#2002-07
April 2002

Serving the Affordable Housing Needs of Older Low-Income Renters: A Survey of Low-Income Housing Tax Credit Properties

by

Andrew Kochera

The Public Policy Institute, formed in 1985, is part of the Policy and Strategy Group at AARP. One of the missions of the Institute is to foster research and analysis on public policy issues of importance to mid-life and older Americans. This publication represents part of that effort.

The views expressed herein are for information, debate, and discussion, and do not necessarily represent official policies of AARP.

AARP, 601 E Street, N.W., Washington, DC 20049

Table of Contents

Foreword

Although the Low-Income Housing Tax Credit (LIHTC) has become the primary federal subsidy supporting the production of affordable housing units, relatively little research has explored how well the program is serving the housing needs of older Americans. The limited research may be linked to the relative newness of the program, which has only been in operation since the late 1980s. By comparison, the U.S. Department of Housing and Urban Development's (HUD's) Section 202 program, which provides capital grants specifically for the production of housing for older persons, has been around since 1959. However, as the critical housing needs of older Americans continue to grow, now is the time to evaluate the LIHTC program's performance in meeting the needs of older renters.

Older renters have significant needs. Analysis of the 1999 American Housing Survey shows that around 55 percent of older renter households incurred "excessive expenditures" for housing, that is, housing costs exceeding 30 percent of the household income. In fact, the affordability crunch experienced by older renters mirrors the one affecting low-income renters of all ages, particularly those with *very low* or *extremely low* incomes.[1] U.S. HUD data show that the number of units affordable to renters with *very low* incomes fell by 1.14 million, and the number of units affordable to renters with *extremely low* incomes dropped by 750,000 between 1997 and 1999.

But affordability is not the only issue. AARP Public Policy Institute analysis of the Census Bureau's 1994-1995 Survey of Income and Program Participation shows that 20 percent of older renters have some difficulty performing activities of daily living (such as eating, bathing, and using the restroom), compared to only 12 percent of older owners. Furthermore, older renters who receive a subsidy are more likely to report a difficulty than older renters who do not (26 and 18 percent, respectively). It is therefore useful to examine not only how LIHTC properties provide affordable housing, but also how the property owners have been able to provide architectural features and supportive services to promote independent living and aging-in-place for their older residents.

This survey is part of AARP Public Policy Institute's research into independent living and housing issues. Related research includes the Public Policy Institute's "Section 8 Project-Based Rental Assistance: The Potential Loss of Affordable Federally Subsidized Housing Stock" (IB #47) and "The 1999 National Survey of Section 202 Elderly Housing" (#2001-02).

[1] By HUD definition, very low-income renters have less than 50 percent of median area income and extremely low-income renters have less than 30 percent of median area income.

Executive Summary

Background

The Low-Income Housing Tax Credit (LIHTC) was established as part of the Tax Reform Act of 1986 and has since become the major federal subsidy program supporting the production of affordable rental housing units. At least 20 to 40 percent of the units in a tax credit property must serve low-income residents; the specific percentage served is determined on the basis of which level of low income is targeted. Between 1997 and 1998, the National Council of State Housing Agencies estimates that tax credits were allocated for approximately 1 million low-income units, and more than 700,000 low-income units were completed during that time.

The program operates by providing a certain number of tax credits (determined by a state housing agency) to qualified housing providers. A state's total pool of tax credits is determined by a formula based primarily on population. Housing providers may choose to raise capital by "selling" these credits to a limited partner, who in turn provides upfront funds for constructing or rehabilitating housing. In addition to other criteria by which tax credits are awarded to housing providers, state agencies consider whether projects will serve a specific population with special needs. Housing projects for older persons meet one such special need. In addition, older persons often reside in tax credit projects that serve mixed-age residents.

Purpose of the Survey

Until now, only a limited amount of information has been available to address how the LIHTC program meets the housing needs of older residents. The purpose of this survey was to:

- Update basic information from earlier sources on tax credit properties to include (1) the number of older persons residing in LIHTC properties, both mixed resident properties and properties for older persons; and (2) comparisons between the two types of properties in terms of their rent levels, development activities, and types of nonprofit sponsorship.

- Review the demand for affordable rental housing. This involves analyzing vacancy rates, waiting lists, length of time households wait for units to become available, and reasons why some older persons may be unable to accept a unit once it becomes available.

- Identify additional funding sources that tax credit property owners use to expand the pool of low-income renters who are able to afford the units.

- Collect information on architectural features and services that promote independent living for residents of tax credit properties.

- Gather information on how to improve the program, by eliciting ideas directly from the owners of tax credit housing.

Methodology

During the second quarter of 2001, the survey was mailed to the owners of 10,000 randomly selected projects listed in the U.S. Department of Housing and Urban Development's (HUD's) LIHTC Database. At the time of the survey, this database included properties completed between 1987 and 1998. The owners were asked to fill out the survey for a specific property listed on the mailing label. This approach allowed the author to combine the survey data with information held in HUD's database, and helped ensure that owners of multiple properties responded for the intended tax credit property. The survey mailing included a follow-up for nonresponse, with a final response rate of around 17 percent (not including undeliverable surveys). After data cleaning, 1,558 surveys were retained for analysis and were assigned statistical weights to correct for sources of survey bias, based on the known universe of projects described by the HUD database.

Summary of Key Findings

<u>Chapter 1: Property Characteristics</u>

- *LIHTC properties completed in recent years are larger than those developed earlier in the program.* Analyzing survey responses with respect to when the properties were completed showed that the average size grew from 35 units for properties completed during the 1987-1991 period, to 46 units for properties completed in 1992-1994, and to 64 units for properties completed 1995-1998.

- *The median size of LIHTC properties for older persons was 32 units, compared to 24 units for mixed resident LIHTC properties, although the average was comparable (46 and 47 units, respectively).* Very small properties of four or fewer units were frequently found for mixed use, but seldom found in properties intended primarily for older persons.

- *Survey results show that more than 80 percent of properties were developed entirely for low-income residents.* This proportion is much higher than was expected when the program was developed. This finding was consistent whether the property was intended for older residents or a mixed population of residents.

- *Nonprofit sponsors are often found among tax credit properties.* Thirty percent of LIHTC properties for older persons and 25 percent of LIHTC properties for mixed residents had a nonprofit sponsor.

- *LIHTC properties for older persons are much less likely than mixed resident properties to be located in a central city.*

Chapter 2: Resident Characteristics

- *The LIHTC program serves a variety of resident populations, and many properties target more than one special need.* The survey collected information on the type of low-income residents the property was intended to serve. Overall, 42 percent of properties had low-income units intended for older persons, 29 percent for persons with disabilities, 12 percent for formerly homeless persons, 8 percent for persons recovering from addiction, and 7 percent for persons with HIV/AIDS. In addition to these special needs populations, 73 percent of properties had low-income units serving the general population of low-income renters. These percents total to more than 100 because properties can be developed for a variety of needs, and respondents were permitted to check more than one answer (around one-third provided multiple responses).

