowners who use “sweat equity” and low- to no-interest loans to build and secure ownership of their homes. Therefore, variables representing homeowners who need assistance are included in the HOME SF and HTF RAFs.

Lack of Kitchen and Plumbing Facilities

HOME SF offers homeowner rehabilitation or reconstruction assistance. HTF includes activities for the rehabilitation, such as the Amy Young Barrier Removal Program. Since TDHCA programs fund the rehabilitation of substandard housing, the RAF includes measures for substandard housing. Common definitions of substandard housing include lack of operable indoor plumbing, usable flush toilets, usable bathtub or shower, safe electricity, safe or adequate source of heat, or kitchen facilities. Data regarding total units lacking kitchen facilities or plumbing are the only data available on both an annual basis and at a county level. The count of occupied and unoccupied units lacking kitchen facilities and the count of occupied and unoccupied units lacking plumbing are utilized in the HOME SF and HTF RAFs.

Summary of Affordable Housing Need for Single Family and Multifamily Activities

The extent of Texans needing affordable housing is measured using five variables for single family activities:

- Cost burdened renter and owner households;
- Overcrowded renter and owner households;
- Housing units lacking kitchen facilities;
- Housing units lacking plumbing; and
- Individuals at or below 200% of the poverty rate.

The extent of Texans needing affordable housing is measured using three variables for multifamily activities:

- Cost burdened renter households;
- Overcrowded renter households; and
- Individuals at or below 200% of the poverty rate.

Housing Availability

Housing availability is included to measure where existing housing resources are located. Since this includes both market-rate and subsidized units, the RAF uses vacancies as a common measurement for housing availability. A high number of vacancies may indicate that a market has an adequate or a potentially abundant supply of housing. The HOME SF and HTF RAFs incorporate both units for rent and units for sale only into their housing availability measure, while the HOME MF and HTC RAFs only incorporate units for rent.

Regional Coverage Factor

The RAF uses inverse population density to generate a regional coverage factor. Population density measures the average number of people located in a defined area (i.e. persons per square mile). This is calculated by dividing the number of people in a geographic area by the area of the land in that area. In this way, population density can be used to compare the population size of geographic areas with different dimensions. A high population density means that a geographic area has higher population relative to its available land area. Contrarily, inverse population density measures the amount of land in a geographic area per person in that area (i.e. square miles per person). This is calculated by dividing the land area by the number of people that live in that area. A high inverse population density means that a geographic area has more land area relative to its population size. In this way, high population density generally corresponds to urban regions, while high inverse population generally corresponds to more rural regions.

Inverse population density is included in the HOME SF and HTF RAFs as a Regional Coverage Factor to consider the distance between scattered-site single family activities. This includes accounting for the dispersed population within the predominantly rural areas where HOME SF and HTF administrators provide assistance. TDHCA's multifamily programs generally focus development on a single site, so the Regional Coverage Factor is not as pertinent to multifamily program allocation. The Regional Coverage Factor assists in redistributing single family program funding from urban areas to more rural parts of the state. This better aligns funding availability with the statutory requirement that 95% of HOME funds be allocated for the benefit of those areas of the state that do not receive HOME funds directly from the U.S. Department of Housing and Urban Development (HUD), primarily smaller cities and rural areas (per Tex. Gov't Code §2306.111).

Summary of Variables

The following chart shows which need, availability, and other variables are used in the RAF Methodology for each of the four applicable programs.

		Multifamily Programs		Single Family Programs	
		HTC	HOME MF	HTF	HOME SF
Need Variables	<i>Cost Burdened Renter Households</i>	✓	✓	✓	✓

		Multifamily Programs		Single Family Programs	
		HTC	HOME MF	HTF	HOME SF
	<i>Cost Burdened Owner Households</i>			✓	✓
	<i>Overcrowded Renter Households</i>	✓	✓	✓	✓
	<i>Overcrowded Owner Households</i>			✓	✓
	<i>Units Lacking Kitchen Facilities</i>			✓	✓
	<i>Units Lacking Plumbing Facilities</i>			✓	✓
	<i>Individuals at or Below 200% of Poverty</i>	✓	✓	✓	✓
Availability Variables	<i>Vacant Units for Rent</i>	✓	✓	✓	✓
	<i>Vacant Units for Sale</i>			✓	✓
Other	<i>Regional Coverage Factor</i>			✓	✓

Exceptions to the RAF

Per Tex. Gov't Code §2306.111, there are certain instances in which the RAF requirement does not apply to HOME MF, HOME SF, HTC, or HTF funds.

Set-Asides

Specific set-asides will not be subject to the RAF per Tex. Gov't Code §2306.111(d-1), including set-asides for contract-for-deed activities and set-asides mandated by state or federal law, if these set-asides are less than 10% of the total allocation of funds or credits. Set-asides for funds allocated to serve persons with disabilities will not be subject to the RAF. The total amount available through the RAF will not include funds for at-risk developments for the HTC Program or other statutorily created set-asides. Also pursuant to Tex. Gov't Code §2306.111(d-1), programmed activities for HTF that do not exceed \$3 million are not subject to the RAF. It is due to these exceptions that the HTF funds, as currently programmed, do not utilize the RAF.

In addition, per Tex. Gov't Code §2306.111(c)(2), 5% of State HOME funds must be spent on activities that serve persons with disabilities in any area of the State. This portion of HOME is not subject to the RAF because it is set-aside for persons with disabilities.

In Tex. Gov't Code §2306.111(d-2), 5% of HTC funds must be allocated to developments that receive federal assistance through USDA. Any developments that receive federal assistance through USDA and HTC for rehabilitation may compete for funding separately under the "USDA Set-Aside." This funding is taken from the total tax credit ceiling prior to applying the RAF.

Participating Jurisdictions (PJs)

PJs refer to geographic areas that are under the jurisdiction of local government entities that receive HOME funding directly from HUD. In accordance with Tex. Gov't Code §§2306.111(c)(1), 95% of the funds for HOME must be spent outside of PJs. Since 95% of HOME funds cannot be spent within a PJ, the housing need, availability, and coverage variables of PJs are not counted toward the subregional allocations for the HOME SF and HOME MF RAFS.

PJ designations are subject to change annually depending on HUD funding. According to HUD's 2022 HOME allocation, 33 of the PJs are cities and eight of the PJs are counties. Five PJ cities fell completely within PJ counties, resulting in a total of 28 PJ cities and eight PJ counties that will be subtracted from the HOME SF and HOME MF RAFs.

Allocation Adjustments

The HOME SF and HTC RAFs have subregional allocation adjustments under certain conditions. Tex. Gov't Code §2306.111(d-3) requires that at least \$500,000 in housing tax credits be allocated to each urban and rural subregion. In the most current Qualified Allocation Plan (QAP), the Department reflects an increase to the \$500,000 figure establishing a \$600,000 minimum for each region. In a further effort to meet Tex. Gov't Code §§2306.111(c)(1) and (2), the HOME SF RAF has a minimum subregional allocation of \$100,000. Additional detail regarding the processes used to adjust allocations for the HOME SF RAF and the HTC RAF can be found in the single family and multifamily RAF examples.

Single Family RAF Example

Tables 1, 2, and 3 show the need variables, availability variables, and regional coverage factor used in the HOME SF RAF. The HTF RAF is very similar to the HOME SF RAF with the exception that the HTF RAF includes PJs. Example numbers are used for illustrative purposes only. The statewide average household size in the following example is 2.83.

