

TAX CREDITS & ASSISTED LIVING: A RESOURCE MANUAL

Preface

Introduction and Overview

Published Articles on Assisted Living

“Heard From the IRS: Assisted Living Facilities and the Low-Income Housing Tax Credit,” published in the *LIHC Monthly Report*, March and April 1998

“Housing or Health Care Facility: Drawing the Line in Tax Credit-Financed Assisted Living Projects,” published in the *LIHC Monthly Report*, September and October 1998

“Assisted Living Can Qualify For LIHC, IRS Says,” published in the *LIHC Monthly Report*, January 2000

“Supportive Services in Assisted Living Facilities: Establishing Boundaries for Tax Credit Projects,” published in the *LIHC Monthly Report*, June 2000

“Assisted Living: The Emerging Senior Housing Niche,” published in the *LIHC Monthly Report*, December 2000

“Assisted Living Facilities: Risk Factors & Characteristics,” published in the *LIHC Monthly Report*, December 2000

“New Opportunities for Financing Affordable Supportive Housing for the Frail Elderly,” published in the *LIHC Monthly Report*, Part 1, November; Part 2, December 2001

IRS and U.S. Treasury Documentation

Provision of Tenant Services as Tax Credit Services—IRS Notice 89-6

Optional Services Provided to Elderly—PLR 8945036

Congregate Housing Facility for the Elderly—PLR 8944042

Provision of Services to Tax Credit Properties—Treasury Regulation §1.42.11

Supplemental State Payments Excluded From Gross Rent—PLR 9526009

Housing for Elderly—PLR 9711021

Elderly Facility Not Residential Rental Property—PLR 9740007

Housing for the Homeless Qualifies for Tax Credits—PLR 9814006

Elderly Facility Qualifies as Residential Rental Property—Rev. Rul. 98-47

Housing Project for Independent Living Qualifies as Residential Rental Property—PLR 199949044

Assisted Living Facility Sold to State Limited Liability Company is Qualified Rental Project for Purposes of IRC Section 142(d) —PLR 200038001

Other Documentation

State Policies on Medicaid Waivers

GAO: Medicaid Long-Term Care Expenditures, by Type and State, Fiscal Year 2001

GAO: Number of Beneficiaries Served by HCBS Waivers for the Elderly and in Nursing Homes, by State, 1999

GAO: Number of HCBS Waivers for the Elderly, Beneficiaries, Expenditures, and per Beneficiary Expenditures by State, 1999

Using Medicaid to Cover Services for Elderly Persons in Residential Care Settings: State
Policy Maker and Stakeholder Views in Six States – Executive Summary

Demographics

Sixty-Five Plus in the United States

Percent of U.S. Population Age 65 and Over

Number of U.S. Citizens Age 65 and Over

Assisted Living Facility Profiles

Assisted Living Resident Profile

The MetLife Survey of Assisted Living Costs

Frequently Asked Questions

Assisted Living Web Resources

Affordable Housing Resources