- *Twenty-four percent of LIHTC properties were intended primarily for older persons*. A property was designated as primarily for "Older Persons" if the owner indicated that it was intended for older persons and more than half the resident households included at least one person age 62 or older.

- *Residents of properties intended primarily for older persons were much more likely to have frailties or disabilities persons compared to older persons in mixed resident properties.* Thirty-four percent of older persons in properties intended primarily for older persons were frail or disabled, compared to 7 percent of older persons in mixed resident properties.

Chapter 3: Supply and Demand

- *LIHTC properties, especially those for older persons, have very low vacancy rates*. The vacancy rate for mixed resident LIHTC units was 4 percent, and the vacancy rate of units in LIHTC properties primarily intended for older persons was 3 percent. By comparison, the vacancy rate for all rental units (including both subsidized and market rate units) in the United States was approximately 8 percent during the time of the survey.

- *Most LIHTC properties maintain a waiting list.* Four out of five LIHTC properties maintain a waiting list for available units. Virtually all properties intended primarily for older persons maintain a waiting list. Waiting lists reflect the demand for affordable rental housing.

- *Households on a waiting list often wait a long time before a unit becomes available.* Properties for older persons had a median wait of 6 months and an average wait of 8 months for an available unit.

- *The health status of older applicants may change during the waiting period*. Although applicants generally accept an available unit, owners of properties intended for older persons frequently reported that at least one unit was refused during the last year because an applicant's physical needs changed during the wait.

Chapter 4: Additional Subsidies

- *Owners frequently reported that they had some additional type of development subsidy.* Additional development subsidies are frequently necessary to make LIHTC housing affordable to renters with very low income, or to those who are located in areas with high development costs. More than 80 percent of LIHTC projects for older persons and nearly 60 percent of mixed resident LIHTC projects received some additional development subsidy (such as a subsidized mortgage, reduced property taxes, or municipal land donation).

- *Among the additional development subsidy sources, the most common was a Department of Agriculture Rural Housing Service mortgage.* The subsidy for this type of mortgage is provided through a below-market interest rate. Half of LIHTC properties for older persons had a Rural Housing Service subsidized mortgage, compared to only 20 percent of mixed resident properties. Yet the availability of this subsidy has declined in recent years.

- *Many tenants in LIHTC properties received direct rental assistance.* Direct rental assistance reduces the amount of rent tenants pay. Direct rental assistance involves paying a portion of the tenant's rent, typically the difference between the contract rent and 30 percent of the resident's income, directly to the landlord. Thirty-one percent of tenants in properties for older persons received project-based direct rental assistance (e.g., a project rental assistance contract), compared to only 19 percent of tenants in mixed resident properties. Twelve percent of tenants in properties for older persons received tenant-based rental assistance (e.g., housing vouchers or certificates), compared to 17 percent of tenants in mixed resident properties. Tenant-based assistance is more common among mobile younger renters, whereas project-based assistance is more common for older renters.

Chapter 5: Features of Facilities and Units

- *LIHTC properties developed primarily for older persons were far more likely than mixed resident LIHTC properties to offer accessibility features in units*. For example, approximately two-thirds of units in properties intended primarily for older persons featured grab bars in at least one bathroom, compared to only 11 percent of units in properties with a mixed residential population.

- *LIHTC properties developed primarily for older persons were also more likely to offer accessibility features outside rental units.* For instance, more than 90 percent of LIHTC properties intended primarily for older persons had a ramp or level entrance, compared to 58 percent for mixed resident properties.

- *LIHTC properties developed primarily for older persons were also more likely to have a variety of common areas.* Common areas offer opportunities for socializing and can often make it easier for older persons to conduct errands without leaving the property. For instance, 86 percent of properties intended primarily for older persons had a meeting room, whereas only 23 percent of mixed resident properties had one. Laundry rooms, libraries, and waiting areas were also much more common in properties intended primarily for older persons than in mixed resident properties.

Chapter 6: Services and Service Coordination

- *The residents in nearly one-third of LIHTC properties for older persons did not have access to a service coordinator*. Only 21 percent of LIHTC properties for older persons had a service coordinator on staff. Forty-seven percent had access to community-based service coordination.

- *Fifty-four percent of LIHTC properties intended primarily for older persons did not offer any services to residents*. Among those that did, services ranged from social and recreational activities to supportive services such as transportation, group meals, and housekeeping. The most common services offered in tax credit properties for older persons were social/recreational activities (41 percent), transportation (20 percent), group meals (16 percent), and housekeeping (13 percent).

- *Where services were available, the most common sources of outside funding were charitable organization (62 percent), city or state program (61 percent), and Medicaid (37 percent).*

- *Two percent of LIHTC properties were licensed, registered, or certified as an assisted living facility or residential care facility*. These facilities are designed to provide supportive services to older persons and other persons needing assistance with personal care but who do not require the institutional care of a nursing home.

Chapter 7: Owner Opinions

In addition to collecting information about LIHTC properties, the survey also solicited feedback from owners about possible changes to the program. Based on literature review and discussions with industry experts, the survey listed a set of 13 common proposals for changing the tax credit program. Respondents were requested to rate each proposal by checking a five-point scale (ranging from "Strongly Agree" to "Strongly Disagree"). Owners of LIHTC properties rated the proposals in the following order of priority:

  - Paperwork should be reduced (89 percent agree/strongly agree);
  - Annual recertifications should be simplified/restructured (84 percent agree/strongly agree);
  - Rules and regulations should be simplified (83 percent agree/strongly agree);
  - Compliance monitoring should be simplified/restructured (82 percent agree/strongly agree); and
  - Tax credit allocations should be increased (74 percent agree/strongly agree).

- The LIHTC program does not provide a subsidy for supportive services. However, tax credits may be used toward construction of assisted living and residential care facilities. In cases where management requires that all residents are provided services (such as personal care), the cost borne by the resident counts against the LIHTC program's rent cap. This restriction can make it challenging for a housing provider to meet the program's rent cap and provide sufficient and economical services.

Respondents considered two proposals that might address this problem. One was to "Establish a separate rent cap when there are mandatory services" (68 percent agree/strongly agree). This proposal received greater support than the alternative one, which was to "Not include the cost of mandatory services in the program's definition of rent" (51 percent agree/strongly agree).

- When comparing owners of housing for older persons with sponsors of mixed resident housing, the overall opinion ratings were remarkably similar. However, the owners of LIHTC housing for older persons were more likely to agree/strongly agree that "Tax credits should be available for supportive services" (60 percent versus 52 percent).

Summary and Policy Implications

High Demand for LIHTC Housing
Many housing providers are now participating in the LIHTC program, which has significantly expanded the supply of affordable rental housing. However, the supply of LIHTC units has been insufficient to meet the demand. The gap is especially apparent for projects targeted primarily for older persons, which have long waiting lists and low vacancy rates.