Table 1: Example of Need Variables Used for HOME SF, by Subregion

MSA Counties with Urban Places	Region	Column A: Individuals at or below 200% Poverty without PJs	Column B: Households (HH) at or below 200% Poverty without PJs	Column C: Cost Burdened Owners without PJs	Column D: Cost Burdened Renters without PJs	Column E: Overcrowded Owners without PJs	Column F: Overcrowded Renters without PJs	Column G: Units Lacking Plumbing without PJs	Column H: Units Lacking Kitchen without PJs	Column I: Total Need Variables
	1	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691
	2	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961
	3	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691
	4	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961
	5	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691
	6	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961
	7	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691
	8	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961
	9	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691
	10	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961
	11	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691
	12	100,000	35,461	2,500	16,000	3,500	2,500	3,000	5,000	67,961
13	150,000	53,191	1,500	15,000	3,000	2,000	4,000	6,000	84,691	
Non-MSA counties and counties with only rural places	Region	Column A: Individuals at or below 200% Poverty without PJs	Column B: HH at or below 200% Poverty without PJs	Column C: Cost Burdened Owners without PJs	Column D: Cost Burdened Renters without PJs	Column E: Overcrowded Owners without PJs	Column F: Overcrowded Renters without PJs	Column G: Units Lacking Plumbing without PJs	Column H: Units Lacking Kitchen without PJs	Column I: Total Need Variables
	1	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	2	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
	3	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	4	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
	5	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	6	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
	7	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	8	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
	9	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	10	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
	11	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369
	12	60,000	21,277	9,000	5,000	1,000	1,000	7,000	7,000	51,277
13	80,000	28,369	6,000	8,000	2,000	2,000	5,000	5,000	56,369	
	Col A Total	Col B Total	Col C Total	Col D Total	Col E Total	Col F Total	Col G Total	Col H Total	Col I Total	
State Total	2,570,000	911,348	121,500	287,000	62,000	49,000	123,000	149,000	1,702,848	

Table 2: Example of Availability Variables Used for HOME SF, by Subregion

MSA Counties with urban places	Region	Column J: Vacant Units For Sale without PJs	Column K: Vacant Units For Rent without PJs	Column L: Total Availability Variables
	1	1,500	2,000	3,500
	2	1,000	3,000	4,000
	3	1,500	2,000	3,500
	4	1,000	3,000	4,000
	5	1,500	2,000	3,500
	6	1,000	3,000	4,000
	7	1,500	2,000	3,500
	8	1,000	3,000	4,000
	9	1,500	2,000	3,500
	10	1,000	3,000	4,000
	11	1,500	2,000	3,500
	12	1,000	3,000	4,000
	13	1,500	2,000	3,500
Column J Total		Column K Total	Column L Total	
State Total	39,000	61,000	100,000	

Non-MSA counties and counties with only rural places	Region	Column J: Vacant Units For Sale without PJs	Column K: Vacant Units For Rent without PJs	Column L: Total Availability Variables
	1	1,500	2,000	3,500
	2	2,000	2,500	4,500
	3	1,500	2,000	3,500
	4	2,000	2,500	4,500
	5	1,500	2,000	3,500
	6	2,000	2,500	4,500
	7	1,500	2,000	3,500
	8	2,000	2,500	4,500
	9	1,500	2,000	3,500
	10	2,000	2,500	4,500
	11	1,500	2,000	3,500
	12	2,000	2,500	4,500
	13	1,500	2,000	3,500

Table 3: Example of Regional Coverage Factor used for HOME SF, by Subregion

MSA Counties with urban places	Region	Column M: Land area without PJs	Column N: Total Population without PJs	Column O: Regional Coverage Factor
	1	3,000	350,000	0.009
	2	2,000	250,000	0.008
	3	3,000	350,000	0.009
	4	2,000	250,000	0.008
	5	3,000	350,000	0.009
	6	2,000	250,000	0.008
	7	3,000	350,000	0.009
	8	2,000	250,000	0.008
	9	3,000	350,000	0.009
	10	2,000	250,000	0.008
	11	3,000	350,000	0.009
	12	2,000	250,000	0.008
	13	3,000	350,000	0.009
Column M Total		Column N Total	Column O Total	
State Total	216,000	7,150,000	0.893	

Non-MSA counties and counties with only rural places	Region	Column M: Land area without PJs	Column N: Total Population without PJs	Column O: Regional Coverage Factor
	1	15,000	200,000	0.075
	2	13,000	300,000	0.043
	3	15,000	200,000	0.075
	4	13,000	300,000	0.043
	5	15,000	200,000	0.075
	6	13,000	300,000	0.043
	7	15,000	200,000	0.075
	8	13,000	300,000	0.043
	9	15,000	200,000	0.075
	10	13,000	300,000	0.043
	11	15,000	200,000	0.075
	12	13,000	300,000	0.043
	13	15,000	200,000	0.075

Compounded Need

To allocate funds, the RAF compares each subregion’s total need to the state’s total need. All of the housing need variables are added together. Then, each subregion’s total need is taken as a percentage of the amount of total need in the state. Table 1, Column I, illustrates how the Total Need Variables are derived: households at 200% of poverty, cost burdened owner and renter households, overcrowded owner and renter households, units lacking kitchen facilities, and units lacking plumbing facilities are added together, thereby compounding the need.

This compounding balances the relative importance of the variables; variables with very high or very small numbers are combined with the overall total of need. This prevents variables from being disproportionately weighted.

Weights

Examples of how the weights operate in the RAF are in Tables 4 and 5. The column header letters (A, B, C, etc.) will build off the previous table. If column letters are not in alphabetical order, the column header letter refers to a previous table.

To apply weights, first the subregional percentage (the subregional share of statewide need), housing availability, and regional allocation factor must be calculated. Table 4 demonstrates how the percentages are derived. Table 4 shows only Urban Region 1 and the statewide total in order to simplify the example.

Table 4: Percentages Taken

Area	Column I: Total Need Variables	Column P: Percent of State's Total Need	Column L: Total Availability Variables	Column Q: Percent of State's Total Availability	Column O: Regional Coverage Factor	Column R: Percent of State's Total Regional Coverage Factor
Urban Region 1	84,691	5.0%	3,500	3.5%	0.009	1.0%
State Total	1,702,848		100,000		0.893	

Note: Column I is from Table 1, Column L is from Table 2, and Column O is from Table 3.

A successful allocation formula will provide more funding for areas with high housing need and reduce funding for areas with an abundance of housing resources. Housing availability variables have a negative weight to reflect that an abundance of available units might reduce the need for assistance. The housing need variables and the regional coverage factor have positive weights to reflect that these factors may increase the need for assistance. Renter and owner components of a single need or availability category are added together, as they represent one variable for the purposes of weighting compounded need. The weight of each variable, whether need, availability, or regional coverage factor, must equal 100%; otherwise, the initial subregion allocation will not add up to the total example allocation. The formulas to determine variable weight for the Single Family RAF are as follows:

$$\text{Total Need Variables} = \text{HH at or below 200\% poverty} + \text{Cost Burden} + \text{Overcrowding} + \text{Units Lacking Plumbing} + \text{Units Lacking Kitchen}$$

$$\text{Total Availability Variables} = \text{Unoccupied Units for Sale or Rent}$$

$$\text{Regional Coverage Factor} = \text{Inverse Population Density}$$

Total Need Variables – Total Availability Variables + Regional Coverage Factor = 100%

To put it simply (with x representing the weight of each variable): $5x-x+x=100\%$

As a result, each variable is weighted at 20% for Single Family programs, giving the appropriate relationship between funding and current availability of resources. The compounded need variables receive 100% weight. Table 5 shows the application of the weights based on a hypothetical statewide availability of \$2,500,000.

Table 5: Weight Application

Area	Column P: Percent of State's Total Need	Column S: Weight of Need Variables	Column T: Need Variable Allocation*	Column Q: Percent of State's Total Availability	Column U: Weight of Availability Variable	Column V: Availability Variable Allocation~	Column R: Percent of State's Total Regional Coverage Factor	Column W: Weight of Regional Coverage Factor	Column X: Regional Coverage Factor Allocation^	Column Y: Total Allocation*
Urban Region 1	5.0%	100%	\$ 124,338	3.5%	-20%	\$ (17,500)	1.0%	20%	\$4,799	\$ 111,637

Note: Column P, Q and R taken from Table 4.

*Column T is calculated as follows: Column P x Column S x statewide availability of funds.

~Column V is calculated as follows: Column Q x Column U x statewide availability of funds.

^ Column X is calculated as follows: Column W x Column R x statewide availability of funds.

*Column Y is calculated as follows: Column T + Column V + Column X.

HOME Subregional Allocation Adjustment

The HOME SF RAF has a subregional floor. This floor ensures sufficient funding to award at least one contract in each subregion. If the RAF results in a subregional funding amount that is less than \$100,000, that subregion’s funding amount is adjusted upward to provide for at least a minimum of \$100,000. The process does not reallocate funds from subregions with initial funding amounts in excess of \$100,000 to those subregions with initial funding amounts that are less than \$100,000. Funds used to enable the floor are not subject to RAF requirements and are added as a final adjustment to the subregional allocation amounts available for award. The final adjustment adds a supplemental allocation to bring all subregions to a minimum of \$100,000. The process is complete when each subregion has at least \$100,000.

