

DRAFT 2026 STATE OF TEXAS COMPETITIVE HOUSING TAX CREDIT ESTIMATED ALLOCATION, AND SUB-REGIONAL REQUEST AND ELDERLY FUNDING LIMITS

2026 COMPETITIVE HOUSING TAX CREDIT (9% HTC) ESTIMATED ALLOCATION									REQUEST LIMITS	ELDERLY FUNDING LIMITS	
December 1, 2025											
Region	Geographic Area	Initial Sub-Region Amount	Amount needed to reach \$750,000	Amount over \$750,000 that can be reallocated	Proportion of amount available to be reallocated	Amount to be Reallocated	Final Funding Amount	Allocation %	Max Funding Request/Award Limits	Elderly Percentage	Maximum Elderly Funding Limit
Urban	1 Lubbock	\$ 1,591,109	\$ -	\$ 841,109	1.15%	\$ (17,562)	\$ 1,573,547.50	1.73%	\$ 2,000,000	n/a	n/a
	2 Abilene	\$ 888,680	\$ -	\$ 138,680	0.19%	\$ (2,896)	\$ 885,784.84	0.97%	\$ 1,328,677	n/a	n/a
	3 Dallas/Fort Worth	\$ 20,825,002	\$ -	\$ 20,075,002	27.55%	\$ (419,153)	\$ 20,405,849.44	22.46%	\$ 2,000,000	43.89%	\$ 8,956,127
	4 Tyler	\$ 1,358,012	\$ -	\$ 608,012	0.83%	\$ (12,695)	\$ 1,345,317.43	1.48%	\$ 2,000,000	n/a	n/a
	5 Beaumont	\$ 1,193,633	\$ -	\$ 443,633	0.61%	\$ (9,263)	\$ 1,184,370.10	1.30%	\$ 1,776,555	n/a	n/a
	6 Houston	\$ 20,823,303	\$ -	\$ 20,073,303	27.54%	\$ (419,117)	\$ 20,404,186.02	22.46%	\$ 2,000,000	44.52%	\$ 9,083,944
	7 Austin/Round Rock	\$ 7,301,442	\$ -	\$ 6,551,442	8.99%	\$ (136,790)	\$ 7,164,652.66	7.89%	\$ 2,000,000	40.15%	\$ 2,876,608
	8 Waco	\$ 3,750,515	\$ -	\$ 3,000,515	4.12%	\$ (62,649)	\$ 3,687,866.24	4.06%	\$ 2,000,000	n/a	n/a
	9 San Antonio	\$ 7,544,513	\$ -	\$ 6,794,513	9.32%	\$ (141,865)	\$ 7,402,648.18	8.15%	\$ 2,000,000	46.29%	\$ 3,426,686
	10 Corpus Christi	\$ 1,433,057	\$ -	\$ 683,057	0.94%	\$ (14,262)	\$ 1,418,795.41	1.56%	\$ 2,000,000	n/a	n/a
	11 Brownsville/Harlingen	\$ 8,180,816	\$ -	\$ 7,430,816	10.20%	\$ (155,151)	\$ 8,025,665.69	8.83%	\$ 2,000,000	n/a	n/a
	12 San Angelo	\$ 1,349,360	\$ -	\$ 599,360	0.82%	\$ (12,514)	\$ 1,336,846.01	1.47%	\$ 2,000,000	n/a	n/a
	13 El Paso	\$ 3,648,079	\$ -	\$ 2,898,079	3.98%	\$ (60,510)	\$ 3,587,568.65	3.95%	\$ 2,000,000	n/a	n/a
Rural	1 Lubbock	\$ 895,228	\$ -	\$ 145,228	0.20%	\$ (3,032)	\$ 892,195.57	0.98%	\$ 1,338,293		
	2 Abilene	\$ 755,112	\$ -	\$ 5,112	0.01%	\$ (107)	\$ 755,005.62	0.83%	\$ 1,132,508		
	3 Dallas/Fort Worth	\$ 877,806	\$ -	\$ 127,806	0.18%	\$ (2,669)	\$ 875,137.98	0.96%	\$ 1,312,707		
	4 Tyler	\$ 1,954,217	\$ -	\$ 1,204,217	1.65%	\$ (25,143)	\$ 1,929,073.57	2.12%	\$ 2,000,000		
	5 Beaumont	\$ 1,433,513	\$ -	\$ 683,513	0.94%	\$ (14,271)	\$ 1,419,241.22	1.56%	\$ 2,000,000		
	6 Houston	\$ 657,389	\$ 92,611	\$ -	0.00%	\$ 92,611	\$ 750,000.00	0.83%	\$ 1,125,000		
	7 Austin/Round Rock	\$ 356,911	\$ 393,089	\$ -	0.00%	\$ 393,089	\$ 750,000.00	0.83%	\$ 1,125,000		
	8 Waco	\$ 882,838	\$ -	\$ 132,838	0.18%	\$ (2,774)	\$ 880,064.33	0.97%	\$ 1,320,096		
	9 San Antonio	\$ 636,657	\$ 113,343	\$ -	0.00%	\$ 113,343	\$ 750,000.00	0.83%	\$ 1,125,000		
	10 Corpus Christi	\$ 874,635	\$ -	\$ 124,635	0.17%	\$ (2,602)	\$ 872,032.58	0.96%	\$ 1,308,049		
	11 Brownsville/Harlingen	\$ 1,066,823	\$ -	\$ 316,823	0.43%	\$ (6,615)	\$ 1,060,207.84	1.17%	\$ 1,590,312		
	12 San Angelo	\$ 494,688	\$ 255,312	\$ -	0.00%	\$ 255,312	\$ 750,000.00	0.83%	\$ 1,125,000		
	13 El Paso	\$ 82,717	\$ 667,283	\$ -	0.00%	\$ 667,283	\$ 750,000.00	0.83%	\$ 1,125,000		
Urban Totals		\$ 79,887,523	\$ -	\$ 70,137,523		\$ (1,464,425)	\$ 78,423,098	86.32%			
Rural Totals		\$ 10,968,534	\$ 1,521,638	\$ 2,740,172		\$ 1,464,425	\$ 12,432,959	13.68%			
Regional Totals		\$ 90,856,057	\$ 1,521,638	\$ 72,877,695		\$ 90,856,057		85.00%			
At-Risk Totals		\$ 16,033,422				\$ 16,033,422		15.00%			
USDA (From At-Risk)		\$ 5,344,474				\$ 5,344,474		5.00%			
Grand Total		\$ 106,889,479				\$ 106,889,479		100.00%			

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 2026 cycle. This initial ceiling is estimated using the 2025 population figure of 31,290,831 (IRS Bulletin 2025-18) (pending updates to reflect the 2026 IRS Bulletin figures) multiplied by the 2026 cap rate of \$3.416 (IRS Rev. Proc. 2025-32). The "Elderly Funding Limits" depicted are based on the 2025 HISTA data and will be revised to reflect 2026 HISTA data as soon as updated data is received by the Department. The column labeled "Final Funding Amount" is the column an Applicant can reference to determine the amount of the credit ceiling that is estimated to be available in each subregion for the 2026 cycle. The column labeled "Max Funding Request/Award Limits" reflects the estimated maximum request limit 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, 2025. These request/award limits are fixed and will not change, even if the regional funding amounts change based on future updates. Lastly, this chart will be updated as credit is returned during the year. Returned credits available to be reallocated in 2026 will be reflected in an additional column of the chart as it is updated.