Need for Additional Subsidies
The LIHTC program alone has not been sufficient to meet the housing needs of very poor renters. The program was never designed to serve those with the lowest income levels, although this population of renters can be served if additional subsidies are combined with tax credits.[2] However, differences in requirements and monitoring often make it difficult for housing providers to combine other subsidies with the LIHTC program. By streamlining program requirements and monitoring between the LIHTC and other housing programs, HUD could encourage more providers to expand their market to the lowest income levels.

Need for Supportive Services
The LIHTC program was designed to encourage *development* of affordable housing (that is, construction and certain related development costs). Neither the legislation nor the regulations address the need for funding subsequent supportive services that may help older residents remain independent and age-in-place. Yet the frailty level of older residents in tax credit properties underscores the significant need for supportive services. Although some tax credit properties for older persons provide supportive services, there is wide variation in the frequency and types of services provided. Many properties for older persons provide few or no services; transportation services and group meals, for instance, are relatively uncommon. Owners who have successfully provided services rely on a disparate range of outside funding and other sources. Opportunities to expand supportive services and accessible features in LIHTC properties could be promoted through federal, state, and local programs.

[2] The U.S. General Accounting Office (GAO) found that the average household income of LIHTC residents who received direct rental assistance was between 24 and 26 percent of the median area income. In contrast, LIHTC residents not receiving direct rental assistance had an average of 45 percent of the median area income (GAO/RCED-99-279R).

Nonprofit Sponsors
Nonprofit developers have frequently sponsored both mixed age and older person LIHTC properties. The survey shows that properties with at least one nonprofit sponsor are much more likely than properties without such sponsorship to offer services for their residents. These services are often essential for older residents who wish to age-in-place and remain independent. Older residents appear to benefit from the participation of nonprofit sponsors. Thus, continuation of nonprofit participation is key to providing supportive housing solutions for low-income residents.

Size and Location
Property size and location affect the capability to provide services. In general, larger properties benefit from economies of scale and are more likely to provide services to residents. A facility's ability to provide supportive services economically is an important consideration, where local conditions make this appropriate. However, the market in rural areas may be too small to support facilities large enough to provide services economically without additional state, local, and federal incentives.

The LIHTC survey shows that tax credit properties (as well as units) intended primarily for older persons are more often located in a suburb or rural area than in a central city, even though central cities have the highest concentration of older low-income renter households. The survey did not collect information on why owners chose a certain location. It might be inferred that it is easier to develop new housing that has a wider variety of accessible architectural features and common areas outside of central cities (where space for new development is often scarce). In the long run, however, it could be harder for LIHTC housing in suburbs, and particularly in nonmetropolitan areas, to draw economically on community services (for instance, public transportation or meals-on-wheels).

Income Mix of Residents
The LIHTC program originally envisioned low-income units as a part of mixed-income housing. But this survey indicates that most LIHTC properties serve only low-income residents. In part, this is because state allocating agencies, faced with a critical shortage of affordable rental housing, are seeking to encourage production of units for low-income residents. While this means that there are often economies of scale in offering supportive services to low-income residents, it also means that there may be less operating revenue than in a property with a mix of subsidized and market rate units. Consequently, outside resources are usually needed in order to provide any additional services to residents.

Paperwork
Many owners of LIHTC properties pointed out that the program paperwork is frequently burdensome. To some extent, paperwork requirements are necessitated by compliance monitoring to ensure the program is used for its intended purpose, to make certain program affordability and quality standards are met, and to protect the federal investment. However, some program requirements could be reexamined. For instance, the annual income recertification in properties with 100 percent of units set aside for low-income residents and for properties serving older persons might be made less frequent.

Conclusion

Clearly, the LIHTC program plays a pivotal role in the nation's affordable housing strategy. Around 70,000 affordable rental units are completed annually, of which more than 15,000 are intended for older persons. At this rate, the program significantly outpaces HUD's Section 202 housing program for older persons, which currently produces fewer than 10,000 units annually. However, without additional subsidy, the LIHTC program cannot serve households with the lowest levels of income, which are served by the Section 202 program. Moreover, the philosophy of the LIHTC is not specifically geared toward the unique housing needs of older persons. As one example, the cost of a service coordinator is an eligible project expense in Section 202 housing, but not for the tax credit program. Aside from these constraints, many LIHTC providers are finding ways to provide supportive housing for their residents. Through the survey presented here, LIHTC providers illustrate the successes and challenges to improving delivery of appropriate, affordable rental housing for older persons.

Introduction

Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit (LIHTC) was established as part of the Tax Reform Act of 1986 and has since become the major federal subsidy program supporting the production of affordable rental housing. The National Council of State Housing Agencies estimates that tax credits were allocated for approximately 1 million units between 1987 and 1998. AARP Public Policy Institute (PPI) analysis of Department of Housing and Urban Development (HUD) data indicates that more than 700,000 of those units were completed during that time.

The program operates by providing a certain number of tax credits (determined by a state housing agency) to qualified housing providers.[3] These tax credits are spread over a period of 10 years and may be used to reduce the housing provider's federal taxes during that time. However, many housing providers prefer not to use the credits for their own tax bill; instead, they often choose to raise money by "selling" these credits to a limited partner, who in turn provides upfront funds for the construction or rehabilitation of housing. Thus, the tax credits may be viewed as a tool to link housing providers who are seeking funds to build affordable rental housing with investors who are willing to provide the funds in return for a long-term reduction in their taxes.

A state's pool of tax credits is determined by a formula based primarily on population. Though the IRS is responsible for broad oversight of the program, actual program administration is conducted by state housing agencies. These agencies set priorities to meet their state's housing needs, award credits to qualified housing providers, and monitor program compliance.

In addition to other criteria by which tax credits are awarded to housing providers, state agencies consider whether the project will serve a specific population with special needs. Housing for older persons falls under this category. In addition, older persons also often reside in tax credit projects that serve mixed-age residents.

Over the past 20 years, most direct HUD subsidies for supporting the production of low-income housing have been replaced by tax incentives and block grants to states and communities.[4] The tax credit program now outpaces direct HUD programs (such as Section 202 and Section 811) by a wide gap (Exhibit 1). In addition to direct HUD programs, approximately 25,000 subsidized units are produced annually through the HOME[5] block grant program to states and local communities. Also, the Department of Agriculture's Rural Housing Service Section 515 program produces a few thousand subsidized rental units annually. However, production of rental housing under the LIHTC program significantly outpaces all these other sources combined. In fact, in recent years the LIHTC program has accounted for more than one-quarter of all multifamily units produced in the United States.[6]