Table 6 shows the process of supplementing funds to subregions that have initial funding amounts that are less than \$100,000. This table builds from the previous tables included in this methodology and Urban Regions 1 and 2 are included as examples of this adjustment. The column header letters build off previous tables, so if the letters are not in alphabetical order, the column letter refers to previous tables.

Table 6: Subregion amount under \$100,000

Area	Column Y: Initial Subregion amount	Column Z: Amount needed to reach \$100,000	Column AA: Final Subregion Allocation
Urban Region 1	\$111,637	\$-	\$111,637
Urban Region 2	\$84,255	\$15,745	\$100,000

Note: Column Y is from Table 5.

Since the Urban Region 1 initial Subregion amount exceeds \$100,000, no adjustment is made to this sub-allocation. However, because the Urban Region 2 initial Subregion amount is less than \$100,000, a supplemental allocation amount is added to bring the subregion allocation up to the final allocation amount of \$100,000.

Multifamily RAF Example

Table 7 shows the need and availability variables used in the HTC RAF. The HTC RAF is very similar to the HOME MF RAF with the exception that the HTC RAF includes PJs. Example numbers are used for clarity. The statewide average household size in the following example is 2.83.

Table 7: Example of Need and Availability Variables used for HTC, by Subregion

MSA Counties with urban places	Region	Column BB: Individuals at or below 200% Poverty	Column CC: HH at or below 200% Poverty	Column DD: Cost Burdened Renters	Column EE: Overcrowded Renters	Column FF: Vacant Units for Rent
	1	150,000	53,571	25,000	4,000	6,000
	2	100,000	35,714	20,000	2,000	4,000
	3	150,000	53,571	25,000	4,000	6,000
	4	100,000	35,714	20,000	2,000	4,000
	5	150,000	53,571	25,000	4,000	6,000
	6	100,000	35,714	20,000	2,000	4,000
	7	150,000	53,571	25,000	4,000	6,000
	8	100,000	35,714	20,000	2,000	4,000
	9	150,000	53,571	25,000	4,000	6,000
	10	100,000	35,714	20,000	2,000	4,000
	11	150,000	53,571	25,000	4,000	6,000
	12	100,000	35,714	20,000	2,000	4,000
	13	150,000	53,571	25,000	4,000	6,000

Non-MSA counties and counties with only rural places	Region	Column BB: Individuals at or below 200% Poverty	Column CC: HH at or below 200% Poverty	Column DD: Cost Burdened Renters	Column EE: Overcrowded Renters	Column FF: Vacant Units for Rent
	1	40,000	14,286	7,000	700	700
	2	25,000	8,929	2,000	400	500
	3	40,000	14,286	7,000	700	700
	4	25,000	8,929	2,000	400	500
	5	40,000	14,286	7,000	700	700
	6	25,000	8,929	2,000	400	500
	7	40,000	14,286	7,000	700	700
	8	25,000	8,929	2,000	400	500
	9	40,000	14,286	7,000	700	700
	10	25,000	8,929	2,000	400	500
	11	40,000	14,286	7,000	700	700
	12	25,000	8,929	2,000	400	500
	13	40,000	14,286	7,000	700	700

	Column BB Total	Column CC Total	Column DD Total	Column EE Total	Column FF Total
State Total	2,080,000	742,857	356,000	47,300	73,900

Compounded Need

To allocate funds, the RAF compares each subregion’s total need to the state’s total need. All of the housing need variables are added together. Then, each subregion’s total need is taken as a percentage of the amount of total need in the state. Table 8 illustrates how the Total Need Variables are derived: households at or below 200% of poverty, cost burdened renter households, and overcrowded renter households are added together, thereby compounding the need. Table 8 shows only Urban Region 1 and the statewide total, in order to simplify the example.

Table 8: Total Need Variables

Area	Column CC: HH at or below 200% Poverty	Column DD: Cost Burdened Renters	Column EE: Overcrowded Renters	Column GG: Total Need Variables
Urban Region 1	53,571	25,000	4,000	82,571
State Total	742,857	356,000	47,300	1,146,157

Note: Columns CC, DD and EE are from Table 7.

This compounding balances the relative importance of the variables; variables with very high or very small numbers are combined with the overall total of need. This prevents variables from being disproportionately weighted.

Weights

Examples of how the weights work in the RAF are in Tables 9 and 10. If the letters are not in alphabetical order, the column header letter refers to a previous table.

In order to apply weights, first the subregional percentage availability, and inverse population density must be calculated. Table 9 demonstrates how the percentages are derived.

Table 9: Percentages Taken

Area	Column GG: Total Need Variables	Column HH: Percent of State's Total Need	Column II: Vacant Units for Rent	Column JJ: Percent of State's Total Availability
Urban Region 1	82,571	7.2%	6,000	8.1%
State Total	1,146,157		73,900	

Note: Column GG is from Table 8.

A successful allocation formula will provide more funding for areas with high housing need and reduce funding for areas with an abundance of housing resources. The housing availability variable has negative weight to reflect that an abundance of available units might reduce the need for assistance, while housing need variables have positive weight to reflect that these factors may increase the need for assistance. Renter and owner components of a single need or availability category are added together, as they represent one variable for the purposes of weighting the variables. The weight of each variable, whether need, availability, or regional coverage factor, must equal 100%; otherwise, the initial subregion allocation will not add up to the total example allocation. The formulas to determine variable weight for the Multifamily RAF are as follows:

Total Need Variables = HH at or below 200% poverty + Renter Cost Burden + Renter Overcrowding

Availability Variable = Unoccupied Units for Rent

Total Need Variables – Availability Variable = 100%

Simply stated (with x representing the weight of each variable): $3x-x=100\%$

As a result, each variable is weighted at 50% for multifamily programs, giving the appropriate relationship between funding and current availability of resources. The compounded need variables receive 150% weight. Table 10 shows the application of the weights based on a statewide availability of \$40,000,000.

Table 10: Weight Application

Area	Column HH: Percent of State's Total Need	Column KK: Weight of Need Variables	Column LL: Need Variable Allocation*	Column JJ: Percent of State's Total Availability	Column MM: Weight of Availability Variable	Column NN: Availability Variable Allocation~	Column OO: Total Allocation+
Urban Region 1	7.2%	150%	\$ 4,322,519	8.1%	-50%	\$ (1,623,816)	\$ 2,698,703

Note: Column HH and JJ taken from Table 9.

*Column LL is calculated as follows: Column HH x Column KK x statewide availability of funds.

~Column NN is calculated as follows: Column JJ x Column MM x statewide availability of funds.

+Column OO is calculated as follows: Column LL + Column NN.

HTC Subregional Allocation Adjustment

Tex. Gov't Code §2306.111(d-3) is a requirement regarding funding and the RAF that applies only to HTC. This provision requires that TDHCA allocate at least 20% of housing tax credits to rural areas and that \$500,000 or more be available for each of the 26 subregions. In the most recent QAP the Department reflects an increase to the \$500,000 figure establishing a \$600,000 minimum for each region. The overall state rural allocation of funds is ensured to satisfy the minimum of 20% of the credit ceiling amount in rural areas by making any needed adjustments at the time of award, if needed. Usually, the 20% allocation to rural areas occurs through the competitive process, but, if not, one or more applications from rural areas will be awarded from the statewide collapse of the RAF to ensure the requirement is met.

For the HTC RAF, the subregional funding amount is adjusted to a minimum of \$600,000 if needed. This is a final adjustment to the subregional allocation amounts available for award. The process proportionately takes funds from subregions with initial funding amounts in excess of \$600,000 and reallocates those funds to those subregions with initial funding amounts that are less than \$600,000. The process is complete when each subregion has at least \$600,000.

Tables 11 and 12 show the process of determining the amount to adjust from subregions with more than \$600,000. These tables build from the previous tables included in this methodology and Urban Region 1 and 2 and Rural Region 1 and 2 are included. The column header letters build off previous tables, so if the letters are not in alphabetical order, the column letter refers to previous tables.

These four subregions are examined because the most common movement for funds during the \$600,000 adjustment is from Urban Counties to Rural Counties. The first step in the \$600,000 adjustment process is to determine the amount by which each subregion is over or under \$600,000 for each subregion. This is illustrated in Table 11.

Table 11: Subregional amount over/under \$600,000

Area	Column OO: Initial Subregion amount	Column PP: Amount needed to reach \$600,000	Column QQ: Amount over \$600,000 that can be reallocated
Urban Region 1	\$2,698,703	\$-	\$2,098,703
Urban Region 2	\$1,938,732	\$-	\$1,338,732
Rural Region 1	\$961,482	\$-	\$361,482
Rural Region 2	\$457,720	\$142,280	\$-
State Total	\$40,000,000	\$853,682.36	\$25,253,682.36

Note: Column OO is from Table 10.

