

Affordable Housing Resource Center

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FOR IMMEDIATE RELEASE

Novogradac & Company LLP Publishes *Tax Credits & Assisted Living: A Resource Manual*.

SAN FRANCISCO—Novogradac & Company LLP is pleased to announce the publication of *Tax Credits & Assisted Living: A Resource Manual*, which offers a compilation of materials on how to develop assisted living properties through the use of the low-income housing tax credit (LIHC).

Novogradac & Company LLP, a national certified public accounting and consulting firm specializing in affordable housing issues, wrote and published *Tax Credits & Assisted Living: A Resource Manual* as a guide for all affordable housing industry participants, including real estate sponsors, for-profit and non-profit housing developers, investment bankers, accountants, appraisers, brokers, attorneys and lenders.

The manual contains answers to frequently asked questions, landmark Internal Revenue Service (IRS) private letter rulings and notices, demographics of the nation's elderly population, and information about Medicaid waivers—an important source of financing for affordable assisted living projects. The publication also includes articles that examine the characteristics necessary for an assisted living property to be eligible for the LIHC program.

"This is the most comprehensive publication available about the use of tax credits to develop assisted living properties," said Michael J. Novogradac, CPA, managing partner at Novogradac & Company LLP. "This publication will provide affordable housing professionals with the information necessary to successfully create LIHC assisted living facilities."

With the population of elderly Americans rising dramatically due to the graying of baby boomers and greater life expectancy, assisted living is becoming an increasingly important facet of the affordable housing industry. Between the years 1990 and 2000, the number of people age 85 and older increased by a tremendous 38 percent, according to U.S. Census Bureau statistics. Defined as apartment-style private units with kitchenettes and common living and dining areas, assisted living serves senior residents who need some help with daily living activities such as eating, housekeeping, dressing and bathing. Assisted living facilities may offer some medical services such as medicine administration, but do not provide the intensive medical care given at a nursing home.

Unfortunately, the cost of market-rate assisted living—which can run from \$2,500 to over \$4,000 per month—makes such facilities prohibitive for all but the wealthiest seniors. However, assisted living facilities can be made affordable by tapping LIHCs and/or tax-exempt private activity bonds. *Tax Credits & Assisted Living: A Resource Manual* offers an analysis of the many structural complexities that arise when using LIHCs to finance the housing component of an assisted living facility.

"Because the rules for financing assisted living properties with LIHCs are so complex, developers need guidance to ensure that they are meeting the requirements of the tax credit program," said Novogradac. "There is a great need for clear resource materials that explain the key issues."

Tax Credits & Assisted Living: A Resource Manual is one of many of Novogradac & Company LLP's publications. The firm produces three monthly newsletters: the *LIHC Monthly Report*, *Property Compliance Report* and *Housing Bond Report*. The firm also publishes the *Low-Income Housing Tax Credit Handbook*, the *Low-Income Housing Tax Exempt Bond Handbook*, the *Tax Credit Property Managers' Reference Manual* and the *Community Reinvestment Act (CRA)*

Manual.

Tax Credits & Assisted Living: A Resource Manual is available for \$59.95. For your copy, please contact Novogradac & Company LLP by telephone at (415) 356-8061, facsimile at (415) 356-8090 or e-mail at cpas@novoco.com. The San Francisco-based Novogradac & Company LLP is a national certified public accounting and consulting firm that specializes in affordable housing coast to coast. With offices in San Francisco; Atlanta; Austin, Texas; Kansas City Metropolitan area; and Washington, D.C., the firm provides a full spectrum of attest, tax, valuation, market research and consulting services to affordable housing developers, syndicators, lenders and investors.

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