---

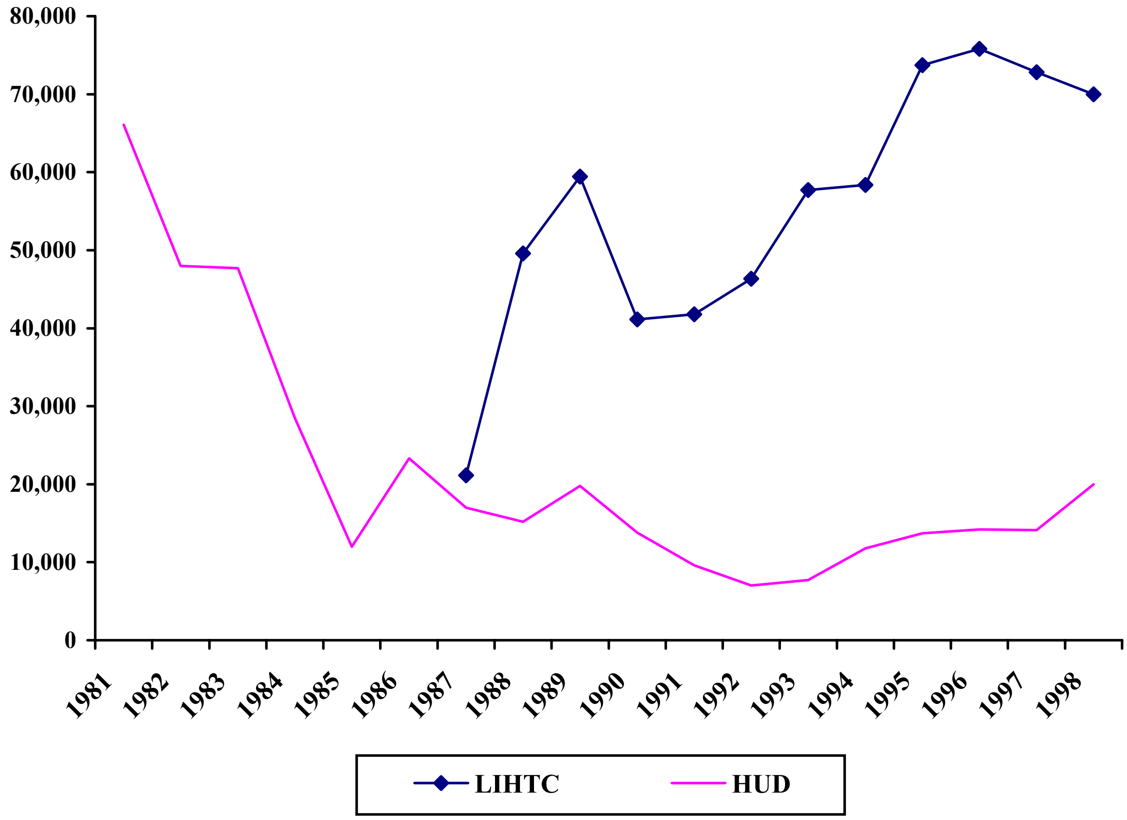
[3] A more detailed description of the program is found in Appendix A: An Overview of the Low-Income Housing Tax Credit Program.

[4] For instance, new production under public housing and the construction component of the Section 8 program has been inactive for many years. However, the Section 202 Supportive Housing Program for the Elderly and the Section 811 program for persons with disabilities remain active, although at lower levels compared to earlier years.

[5] Note: Although the letters in the name of the program are capitalized ("HOME"), it is not an acronym.

[6] AARP PPI tabulations of HUD's Low-Income Housing Tax Credit Database; Census Bureau, Housing Completions Series C-22, various years 1987 through 1998.

Exhibit 1
Subsidized Multifamily Rental Production:
LIHTC vs Direct HUD Programs, 1981-1998



Note: LIHTC Production includes only low-income units in properties with 5 or more units, to be comparable with Census Bureau figures for HUD subsidized multifamily production.
Source: AARP PPI analysis of HUD's Low Income Housing Tax Credit Database; Census Bureau, Survey of Market Absorption.

Because the LIHTC program plays such a prominent role in providing affordable housing, it is important to collect information about how many older residents are served and how their needs are being addressed. Until now, only a limited amount of such information has been available. For instance, the National Council of State Housing Agencies collects information from state agencies on the number of special needs projects that receive tax credit allocations, including projects for older persons.[7] However, the information is collected at the state level—not the project level—and therefore the organization cannot provide details on those projects. The U.S. General Accounting Office (GAO) conducted a study of projects completed between 1992 and 1994, which yielded useful information.[8] The GAO estimated that about 26 percent of projects were for older persons. However, because of the small sample size, this study could not provide analysis of older person properties for other variables of interest. Similarly,

[7] *State HFA Factbook: 2000 NCSHA Annual Survey Results*, National Council of State Housing Agencies. This publication is revised annually.
[8] *Tax Credits: Opportunities to Improve Oversight of the Low-Income Housing Program*, Government Accounting Office, March 1997.

research by The Urban Institute provides many important property and owner characteristics but was not designed to provide detailed analysis for subgroups of residential properties, such as properties for older persons.[9]

Survey Methodology

Recognizing that many groups need a resource to draw upon for additional research, HUD maintains a database of LIHTC properties. This database was recently updated to include all properties completed through 1997, and most properties completed in 1998. State housing agencies collect the data, which includes some property information, such as size and location. HUD provides mailing information for both the property and its owner so that researchers can collect additional information through surveys. PPI used this database to conduct this survey on important housing issues for older renters, both for mixed resident properties and for those properties that were developed primarily to serve older residents.

The seven-page-long survey contained 31 questions. These questions were designed to meet five major goals:

- Update basic information from earlier sources on tax credit properties. This information includes the numbers of older persons residing in LIHTC properties (both mixed resident properties and properties for older persons). It also includes comparative information between the two types of properties in terms of rent levels, development activities, and nonprofit sponsorships.

- Review the demand for affordable rental housing. This analysis looks at vacancy rates, waiting lists, length of time waiting for a unit, and reasons why some older persons may be unable to accept a unit once it becomes available.

- Identify additional funding sources that tax credit property owners use to expand the pool of low-income renters who are able to afford the units.

- Collect information on architectural features and services that promote independent living for residents of tax credit properties.

- Gather information on how the program might be improved by eliciting ideas directly from the owners of tax credit housing.

HUD's database contains records for approximately 16,600 tax credit properties. The PPI survey was sent to the owners of 10,000 properties, randomly selected from HUD's database. The initial survey was mailed May 18, 2001, with a follow up mailing to those who had not yet responded on June 22, 2001. After data cleaning and verification that the forms were filled out for the intended randomly selected property, a total of 1,558 survey responses were assigned statistical weights and analyzed for this report. (See Appendix B for detailed methodology.)

[9] *The Low-Income Housing Tax Credit Program: A National Survey of Property Owners*, Martin D. Abravanel and Jennifer E. H. Johnson, October 1999.