Column QQ in Table 11 is the amount in Column OO minus \$600,000 if the amount in Column OO is more than \$600,000. At least \$600,000 is maintained in each subregion before the adjustment process.

The next step in the adjustment process is to determine the percentage to be reallocated. The proportion of the total amount to be reallocated is in Column SS. Finally, Column OO is adjusted by Column SS to equal the final Sub-Amount in Column TT.

Table 12: Proportional adjustment

Area	Column RR: Percent of Total Amount that can be reallocated*	Column SS: Amount to be reallocated~	Column TT: Final Subregion Allocation ⁺
Urban Region 1	8.31%	\$ (70,945)	\$2,627,758
Urban Region 2	5.30%	\$ (45,255)	\$1,893,477
Rural Region 1	1.43%	\$ (12,220)	\$949,262
Rural Region 2	0.00%	\$142,280	\$600,000
State Total	100.00%	\$0	\$40,000,000

*Column RR is calculated as follows: if Column OO is more than \$600,000, then $((\text{Column OO} - \$600,000) / (\text{Statewide total for Column QQ}))$

~Column SS is calculated as followed: if Column RR is a percentage, then $(\text{Column RR} * \$853,682.36)$; if Column RR is "-%", then Column SS equals Column PP.

⁺Column TT is calculated as follows: $\text{Column OO} + \text{Column SS}$.

Attachment B: Texas Department of Housing and Community
Affairs Example 2023 HOME SF Regional Allocation Formula

Table 1 - Raw Data

	Region	Individuals at or Below 200% Poverty	HH at or Below 200% Poverty	Cost-Burdened Owners	Cost-Burdened Renters	Over-crowded Owners	Over-crowded Renters	Total Units Lacking Plumbing	Total Units Lacking Kitchen	Vacant Units For Sale	Vacant Units For Rent	Land Area	Total Population	Inverse Population Density
MSA Counties with Urban Places	1	25,589	9,042	3,286	2,882	524	588	1,347	1,539	240	489	2,494	106,482	0.023
	2	16,929	5,982	1,601	1,662	266	126	1,869	1,871	344	270	2,293	60,201	0.038
	3	465,370	164,442	91,842	90,557	10,612	10,946	10,325	20,494	6,193	13,688	7,665	2,364,737	0.003
	4	124,220	43,894	10,990	13,217	2,189	2,291	9,618	6,775	1,137	2,395	3,453	367,330	0.009
	5	56,262	19,881	4,832	6,321	1,036	963	4,671	6,049	1,033	1,879	1,941	222,242	0.009
	6	125,184	44,235	15,155	18,705	3,366	2,402	4,328	4,840	2,192	2,964	2,606	469,663	0.006
	7	250,945	88,673	49,929	52,275	6,282	6,532	4,159	8,165	3,360	7,230	3,922	1,207,932	0.003
	8	128,060	45,251	13,392	21,206	2,227	2,400	3,823	5,756	1,651	3,007	4,202	445,044	0.009
	9	89,232	31,531	15,396	13,603	1,991	1,674	2,197	3,736	1,542	1,870	3,258	408,311	0.008
	10	70,495	24,910	4,739	8,913	1,279	1,882	3,972	5,381	752	2,418	2,256	194,832	0.012
	11	104,374	36,881	4,791	6,027	3,563	1,924	2,526	2,028	301	1,644	3,991	189,153	0.021
	12	57,904	20,461	6,298	8,807	1,833	3,186	2,156	2,358	664	1,678	4,136	234,487	0.018
	13	75,796	26,783	6,077	3,989	1,805	848	1,499	1,327	635	866	757	157,036	0.005
	Subtotal	1,590,360	561,965	228,328	248,164	36,973	35,762	52,490	70,319	20,044	40,398	42,975	6,427,450	0.164
Non-MSA Counties and Counties with Only Rural Places	1	115,922	40,962	6,010	9,389	2,312	1,927	10,859	13,471	1,306	3,076	36,633	307,374	0.119
	2	90,726	32,059	6,907	7,636	1,879	825	12,031	11,818	1,752	2,258	24,831	260,521	0.095
	3	81,384	28,758	8,663	10,997	1,914	1,453	4,538	6,116	1,392	1,902	5,417	264,950	0.020
	4	217,277	76,776	17,522	20,746	4,543	3,281	12,536	15,438	2,483	4,782	11,856	594,991	0.020
	5	154,845	54,716	9,326	18,315	3,849	2,560	13,076	11,824	1,965	3,054	9,910	383,426	0.026
	6	70,952	25,071	4,854	10,853	1,581	1,340	4,853	4,956	1,019	1,673	4,577	202,007	0.023
	7	36,063	12,743	4,802	3,595	1,019	518	2,595	3,108	620	460	4,217	123,154	0.034
	8	97,826	34,567	7,628	9,304	2,917	1,215	8,762	9,658	1,551	1,853	12,672	289,745	0.044
	9	72,450	25,601	6,425	6,674	2,567	1,843	4,303	4,459	1,378	1,503	6,857	237,497	0.029
	10	102,601	36,255	5,183	9,999	2,606	2,179	10,166	8,975	1,124	2,571	15,155	271,936	0.056
	11	147,673	52,181	4,993	9,708	3,679	3,709	7,711	7,085	844	2,171	18,214	277,656	0.066
	12	64,643	22,842	3,566	5,158	1,544	806	5,434	6,182	742	1,352	35,496	192,408	0.184
	13	12,234	4,323	376	1,377	170	246	1,681	1,536	154	408	20,687	25,154	0.822
	Subtotal	1,264,596	446,854	86,255	123,751	30,580	21,902	98,545	104,626	16,330	27,063	206,522	3,430,819	1.538
	Total	2,854,956	1,008,818	314,583	371,915	67,553	57,664	151,035	174,945	36,374	67,461	249,496	9,858,269	1.703

Variables from Participating Jurisdictions (PJs) are not counted for HOME Program RAFs.

Texas Average HH Size: 2.83

Attachment B: Texas Department of Housing and Community Affairs
Example 2023 HOME SF Regional Allocation Formula