Chapter 1: Property Characteristics

Highlights

- The survey shows that the average size of LIHTC properties grew from 35 units for properties completed between 1987 and 1991, to 46 units for those completed during the 1992-1994 period, and to 64 units for properties completed between 1995 and 1998.
- The median size of LIHTC properties for older persons was 32, compared to 24 for mixed resident LIHTC properties, although the average was comparable (46 and 47 units, respectively). Very small properties of four or fewer units were frequently found for mixed use, but seldom found in properties intended primarily for older persons.
- The vast majority (91 percent) of units in properties receiving tax credits were set aside for low-income residents, a percentage that did not vary significantly based on whether or not the property was intended for older persons.
- Thirty percent of properties for older persons and 25 percent of mixed resident properties had a nonprofit sponsor.
- Around 71 percent of all LIHTC properties involved new construction, and the vast majority of LIHTC properties for older persons were new construction (90 percent).
- Individual units in LIHTC properties for older persons were typically much smaller than other LIHTC properties, because of the smaller household size. Approximately three-quarters of LIHTC units in properties intended for older persons were one bedroom.
- The monthly rent for units in properties for older persons was comparable to the rent for same-sized units in other LIHTC properties.
- LIHTC properties for older persons were more likely than mixed resident properties to be located in the Northeast, and were less likely to be located in central cities. Furthermore, properties for older persons were less likely to be located in Qualified Census Tracts (high poverty), but more likely to be located in a Difficult Development Area (high development costs) than mixed resident properties.

Overview

State agencies have broad discretion in how they allocate tax credits to meet the affordable housing needs of low-income renters. Projects may be developed through new construction or rehabilitation of existing housing, and can range from small buildings in rural areas to large multi-story apartment complexes in an urban setting. Some properties serve a range of income levels with a certain number of units set aside for low-income residents, while others may be devoted entirely to low-income residents. The program has become known for developing rental properties with a wide range of locations and characteristics.

The PPI LIHTC survey collected a variety of key information about the properties developed under the program, and in some cases it was possible to generate additional information by merging data from HUD's LIHTC database with the survey responses. Results show that properties developed primarily to serve older persons[10] were typically slightly larger than mixed resident properties, based on the median

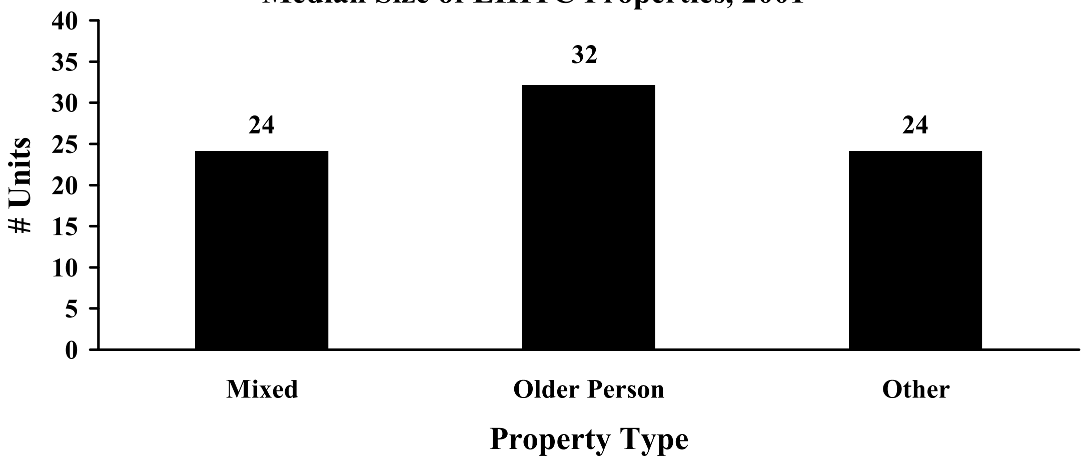
[10] If an owner indicated that the property was intended to serve older persons, and more than half the units were occupied by an older person, it was considered to be "primarily for older persons" for purposes of this report. However, some properties could also have a small share of younger renters, particularly if the property was also designated for persons with a disability. See Chapter 2 for further discussion of resident population.

figure, although the average was about the same. Rents were comparable, as was the presence of a nonprofit sponsor. Units in properties intended primarily for older persons were generally newly constructed, as opposed to rehabilitation from existing structures. Individual units in properties for older persons were generally much smaller than for LIHTC properties serving families and other mixed age residents.

Number of Units

The median size of tax credit properties placed in service between 1987 and 1998 was 25 units, with an average of 46 units. Consistent with other research, the PPI survey indicates that tax credit properties have been getting larger over the life of the program. For instance, the median size of properties completed between 1987 and 1991 was 20 units, compared to 28 units for properties completed between 1992 and 1994, and 44 units for properties completed between 1995 and 1998. The average, meanwhile, grew from 35 for 1987-1991 properties, to 46 for properties completed 1992-1994, and to 64 units for properties completed 1995-1998.[11]

Exhibit 2
Median Size of LIHTC Properties, 2001



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

Although the average size of properties for older persons was comparable to mixed resident properties (46 and 47 units, respectively),[12] the median size of properties for older persons was larger than mixed resident properties (32 and 24, respectively) [Exhibit 2]. Very small properties (including single family and duplex rental units) are rare among housing for older persons built under the LIHTC program. About 20 percent of mixed resident properties had four or fewer units.

[11] HUD's analysis of its Low-Income Housing Tax Credit Database showed project sizes growing from an average size of 42 for projects put in service 1992-1994, to 62 for projects put in service 1995-1998. See: *"Updating the Low-Income Housing Tax Credit Database,"* HUD, November 10, 2000. The PPI survey was based on residential properties, whereas the HUD database lists individual tax credit allocations. Some properties may have been developed with more than one allocation over time. See Appendix B: Methodology for further discussion.

[12] The difference in average size was not statistically significant at the 95 percent confidence level (t-test).

The survey also indicates that properties with at least one nonprofit sponsor were larger than strictly for-profit LIHTC properties (average 58 versus 40, respectively). Larger properties are likely to have more sponsors, which implies a greater likelihood that at least one will be a nonprofit entity.

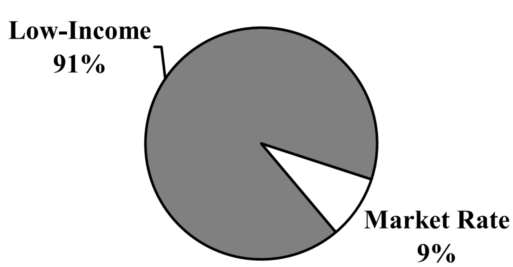
LIHTC properties built in nonmetropolitan areas were, on average, much smaller than those built in the suburbs of metropolitan areas or in the city. The average size of nonmetropolitan LIHTC properties was 28 units, compared to 57 units in the suburbs of metropolitan areas and 55 units in the city.

Share of Units Set Aside for Low-Income Renters

Under the technical requirements of the LIHTC program, tax credit property owners are only required to set aside 20 percent of units for renters earning no more than 50 percent of the median area income, or 40 percent of units for renters earning no more than 60 percent of the median area income. However, because tax credits can only be claimed for that portion of development costs that accrues to low-income units, developers who participate in the program have an incentive to devote a larger portion of the property to income-qualified households. State allocating agencies also prefer to award tax credits to sponsors who serve the greatest number of low-income renters. Consequently, the vast majority of units in properties that receive tax credits are set aside for low-income renters.

The PPI survey indicates that 91 percent of all units in tax credit properties placed in service between 1987 and 1998 were set aside for low-income residents [Exhibit 3]. These results are similar to other published research[13] and do not vary substantially according to whether the property served a mixed population of residents or older persons. The share dropped off somewhat (to around 85 percent) for the largest properties with 100 or more units, still far beyond the federal requirements of the program.

Exhibit 3
Share of Units in LIHTC Properties Set Aside for Low-Income Residents, 2001



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

[13] For instance, the U.S. General Accounting Office estimated that 95 percent of the units in LIHTC projects built between 1992 and 1994 qualified for the credit *("Opportunities to Improve Oversight of the Low-Income Housing Program,"* GAO, March 1997). In the PPI survey, 90 percent of units built between 1992 and 1994 were rented to income-qualified households.

In fact, 85 percent of properties were intended *entirely* for low-income residents. These are commonly called "100 percent" properties because 100 percent of the units in these properties are set aside for low-income residents. Again, properties varied little according to whether they served a mixed population of residents, older persons, or other special groups. However, "100 percent" properties were slightly more common for older properties built between 1987 and 1991 (89 percent) than for newer properties built between 1992 and 1994 (84 percent) and between 1995 and 1998 (82 percent). Also, "100 percent" properties were also less common among larger properties. In properties with 100 or more units, only 64 percent were "100 percent" properties; in contrast, for properties with 20 or fewer units, 95 percent of properties were "100 percent" properties.

Nonprofit Sponsorship

The PPI survey of LIHTC properties collected information on whether a nonprofit sponsor was involved in the project. In all, 28 percent of tax credit properties had at least one nonprofit sponsor involved in production.

By comparison, analysis of HUD's LIHTC Database showed that 18 percent of properties had nonprofit sponsorship. The difference in findings can probably be explained by methodological differences between the studies. The HUD database collects information by development phase, whereas the AARP Public Policy Institute survey looked at completed properties. Thus, in a multiphase development process, where one phase had a nonprofit sponsor and others did not, the HUD analysis would show a smaller incidence than if the housing development were viewed as a whole.[14] Furthermore, HUD collected information from state agencies, which were likely to report the information found in the tax credit application. It is possible that during the long development of a multifamily property, additional sponsors could be enlisted, including nonprofits.[15]

Thirty percent of properties intended primarily for older persons had a nonprofit sponsor, as did 25 percent of mixed resident properties (Exhibit 4).[16] Nonprofit sponsorship was most common among properties serving other special needs populations (49 percent).

---

[14] Notably, for those surveys that represented a single tax credit allocation in the HUD database, if the HUD database indicated the presence of a nonprofit sponsor, the corresponding PPI survey nearly always agreed (95 percent). But for the cases where the HUD database indicated no nonprofit sponsor, 18 percent of the corresponding PPI surveys indicated that there was a nonprofit sponsor by the time of the survey.

[15] Cummings and DiPasquale found that nonprofits developed 31 percent of projects that were held by four large national syndicators, and which were completed between 1987 and 1996. Source: Cummings and DiPasquale*, "The Low-Income Housing Tax Credit: An Analysis of the First Ten Years,"* Housing Policy Debate, 1999, 10:2.

[16] Although the rate of nonprofit sponsorship appears slightly higher for properties intended for older persons than for mixed resident properties, the difference is not statistically significant at the 95 percent confidence level.

Exhibit 4
Share of Properties with a Nonprofit Sponsor, 2001

Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

Among all LIHTC properties, nonprofit sponsorship has been rising over time. For properties completed between 1987 and 1991, 16 percent had a nonprofit sponsor. By comparison, 31 percent of properties completed between 1992 and 1994 had a nonprofit sponsor, and 43 percent of properties completed between 1995 and 1998 had a nonprofit sponsor. In part, the rise may be related to the growth in the average size of LIHTC properties; larger properties may be likely to have more sponsors, increasing the likelihood that at least one will be a nonprofit. Because the survey did not collect information on the number of sponsors, this hypothesis cannot be tested here.

Nonprofit sponsors were also more common in cities (36 percent of LIHTC properties) than in suburban areas (29 percent) and nonmetropolitan areas (17 percent). The presence of a nonprofit sponsor was most common in the West (53 percent), and least common in the South (20 percent).

Type of Development

Around 71 percent of all properties under the LIHTC program involved new construction, 32 percent involved rehabilitation of an existing property, and 12 percent involved acquisition of an existing property. Some respondents indicated that more than one of the above types of activity took place, especially if the completed property involved more than one phase with separate tax credit allocations. For instance, it is possible for a multifamily property to have a rehabilitated old building as well as a newly built set of apartments. These would generally be treated as separate LIHTC activities.

Exhibit 5
Share of LIHTC Properties Involving New Construction, 2001

Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

The vast majority (90 percent) of properties for older persons involved the use of LIHTC funds for new construction (Exhibit 5). Twelve percent involved rehabilitation, and 3 percent involved the acquisition of an existing property. By comparison, around two-thirds of properties developed for mixed residents involved new construction. The survey did not collect information on why owners building for different groups chose one development method over another. However, it is possible that some developers find it easier to integrate architectural features that promote independent living for older residents (such as elevators and wide hallways) using new construction.

Number of Bedrooms

Although the PPI survey did not collect information on how many units were one-bedroom, two-bedroom, or more, it was usually possible to merge this information to the survey from HUD's LIHTC Database.[17] Overall, about 9 percent of all units built under the LIHTC program through 1998 were efficiency units, 37 percent one-bedroom units, 37 percent two-bedroom units, and 19 percent three bedrooms or more.

Units in properties for older persons were likely to be smaller (Exhibit 6), largely because older households seldom have children, and many represent single persons. In fact, AARP analysis of Census Bureau survey data indicates that three-quarters of all older subsidized renters live alone.[18] Seven percent of units in LIHTC properties intended primarily for older persons were efficiency units, 73 percent were

[17] However, this information was frequently missing in the HUD database and could not be merged for nearly 28 percent of survey records.
[18] AARP Public Policy Institute analysis of the Census Bureau's Survey of Income and Program Participation, 1994-95. However, these data do not distinguish LIHTC units with other types of rental subsidy.

one-bedroom, and 18 percent were two-bedroom. Only around 2 percent of units in LIHTC properties intended primarily for older persons had three or more bedrooms.[19] By comparison, more than a quarter of units in properties for mixed residents had three bedrooms or more.

Exhibit 6
Distribution of Bedrooms in Unit By Property Type, 2001

Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

Monthly Rent

The median rent for a low-income efficiency unit in the LIHTC properties built between 1987 and 1998 was $330 in 2001. The median rent was $360 for one-bedroom units, $416 for two-bedroom units, and $512 for units with three or more bedrooms. Rents did not differ greatly on the basis of whether the property was intended primarily for older persons or was a mixed resident property. For instance, the median rent for a one-bedroom unit in properties for older persons was $365, compared to $355 for one-bedroom units in mixed resident properties.