Table 2 - Weights

	Region	Total Need Variables	% of Total Need Variables	Weighted	Total Availability Variables	% of Total Availability Variables	Weighted	Regional Coverage Factor	% of Total Regional Coverage Factor	Weighted	Initial Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	19,208	0.9%	\$ 134,227	729	0.7%	\$ (21,062)	0.023	1.4%	\$ 41,261	\$ 154,426	1.03%
	2	13,377	0.6%	\$ 93,479	614	0.6%	\$ (17,740)	0.038	2.2%	\$ 67,108	\$ 142,848	0.95%
	3	399,218	18.6%	\$ 2,789,764	19,881	19.1%	\$ (574,402)	0.003	0.2%	\$ 5,711	\$ 2,221,073	14.81%
	4	88,974	4.1%	\$ 621,757	3,532	3.4%	\$ (102,047)	0.009	0.6%	\$ 16,563	\$ 536,274	3.58%
	5	43,753	2.0%	\$ 305,746	2,912	2.8%	\$ (84,133)	0.009	0.5%	\$ 15,387	\$ 237,000	1.58%
	6	93,031	4.3%	\$ 650,105	5,156	5.0%	\$ (148,967)	0.006	0.3%	\$ 9,777	\$ 510,915	3.41%
	7	216,015	10.1%	\$ 1,509,530	10,590	10.2%	\$ (305,966)	0.003	0.2%	\$ 5,721	\$ 1,209,285	8.06%
	8	94,055	4.4%	\$ 657,263	4,658	4.5%	\$ (134,579)	0.009	0.6%	\$ 16,636	\$ 539,320	3.60%
	9	70,128	3.3%	\$ 490,058	3,412	3.3%	\$ (98,579)	0.008	0.5%	\$ 14,060	\$ 405,538	2.70%
	10	51,076	2.4%	\$ 356,922	3,170	3.1%	\$ (91,588)	0.012	0.7%	\$ 20,400	\$ 285,735	1.90%
	11	57,740	2.7%	\$ 403,493	1,945	1.9%	\$ (56,195)	0.021	1.2%	\$ 37,179	\$ 384,477	2.56%
	12	45,099	2.1%	\$ 315,154	2,342	2.3%	\$ (67,665)	0.018	1.0%	\$ 31,078	\$ 278,567	1.86%
	13	42,328	2.0%	\$ 295,792	1,501	1.4%	\$ (43,367)	0.005	0.3%	\$ 8,499	\$ 260,923	1.74%
	Subtotal	1,234,001	57.5%	\$ 8,623,291	60,442	58.2%	\$ (1,746,290)	0.164	9.6%	\$ 289,378	\$ 7,166,380	47.78%
Non-MSA Counties and Counties with Only Rural Places	1	84,930	4.0%	\$ 593,496	4,382	4.2%	\$ (126,605)	0.119	7.0%	\$ 209,985	\$ 676,876	4.51%
	2	73,155	3.4%	\$ 511,210	4,010	3.9%	\$ (115,857)	0.095	5.6%	\$ 167,932	\$ 563,285	3.76%
	3	62,439	2.9%	\$ 436,326	3,294	3.2%	\$ (95,170)	0.020	1.2%	\$ 36,024	\$ 377,180	2.51%
	4	150,842	7.0%	\$ 1,054,098	7,265	7.0%	\$ (209,900)	0.020	1.2%	\$ 35,109	\$ 879,306	5.86%
	5	113,666	5.3%	\$ 794,304	5,019	4.8%	\$ (145,009)	0.026	1.5%	\$ 45,537	\$ 694,832	4.63%
	6	53,508	2.5%	\$ 373,921	2,692	2.6%	\$ (77,777)	0.023	1.3%	\$ 39,924	\$ 336,068	2.24%
	7	28,380	1.3%	\$ 198,322	1,080	1.0%	\$ (31,203)	0.034	2.0%	\$ 60,325	\$ 227,444	1.52%
	8	74,051	3.4%	\$ 517,477	3,404	3.3%	\$ (98,348)	0.044	2.6%	\$ 77,058	\$ 496,187	3.31%
	9	51,872	2.4%	\$ 362,483	2,881	2.8%	\$ (83,238)	0.029	1.7%	\$ 50,869	\$ 330,114	2.20%
	10	75,363	3.5%	\$ 526,641	3,695	3.6%	\$ (106,756)	0.056	3.3%	\$ 98,189	\$ 518,074	3.45%
	11	89,066	4.1%	\$ 622,402	3,015	2.9%	\$ (87,109)	0.066	3.9%	\$ 115,582	\$ 650,875	4.34%
	12	45,532	2.1%	\$ 318,181	2,094	2.0%	\$ (60,500)	0.184	10.8%	\$ 325,043	\$ 582,725	3.88%
	13	9,709	0.5%	\$ 67,847	562	0.5%	\$ (16,237)	0.822	48.3%	\$ 1,449,045	\$ 1,500,654	10.00%
	Subtotal	912,513	42.5%	\$ 6,376,709	43,393	41.8%	\$ (1,253,710)	1.538	90.4%	\$ 2,710,622	\$ 7,833,620	52.22%
Total	2,146,513	100%	\$ 15,000,000	103,835	100%	\$ (3,000,000)	1.703	100.0%	\$ 3,000,000	\$ 15,000,000	100.00%	

Variables from Participating Jurisdictions (PJs) are not counted for HOME Program RAFs.

Total Sample Allocation: \$15,000,000
Weight of Need Variables: 100%
Weight of Availability Variables: -20%
Weight of Regional Coverage Factor: 20%

Attachment B: Texas Department of Housing and Community
Affairs Example 2023 HOME SF Regional Allocation Formula

Table 3 - Supplemental Allocation

	Region	Initial Subregion Amount	Supplemental Amount Needed to Reach Subregion Floor	Final Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	\$ 154,426.09	\$ -	\$ 154,426.09	1.03%
	2	\$ 142,847.89	\$ -	\$ 142,847.89	0.95%
	3	\$ 2,221,073.07	\$ -	\$ 2,221,073.07	14.81%
	4	\$ 536,273.56	\$ -	\$ 536,273.56	3.58%
	5	\$ 236,999.52	\$ -	\$ 236,999.52	1.58%
	6	\$ 510,914.78	\$ -	\$ 510,914.78	3.41%
	7	\$ 1,209,284.90	\$ -	\$ 1,209,284.90	8.06%
	8	\$ 539,319.69	\$ -	\$ 539,319.69	3.60%
	9	\$ 405,538.32	\$ -	\$ 405,538.32	2.70%
	10	\$ 285,734.69	\$ -	\$ 285,734.69	1.90%
	11	\$ 384,477.09	\$ -	\$ 384,477.09	2.56%
	12	\$ 278,566.84	\$ -	\$ 278,566.84	1.86%
	13	\$ 260,923.23	\$ -	\$ 260,923.23	1.74%
	Subtotal	\$ 7,166,379.66	\$ -	\$ 7,166,379.66	47.78%
Non-MSA Counties and Counties with Only Rural Places	1	\$ 676,876.03	\$ -	\$ 676,876.03	4.51%
	2	\$ 563,285.29	\$ -	\$ 563,285.29	3.76%
	3	\$ 377,179.74	\$ -	\$ 377,179.74	2.51%
	4	\$ 879,306.38	\$ -	\$ 879,306.38	5.86%
	5	\$ 694,832.15	\$ -	\$ 694,832.15	4.63%
	6	\$ 336,067.50	\$ -	\$ 336,067.50	2.24%
	7	\$ 227,443.76	\$ -	\$ 227,443.76	1.52%
	8	\$ 496,187.07	\$ -	\$ 496,187.07	3.31%
	9	\$ 330,114.24	\$ -	\$ 330,114.24	2.20%
	10	\$ 518,074.01	\$ -	\$ 518,074.01	3.45%
	11	\$ 650,874.78	\$ -	\$ 650,874.78	4.34%
	12	\$ 582,724.95	\$ -	\$ 582,724.95	3.88%
	13	\$ 1,500,654.44	\$ -	\$ 1,500,654.44	10.00%
	Subtotal	\$ 7,833,620.34	\$ -	\$ 7,833,620.34	52.22%
Total	\$ 15,000,000.00	\$ -	\$ 15,000,000.00	100.00%	

Variables from Participating Jurisdictions (PJs) are not counted for HOME Program RAFs.

Subregion Allocation Floor: \$100,000.00

Attachment C: Texas Department of Housing and Community Affairs
 Example 2023 HTF Regional Allocation Formula