Rents were higher for newer units compared to older units. For instance, the median one-bedroom rent for units built between 1987 and 1991 was $330, compared to $372 for units built between 1992 and 1994 and $390 for those built between 1995 and 1998. Rents were also higher for units in properties with a nonprofit sponsor (for one-bedroom units, a median $400 versus $350), possibly because those properties tended to offer more services. Not surprisingly, rents were higher in the West and Northeast (for one-bedroom units, a median $410 and $472, respectively) compared to the Midwest and South ($370 and $300, respectively). Rents were also higher in central cities (for one-bedroom units, median $430) than in

[19] Some LIHTC properties intended *primarily* for older persons can also serve other types of residents (see Chapter 2 for further discussion). By comparison, HUD's Section 202 program now serves older persons exclusively (in earlier years, the Section 202 program also served disabled persons of any age). Consequently, Section 202 units are typically smaller. Sixteen percent of Section 202 units are efficiencies (no longer found in newer construction), 83 percent one-bedroom, and 1 percent two-bedroom. Source: AARP Public Policy Institute's *The 1999 National Survey of Section 202 Elderly Housing.*

suburbs ($390) and nonmetropolitan areas ($305). Larger properties, which are more frequently located in central cities than in nonmetropolitan areas, tended to have higher rents than smaller properties.

Location

Various geographic characteristics for LIHTC properties were analyzed based on information merged from HUD's property database to the survey responses. This analysis shows that properties for older persons were more likely than mixed resident properties to be located in the Northeast, and were less likely to be located in central cities. Furthermore, properties for older persons were less likely to be located in a Qualified Census Tract (relatively high poverty), but more likely to be located in a Difficult Development Area (relatively high development cost) than mixed resident properties.

In all, 39 percent of tax credit properties completed between 1987 and 1998 were located in the South, and 33 percent were located in the Midwest. The Northeast and West each accounted for 14 percent of tax credit properties. There are some differences that correspond to whether the property was intended primarily for older persons or for a mixed resident population. In general, properties developed for older persons were more likely to be located in the Northeast (20 percent) and West (17 percent). Only 10 percent of tax credit properties for mixed resident populations were located in the Northeast, and 12 percent were in the West.

Forty-one percent of all tax credit properties were located in the central city of a metropolitan area, 28 percent were in "suburbs" (metropolitan area, but not in a central city), and 31 percent were located in nonmetropolitan areas. There were considerable differences in location between properties developed for older persons and those serving a mixed population of residents. Nearly half of mixed resident tax credit properties were located in a central city, one-quarter were in suburbs, and around 29 percent were in nonmetropolitan areas. By comparison, only 16 percent of properties for older persons were in central cities, 42 percent were in suburbs, and 42 percent were in nonmetropolitan areas.

Notably, the highest concentration of low-income older renters resides in central cities, but central cities account for the lowest share of tax credit properties for older persons (Exhibit 7). The difference is somewhat less pronounced when viewed in terms of rental units because properties in central cities tend to be larger. The survey did not collect information on why an owner chose a certain location, but providers probably find it easier to incorporate accessibility features for older person properties (such as elevators and wide halls) in new construction than in rehabilitated properties. In addition, new construction is much more frequent in suburbs and nonmetropolitan areas because of the availability of land.

Exhibit 7
Location of Units and Low-Income Older Renters

	Tax Credit Properties for Older Persons		All Low-Income Renter Households Age 62 & Older
	Distribution of Projects	Distribution of Units	
Central City	16%	28%	44%
Suburb	42	41	37
Nonmetro	42	30	19

Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties, 2001; PPI analysis of HUD's 1999 American Housing Survey.

The LIHTC program encourages development of properties in high poverty areas by providing tax credits for a higher share of development costs than would otherwise be permitted under program rules.[20] To identify high poverty areas, HUD designates Qualified Census Tracts (QCTs). These are census tracts in which at least 50 percent of households have an income less than 60 percent of the area median gross income or where the poverty rate is at least 25 percent. The QCT identifier in HUD's database is based on 1999 designations. Overall, around one-quarter of tax credit properties are in a QCT. Properties intended primarily for older persons are less likely than mixed resident properties to be located in a QCT. Around 28 percent of mixed resident properties are in a QCT, compared to 10 percent of properties for older persons.

The LIHTC program also allows tax credits for a higher share of development costs if the property is located in a metropolitan area or nonmetropolitan county with high construction, land, or utility costs. Such areas are identified by HUD as Difficult Development Areas (DDAs). In HUD's Low-Income Housing Tax Credit Database, the DDA designation is based on the year that the project was placed in service. Around 7 percent of properties are in a metropolitan DDA, and 5 percent in a nonmetropolitan DDA. Properties intended primarily for older persons are somewhat more likely to be located in a DDA. Twelve percent of properties for older persons are in a metropolitan DDA, compared to 5 percent of mixed resident properties. Eight percent of properties for older persons and 4 percent of mixed resident properties are in a nonmetropolitan DDA.

[20] Properties developed in Qualified Census Tracts or Difficult Development Areas may have an eligible basis for tax credits 30 percent higher than otherwise permitted by the program.

Chapter 2: Resident Characteristics

Highlights

- Forty-two percent of properties were intended at least in part to serve older persons.
- Approximately 24 percent of LIHTC properties completed between 1987 and 1998 were intended primarily for older persons.
- A significant number of properties also served disabled residents, formerly homeless persons, persons recovering from addictions, and the like.
- Overall, around one-third of units in the LIHTC program were occupied by at least one person 62 years of age or older.
- The average share of older residents in LIHTC properties who were frail (had difficulty walking or performing everyday tasks) or disabled was around 17 percent. The problem was especially acute in properties intended for and occupied primarily by older persons, where 34 percent of older residents, on average, were frail or disabled.

Overview

Although the LIHTC program is often viewed as a general rental assistance program for low-income households, allocating agencies are free to award tax credits for specific types of residents with critical housing needs. Among the special needs formally recognized by the program are older persons, persons with disabilities, previously homeless persons, persons recovering from addictions, and persons with HIV/AIDS. Housing agencies may also identify other groups with special housing needs, such as single parent families.