Table 1 - Raw Data

	Region	Individuals at or Below 200% Poverty	HH at or Below 200% Poverty	Cost-Burdened Owners	Cost-Burdened Renters	Over-crowded Owners	Over-crowded Renters	Total Units Lacking Plumbing	Total Units Lacking Kitchen	Vacant Units For Sale	Vacant Units For Rent	Land Area	Total Population	Inverse Population Density
MSA Counties with Urban Places	1	200,076	70,698	16,530	40,872	2,293	4,822	4,878	7,447	1,718	9,014	2,716	562,720	0.005
	2	96,285	34,023	7,007	17,684	918	1,312	5,238	5,426	1,261	3,995	2,472	289,549	0.009
	3	2,119,825	749,055	264,020	474,536	42,816	76,931	26,722	57,147	17,973	88,922	9,603	7,585,385	0.001
	4	192,974	68,189	15,804	27,450	3,018	3,241	11,103	8,634	1,968	5,972	3,563	555,372	0.006
	5	129,765	45,853	9,626	19,930	1,754	1,906	7,460	9,480	1,557	2,986	2,101	394,268	0.005
	6	2,157,770	762,463	228,432	437,313	41,594	79,317	34,848	56,047	20,603	88,980	7,612	6,949,721	0.001
	7	505,616	178,663	81,821	148,243	9,557	20,320	6,071	12,862	5,336	20,735	4,220	2,173,804	0.002
	8	337,272	119,177	26,941	70,821	4,377	6,998	6,559	9,432	3,222	12,165	4,438	932,843	0.005
	9	786,541	277,930	78,675	139,385	12,465	19,626	12,602	20,543	6,610	24,466	4,498	2,387,137	0.002
	10	185,356	65,497	14,867	31,935	3,541	4,517	6,726	9,763	1,781	6,396	2,414	521,164	0.005
	11	833,753	294,612	43,372	68,571	28,155	24,044	18,331	15,125	4,341	13,719	5,823	1,558,119	0.004
	12	125,499	44,346	12,068	21,956	3,203	4,772	4,712	5,444	1,518	4,219	4,235	457,626	0.009
	13	374,261	132,248	30,720	47,288	6,840	8,937	3,847	6,295	2,850	11,116	1,013	836,915	0.001
	Subtotal	8,044,993	2,842,754	829,883	1,545,984	160,531	256,743	149,097	223,645	70,738	292,685	54,708	25,204,623	0.055
Non-MSA Counties and Counties with Only Rural Places	1	115,922	40,962	6,010	9,389	2,312	1,927	10,859	13,471	1,306	3,076	36,633	307,374	0.119
	2	90,726	32,059	6,907	7,636	1,879	825	12,031	11,818	1,752	2,258	24,831	260,521	0.095
	3	81,384	28,758	8,663	10,997	1,914	1,453	4,538	6,116	1,392	1,902	5,417	264,950	0.020
	4	217,277	76,776	17,522	20,746	4,543	3,281	12,536	15,438	2,483	4,782	11,856	594,991	0.020
	5	154,845	54,716	9,326	18,315	3,849	2,560	13,076	11,824	1,965	3,054	9,910	383,426	0.026
	6	70,952	25,071	4,854	10,853	1,581	1,340	4,853	4,956	1,019	1,673	4,577	202,007	0.023
	7	36,063	12,743	4,802	3,595	1,019	518	2,595	3,108	620	460	4,217	123,154	0.034
	8	97,826	34,567	7,628	9,304	2,917	1,215	8,762	9,658	1,551	1,853	12,672	289,745	0.044
	9	72,450	25,601	6,425	6,674	2,567	1,843	4,303	4,459	1,378	1,503	6,857	237,497	0.029
	10	102,601	36,255	5,183	9,999	2,606	2,179	10,166	8,975	1,124	2,571	15,157	271,936	0.056
	11	147,673	52,181	4,993	9,708	3,679	3,709	7,711	7,085	844	2,171	18,214	277,656	0.066
	12	64,643	22,842	3,566	5,158	1,544	806	5,434	6,182	742	1,352	35,496	192,408	0.184
	13	12,234	4,323	376	1,377	170	246	1,681	1,536	154	408	20,687	25,154	0.822
	Subtotal	1,264,596	446,854	86,255	123,751	30,580	21,902	98,545	104,626	16,330	27,063	206,524	3,430,819	1.538
	Total	9,309,589	3,289,607	916,138	1,669,735	191,111	278,645	247,642	328,271	87,068	319,748	261,232	28,635,442	1.593

Texas Average HH Size: 2.83

Attachment C: Texas Department of Housing and Community Affairs
Example 2023 HTF Regional Allocation Formula

Table 2 - Weights

	Region	Total Need Variables	% of Total Need Variables	Weighted	Total Availability Variables	% of Total Availability Variables	Weighted	Regional Coverage Factor	% of Total Regional Coverage Factor	Weighted	Final Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	147,540	2.1%	\$ 63,952	10,732	2.6%	\$ (15,828)	0.005	0.3%	\$ 1,817	\$ 49,941	1.66%
	2	71,608	1.0%	\$ 31,039	5,256	1.3%	\$ (7,752)	0.009	0.5%	\$ 3,215	\$ 26,502	0.88%
	3	1,691,227	24.4%	\$ 733,069	106,895	26.3%	\$ (157,656)	0.001	0.1%	\$ 477	\$ 575,890	19.20%
	4	137,439	2.0%	\$ 59,573	7,940	2.0%	\$ (11,710)	0.006	0.4%	\$ 2,416	\$ 50,279	1.68%
	5	96,009	1.4%	\$ 41,616	4,543	1.1%	\$ (6,700)	0.005	0.3%	\$ 2,006	\$ 36,922	1.23%
	6	1,640,014	23.7%	\$ 710,871	109,583	26.9%	\$ (161,620)	0.001	0.1%	\$ 412	\$ 549,663	18.32%
	7	457,537	6.6%	\$ 198,321	26,071	6.4%	\$ (38,451)	0.002	0.1%	\$ 731	\$ 160,601	5.35%
	8	244,305	3.5%	\$ 105,895	15,387	3.8%	\$ (22,694)	0.005	0.3%	\$ 1,792	\$ 84,993	2.83%
	9	561,226	8.1%	\$ 243,266	31,076	7.6%	\$ (45,833)	0.002	0.1%	\$ 710	\$ 198,142	6.60%
	10	136,846	2.0%	\$ 59,316	8,177	2.0%	\$ (12,060)	0.005	0.3%	\$ 1,744	\$ 49,001	1.63%
	11	492,210	7.1%	\$ 213,351	18,060	4.4%	\$ (26,636)	0.004	0.2%	\$ 1,407	\$ 188,122	6.27%
	12	96,501	1.4%	\$ 41,829	5,737	1.4%	\$ (8,461)	0.009	0.6%	\$ 3,485	\$ 36,852	1.23%
	13	236,175	3.4%	\$ 102,371	13,966	3.4%	\$ (20,598)	0.001	0.1%	\$ 456	\$ 82,229	2.74%
	Subtotal	6,008,637	86.8%	\$ 2,604,468	363,423	89.3%	\$ (536,001)	0.055	3.4%	\$ 20,667	\$ 2,089,134	69.64%
Non-MSA Counties and Counties with Only Rural Places	1	84,930	1.2%	\$ 36,813	4,382	1.1%	\$ (6,463)	0.119	7.5%	\$ 44,879	\$ 75,229	2.51%
	2	73,155	1.1%	\$ 31,709	4,010	1.0%	\$ (5,914)	0.095	6.0%	\$ 35,891	\$ 61,686	2.06%
	3	62,439	0.9%	\$ 27,064	3,294	0.8%	\$ (4,858)	0.020	1.3%	\$ 7,699	\$ 29,905	1.00%
	4	150,842	2.2%	\$ 65,383	7,265	1.8%	\$ (10,715)	0.020	1.3%	\$ 7,504	\$ 62,172	2.07%
	5	113,666	1.6%	\$ 49,269	5,019	1.2%	\$ (7,402)	0.026	1.6%	\$ 9,733	\$ 51,599	1.72%
	6	53,508	0.8%	\$ 23,193	2,692	0.7%	\$ (3,970)	0.023	1.4%	\$ 8,533	\$ 27,756	0.93%
	7	28,380	0.4%	\$ 12,301	1,080	0.3%	\$ (1,593)	0.034	2.1%	\$ 12,893	\$ 23,602	0.79%
	8	74,051	1.1%	\$ 32,098	3,404	0.8%	\$ (5,020)	0.044	2.7%	\$ 16,469	\$ 43,547	1.45%
	9	51,872	0.7%	\$ 22,484	2,881	0.7%	\$ (4,249)	0.029	1.8%	\$ 10,872	\$ 29,107	0.97%
	10	75,363	1.1%	\$ 32,666	3,695	0.9%	\$ (5,450)	0.056	3.5%	\$ 20,989	\$ 48,205	1.61%
	11	89,066	1.3%	\$ 38,606	3,015	0.7%	\$ (4,447)	0.066	4.1%	\$ 24,703	\$ 58,862	1.96%
	12	45,532	0.7%	\$ 19,736	2,094	0.5%	\$ (3,088)	0.184	11.6%	\$ 69,470	\$ 86,118	2.87%
	13	9,709	0.1%	\$ 4,208	562	0.1%	\$ (829)	0.822	51.6%	\$ 309,698	\$ 313,077	10.44%
	Subtotal	912,513	13.2%	\$ 395,532	43,393	10.7%	\$ (63,999)	1.538	96.6%	\$ 579,333	\$ 910,866	30.36%
	Total	6,921,149	100%	\$ 3,000,000	406,816	100%	\$ (600,000)	1.593	100.0%	\$ 600,000	\$ 3,000,000	100.00%

Total Sample Allocation: \$3,000,000

Weight of Need Variables: 100%

Weight of Availability Variables: -20%

Weight of Regional Coverage Factor: 20%

Attachment D: Texas Department of Housing and Community
Affairs Example 2023 HOME MF Regional Allocation Formula

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	25,589	9,042	2,882	588	489
	2	16,929	5,982	1,662	126	270
	3	465,370	164,442	90,557	10,946	13,688
	4	124,220	43,894	13,217	2,291	2,395
	5	56,262	19,881	6,321	963	1,879
	6	125,184	44,235	18,705	2,402	2,964
	7	250,945	88,673	52,275	6,532	7,230
	8	128,060	45,251	21,206	2,400	3,007
	9	89,232	31,531	13,603	1,674	1,870
	10	70,495	24,910	8,913	1,882	2,418
	11	104,374	36,881	6,027	1,924	1,644
	12	57,904	20,461	8,807	3,186	1,678
	13	75,796	26,783	3,989	848	866
		Subtotal	1,590,360	561,965	223,697	33,687
Non-MSA Counties and Counties with Only Rural Places	1	115,922	40,962	9,389	1,927	3,076
	2	90,726	32,059	7,636	825	2,258
	3	81,384	28,758	10,997	1,453	1,902
	4	217,277	76,776	20,746	3,281	4,782
	5	154,845	54,716	18,315	2,560	3,054
	6	70,952	25,071	10,853	1,340	1,673
	7	36,063	12,743	3,595	518	460
	8	97,826	34,567	9,304	1,215	1,853
	9	72,450	25,601	6,674	1,843	1,503
	10	102,601	36,255	9,999	2,179	2,571
	11	147,673	52,181	9,708	3,709	2,171
	12	64,643	22,842	5,158	806	1,352
	13	12,234	4,323	1,377	246	408
		Subtotal	1,264,596	446,854	124,284	22,639
	Total	2,854,956	1,008,818	347,981	56,326	69,779

Variables from Participating Jurisdictions (PJs) are not counted for HOME Program RAFs.

Texas Average HH Size: 2.83

Attachment D: Texas Department of Housing and Community
Affairs Example 2023 HOME MF Regional Allocation Formula

Table 2 - Weights

	Region	Total Need Variables	% of Total Need Variables	Weighted	Total Availability Variable	% of Total Availability Variable	Weighted	Final Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	12,512	0.9%	\$ 163,099	489	0.7%	\$ (45,304)	\$ 117,794.88	0.94%
	2	7,770	0.5%	\$ 101,284	270	0.4%	\$ (25,014)	\$ 76,269.87	0.61%
	3	265,945	18.5%	\$ 3,466,680	13,688	20.3%	\$ (1,268,140)	\$ 2,198,539.64	17.59%
	4	59,402	4.1%	\$ 774,325	2,395	3.6%	\$ (221,887)	\$ 552,437.76	4.42%
	5	27,165	1.9%	\$ 354,099	1,879	2.8%	\$ (174,082)	\$ 180,017.31	1.44%
	6	65,342	4.5%	\$ 851,750	2,964	4.4%	\$ (274,603)	\$ 577,147.30	4.62%
	7	147,480	10.3%	\$ 1,922,454	7,230	10.7%	\$ (669,831)	\$ 1,252,622.49	10.02%
	8	68,857	4.8%	\$ 897,573	3,007	4.5%	\$ (278,587)	\$ 618,986.06	4.95%
	9	46,808	3.3%	\$ 610,155	1,870	2.8%	\$ (173,248)	\$ 436,906.62	3.50%
	10	35,705	2.5%	\$ 465,425	2,418	3.6%	\$ (224,018)	\$ 241,407.14	1.93%
	11	44,832	3.1%	\$ 584,404	1,644	2.4%	\$ (152,310)	\$ 432,093.72	3.46%
	12	32,454	2.3%	\$ 423,046	1,678	2.5%	\$ (155,460)	\$ 267,585.86	2.14%
	13	31,620	2.2%	\$ 412,178	866	1.3%	\$ (80,232)	\$ 331,946.44	2.66%
	Subtotal	845,891	58.8%	\$ 11,026,473	40,398	59.9%	\$ (3,742,718)	\$ 7,283,755.08	58.27%
Non-MSA Counties and Counties with Only Rural Places	1	52,278	3.6%	\$ 681,459	3,076	4.6%	\$ (284,979)	\$ 396,479.96	3.17%
	2	40,520	2.8%	\$ 528,188	2,258	3.3%	\$ (209,195)	\$ 318,992.60	2.55%
	3	41,208	2.9%	\$ 537,155	1,902	2.8%	\$ (176,213)	\$ 360,942.15	2.89%
	4	100,803	7.0%	\$ 1,314,006	4,782	7.1%	\$ (443,034)	\$ 870,971.94	6.97%
	5	75,591	5.3%	\$ 985,349	3,054	4.5%	\$ (282,941)	\$ 702,407.30	5.62%
	6	37,264	2.6%	\$ 485,754	1,673	2.5%	\$ (154,997)	\$ 330,756.91	2.65%
	7	16,856	1.2%	\$ 219,725	460	0.7%	\$ (42,617)	\$ 177,107.92	1.42%
	8	45,086	3.1%	\$ 587,718	1,853	2.7%	\$ (171,673)	\$ 416,044.52	3.33%
	9	34,118	2.4%	\$ 444,736	1,503	2.2%	\$ (139,247)	\$ 305,488.81	2.44%
	10	48,433	3.4%	\$ 631,338	2,571	3.8%	\$ (238,193)	\$ 393,144.49	3.15%
	11	65,598	4.6%	\$ 855,096	2,171	3.2%	\$ (201,135)	\$ 653,961.10	5.23%
	12	28,806	2.0%	\$ 375,497	1,352	2.0%	\$ (125,258)	\$ 250,239.12	2.00%
	13	5,946	0.4%	\$ 77,508	408	0.6%	\$ (37,800)	\$ 39,708.10	0.32%
	Subtotal	592,507	41.2%	\$ 7,723,527	27,063	40.1%	\$ (2,507,282)	\$ 5,216,244.92	41.73%
	Total	1,438,397	100%	\$ 18,750,000	67,461	100%	\$ (6,250,000)	\$ 12,500,000.00	100.00%

Variables from Participating Jurisdictions (PJs) are not counted for HOME Program RAFs.

Total Sample Allocation: \$12,500,000
Weight of Need Variables: 150%
Weight of Availability Variables: -50%

Attachment E: Texas Department of Housing and Community
Affairs Example 2023 HTC Regional Allocation Formula

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	200,076	70,698	40,872	4,822	9,014
	2	96,285	34,023	17,684	1,312	3,995
	3	2,119,825	749,055	474,536	76,931	88,922
	4	192,974	68,189	27,450	3,241	5,972
	5	129,765	45,853	19,930	1,906	2,986
	6	2,157,770	762,463	437,313	79,317	88,980
	7	505,616	178,663	148,243	20,320	20,735
	8	337,272	119,177	70,821	6,998	12,165
	9	786,541	277,930	139,385	19,626	24,466
	10	185,356	65,497	31,935	4,517	6,396
	11	833,753	294,612	68,571	24,044	13,719
	12	125,499	44,346	21,956	4,772	4,219
	13	374,261	132,248	47,288	8,937	11,116
		Subtotal	8,044,993	2,842,754	1,545,984	256,743
Non-MSA Counties and Counties with Only Rural Places	1	115,922	40,962	9,389	1,927	3,076
	2	90,726	32,059	7,636	825	2,258
	3	81,384	28,758	10,997	1,453	1,902
	4	217,277	76,776	20,746	3,281	4,782
	5	154,845	54,716	18,315	2,560	3,054
	6	70,952	25,071	10,853	1,340	1,673
	7	36,063	12,743	3,595	518	460
	8	97,826	34,567	9,304	1,215	1,853
	9	72,450	25,601	6,674	1,843	1,503
	10	102,601	36,255	9,999	2,179	2,571
	11	147,673	52,181	9,708	3,709	2,171
	12	64,643	22,842	5,158	806	1,352
	13	12,234	4,323	1,377	246	408
		Subtotal	1,264,596	446,854	123,751	21,902
	Total	9,309,589	3,289,607	1,669,735	278,645	319,748

Texas Average HH Size: 2.83

Attachment E: Texas Department of Housing and Community
Affairs Example 2023 HTC Regional Allocation Formula

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	116,392	2.2%	\$ 2,166,527	9,014	2.8%	\$ (916,206)	\$ 1,250,321.41	1.92%
	2	53,019	1.0%	\$ 986,896	3,995	1.2%	\$ (406,062)	\$ 580,834.15	0.89%
	3	1,300,522	24.8%	\$ 24,207,938	88,922	27.8%	\$ (9,038,258)	\$ 15,169,679.34	23.34%
	4	98,880	1.9%	\$ 1,840,549	5,972	1.9%	\$ (607,009)	\$ 1,233,539.26	1.90%
	5	67,689	1.3%	\$ 1,259,971	2,986	0.9%	\$ (303,505)	\$ 956,466.37	1.47%
	6	1,279,093	24.4%	\$ 23,809,060	88,980	27.8%	\$ (9,044,154)	\$ 14,764,906.62	22.72%
	7	347,226	6.6%	\$ 6,463,270	20,735	6.5%	\$ (2,107,558)	\$ 4,355,711.49	6.70%
	8	196,996	3.8%	\$ 3,666,895	12,165	3.8%	\$ (1,236,482)	\$ 2,430,413.01	3.74%
	9	436,941	8.3%	\$ 8,133,222	24,466	7.7%	\$ (2,486,786)	\$ 5,646,435.91	8.69%
	10	101,949	1.9%	\$ 1,897,677	6,396	2.0%	\$ (650,106)	\$ 1,247,571.61	1.92%
	11	387,227	7.4%	\$ 7,207,858	13,719	4.3%	\$ (1,394,434)	\$ 5,813,423.72	8.94%
	12	71,074	1.4%	\$ 1,322,972	4,219	1.3%	\$ (428,830)	\$ 894,141.75	1.38%
	13	188,473	3.6%	\$ 3,508,235	11,116	3.5%	\$ (1,129,859)	\$ 2,378,376.06	3.66%
		Subtotal	4,645,481	88.7%	\$ 86,471,069	292,685	91.5%	\$ (29,749,248)	\$ 56,721,820.69
Non-MSA Counties and Counties with Only Rural Places	1	52,278	1.0%	\$ 973,101	3,076	1.0%	\$ (312,652)	\$ 660,448.22	1.02%
	2	40,520	0.8%	\$ 754,234	2,258	0.7%	\$ (229,509)	\$ 524,724.83	0.81%
	3	41,208	0.8%	\$ 767,039	1,902	0.6%	\$ (193,324)	\$ 573,714.90	0.88%
	4	100,803	1.9%	\$ 1,876,355	4,782	1.5%	\$ (486,055)	\$ 1,390,300.42	2.14%
	5	75,591	1.4%	\$ 1,407,044	3,054	1.0%	\$ (310,416)	\$ 1,096,627.60	1.69%
	6	37,264	0.7%	\$ 693,640	1,673	0.5%	\$ (170,048)	\$ 523,591.89	0.81%
	7	16,856	0.3%	\$ 313,760	460	0.1%	\$ (46,756)	\$ 267,004.38	0.41%
	8	45,086	0.9%	\$ 839,241	1,853	0.6%	\$ (188,344)	\$ 650,897.19	1.00%
	9	34,118	0.7%	\$ 635,068	1,503	0.5%	\$ (152,769)	\$ 482,298.92	0.74%
	10	48,433	0.9%	\$ 901,529	2,571	0.8%	\$ (261,323)	\$ 640,205.55	0.98%
	11	65,598	1.3%	\$ 1,221,048	2,171	0.7%	\$ (220,666)	\$ 1,000,381.55	1.54%
	12	28,806	0.5%	\$ 536,196	1,352	0.4%	\$ (137,421)	\$ 398,775.65	0.61%
	13	5,946	0.1%	\$ 110,678	408	0.1%	\$ (41,470)	\$ 69,208.21	0.11%
		Subtotal	592,507	11.3%	\$ 11,028,931	27,063	8.5%	\$ (2,750,752)	\$ 8,278,179.31
	Total	5,237,987	100.0%	\$ 97,500,000	319,748	100%	\$ (32,500,000)	\$ 65,000,000.00	100.00%

Total Sample Allocation: \$65,000,000
Weight of Need Variables: 150%
Weight of Availability Variables: -50%

Attachment E: Texas Department of Housing and Community
Affairs Example 2023 HTC Regional Allocation Formula

Table 3 - Reallocation

	Region	Initial Subregion Amount	Amount Needed to Reach Subregion Floor	Amount that can be Reallocated	% of Total Amount that can be Reallocated	Amount to be Reallocated	Final Subregion Allocation	% of Total Award
MSA Counties with Urban Places	1	\$ 1,250,321.41	\$ -	\$ 650,321.41	1.28%	\$ (17,671.26)	\$ 1,232,650.15	1.90%
	2	\$ 580,834.15	\$ 19,165.85	\$ -	0.00%	\$ 19,165.85	\$ 600,000.00	0.92%
	3	\$ 15,169,679.34	\$ -	\$ 14,569,679.34	28.69%	\$ (395,903.70)	\$ 14,773,775.64	22.73%
	4	\$ 1,233,539.26	\$ -	\$ 633,539.26	1.25%	\$ (17,215.24)	\$ 1,216,324.02	1.87%
	5	\$ 956,466.37	\$ -	\$ 356,466.37	0.70%	\$ (9,686.31)	\$ 946,780.07	1.46%
	6	\$ 14,764,906.62	\$ -	\$ 14,164,906.62	27.89%	\$ (384,904.77)	\$ 14,380,001.85	22.12%
	7	\$ 4,355,711.49	\$ -	\$ 3,755,711.49	7.40%	\$ (102,054.41)	\$ 4,253,657.07	6.54%
	8	\$ 2,430,413.01	\$ -	\$ 1,830,413.01	3.60%	\$ (49,738.04)	\$ 2,380,674.97	3.66%
	9	\$ 5,646,435.91	\$ -	\$ 5,046,435.91	9.94%	\$ (137,127.43)	\$ 5,509,308.48	8.48%
	10	\$ 1,247,571.61	\$ -	\$ 647,571.61	1.28%	\$ (17,596.54)	\$ 1,229,975.07	1.89%
	11	\$ 5,813,423.72	\$ -	\$ 5,213,423.72	10.27%	\$ (141,665.01)	\$ 5,671,758.71	8.73%
	12	\$ 894,141.75	\$ -	\$ 294,141.75	0.58%	\$ (7,992.75)	\$ 886,149.00	1.36%
	13	\$ 2,378,376.06	\$ -	\$ 1,778,376.06	3.50%	\$ (48,324.03)	\$ 2,330,052.03	3.58%
		Subtotal	\$ 56,721,820.69	\$ 19,165.85	\$ 48,940,986.55	96.38%	\$ (1,310,713.65)	\$ 55,411,107.05
Non-MSA Counties and Counties with Only Rural Places	1	\$ 660,448.22	\$ -	\$ 60,448.22	0.12%	\$ (1,642.57)	\$ 658,805.66	1.01%
	2	\$ 524,724.83	\$ 75,275.17	\$ -	0.00%	\$ 75,275.17	\$ 600,000.00	0.92%
	3	\$ 573,714.90	\$ 26,285.10	\$ -	0.00%	\$ 26,285.10	\$ 600,000.00	0.92%
	4	\$ 1,390,300.42	\$ -	\$ 790,300.42	1.56%	\$ (21,474.93)	\$ 1,368,825.48	2.11%
	5	\$ 1,096,627.60	\$ -	\$ 496,627.60	0.98%	\$ (13,494.92)	\$ 1,083,132.68	1.67%
	6	\$ 523,591.89	\$ 76,408.11	\$ -	0.00%	\$ 76,408.11	\$ 600,000.00	0.92%
	7	\$ 267,004.38	\$ 332,995.62	\$ -	0.00%	\$ 332,995.62	\$ 600,000.00	0.92%
	8	\$ 650,897.19	\$ -	\$ 50,897.19	0.10%	\$ (1,383.04)	\$ 649,514.16	1.00%
	9	\$ 482,298.92	\$ 117,701.08	\$ -	0.00%	\$ 117,701.08	\$ 600,000.00	0.92%
	10	\$ 640,205.55	\$ -	\$ 40,205.55	0.08%	\$ (1,092.51)	\$ 639,113.04	0.98%
	11	\$ 1,000,381.55	\$ -	\$ 400,381.55	0.79%	\$ (10,879.62)	\$ 989,501.94	1.52%
	12	\$ 398,775.65	\$ 201,224.35	\$ -	0.00%	\$ 201,224.35	\$ 600,000.00	0.92%
	13	\$ 69,208.21	\$ 530,791.79	\$ -	0.00%	\$ 530,791.79	\$ 600,000.00	0.92%
		Subtotal	\$ 8,278,179.31	\$ 1,360,681.23	\$ 1,838,860.54	3.62%	\$ 1,310,713.65	\$ 9,588,892.95
	Total	\$ 65,000,000.00	\$ 1,379,847.09	\$ 50,779,847.09	100.00%	\$ -	\$ 65,000,000.00	100.00%

Subregion Allocation Floor: \$600,000.00