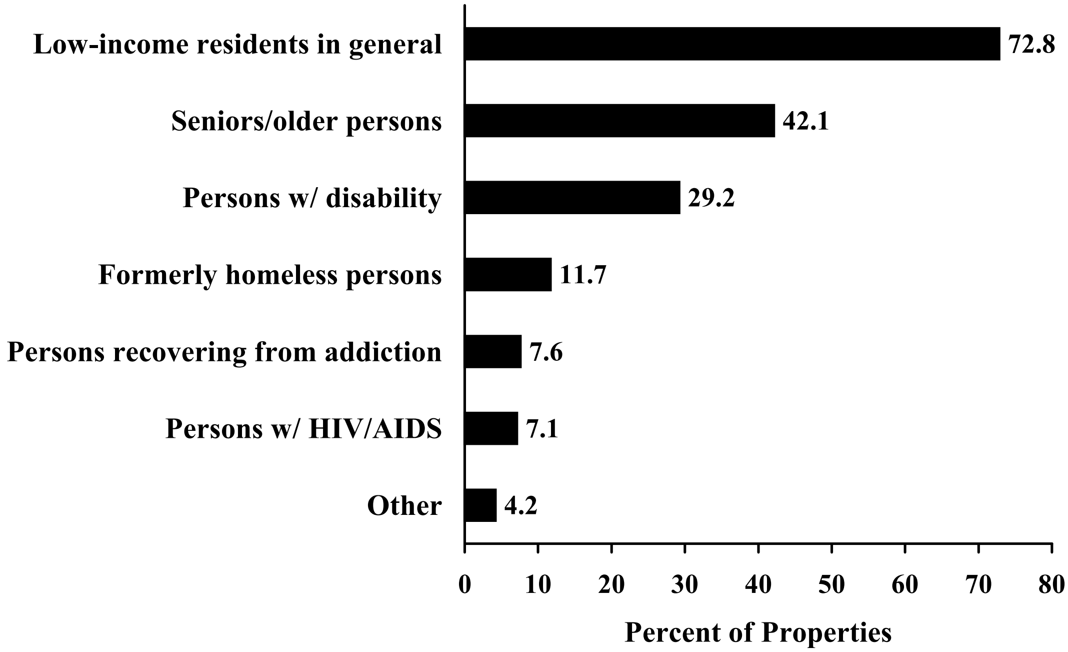
The survey shows that LIHTC properties for older persons were the most common "special population" targeted by the program, followed by persons with disabilities and a range of other resident populations. The survey also shows that older residents, especially those residing in properties intended primarily for older persons, are frequently frail or disabled.

Types of Residents

For purposes of this report, properties were generally categorized according to whether they were primarily for "Older Persons," "Mixed Residents," or "Other." (The following section explains each category.) However, the survey questionnaire also elicited detailed information on a variety of residents served in each property, not just the primary population of that property.[21] The resident categories listed on the survey questionnaire are similar to categories listed in other research,[22] and the survey was designed to allow respondents to check more than one category. It was found that many (around one-third) of properties did in fact serve more than one category.

[21] The survey question was phrased to elicit information on the types of residents that the property was *intended* to serve; however, it is worth noting that because the survey was mailed to owners of properties that were in operation (frequently for many years), respondents may be answering the question for residents that are *actually* served.
[22] See for instance GAO's *Tax Credits: Opportunities to Improve Oversight of the Low-Income Housing Program* (1997) and Urban Institute's *The Low-Income Housing Tax Credit Program: A National Survey of Property Owners* (1999).

Exhibit 8
Low-Income Residents the Property is Intended to Serve, 2001
(Multiple checks allowed)



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

"Low-Income Residents in General" was the most frequently checked off category of residents, accounting for nearly three-quarters of LIHTC properties (Exhibit 8). These properties accept residents who meet the general income requirements of the program. In some cases, these types of properties may also attempt to serve a particular type of resident (e.g., older persons), but do not regard it as their exclusive charge.

The second most frequently checked off category was "Seniors/Older Persons," which represented 42 percent of properties. The concept of housing for older persons is somewhat different under the LIHTC program than it is for HUD-assisted housing. Generally, HUD-assisted housing for older persons is intended for households with at least one resident age 62 or older. However, many LIHTC properties for older persons begin eligibility at age 55 and older, consistent with age exemptions to the Fair Housing Act.

Around 29 percent of properties were intended to serve persons with disabilities. This response shows that many owners view low-income disabled persons as a target population. But regardless of the particular population the property is intended to serve, federal law requires at least some units in all LIHTC multifamily rental properties to be accessible for persons with disabilities. Section 504 of the Rehabilitation Act of 1973 requires that recipients of federal funds, including affordable housing providers, make their programs and activities accessible to persons with a disability. New or substantially rehabilitated multifamily housing must have at least 5 percent of the housing units fully accessible for people with mobility impairments, and at least 2 percent accessible to people with hearing or visual impairments. In addition, under the Fair Housing Act, multifamily complexes built after March 1991 with four or more units must include basic accessibility features for units located on the ground floor or on floors that are accessible by elevator.[23]

Among the other residents that LIHTC properties were intended to serve were formerly homeless persons (12 percent of properties), persons recovering from addiction (8 percent), and persons with HIV/AIDS (7 percent). Around 4 percent of the properties were intended for residents with other hardships, such as homeless persons with children, farm workers, families headed by grandparents, and battered women.

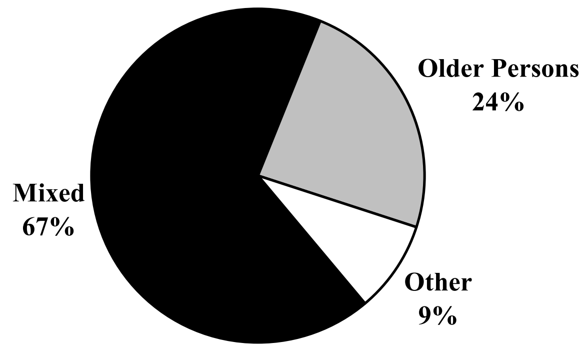
Identifying Properties Primarily Intended for Older Persons

To identify housing intended *primarily* for an older resident population, two survey questions were compared. A property was designated for "Older Persons" if the owner indicated that it was intended to serve seniors/older persons and if more than half the renter households included at least one resident age 62 or older. Identifying properties intended primarily for older persons allows for general comparisons with rental housing for older persons under HUD programs (such as Section 202). Using these criteria, approximately 24 percent of properties under the LIHTC program were "Older Person" properties (Exhibit 9).[24] Properties intended for "Low-Income Residents in General" that may also be intended for other specific resident populations (but did not meet the aforementioned "Older Persons" property definition) were termed "Mixed Resident" properties for purposes of this report. Sixty-seven percent of LIHTC properties were mixed resident properties. Finally, if a property was intended for a special population but did not meet the "Older Person" or "Mixed Resident" definition, it was categorized as "Other." Nine percent of LIHTC properties fell into this "Other" category. One example of this type of property is transitional housing for formerly homeless persons.

[23] Although less comprehensive than the Section 504 requirements, Fair Housing requirements address accessible routes, widened doorways, lowered thermostats and electrical outlets, and bathroom walls reinforced so grab bars can be installed.

[24] In GAO's 1997 study of LIHTC properties completed between 1992 and 1994, it was found that 26 percent of properties "primarily" served the "elderly." In the Urban Institute's 1999 study of LIHTC property owners who developed properties between 1992 and 1994, 7 percent of properties were characterized as elderly only, 7 percent as elderly/family/single person/disabled, and 14 percent elderly/disabled (for a total of 28 percent). In the 2001 PPI survey, 27 percent of properties put in service between 1992 and 1994 were identified as "Older Person" properties under AARP's definition.

Exhibit 9
Share of Properties Intended Primarily for Older Persons, 2001



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

It is worth noting that even in properties intended primarily for older persons, other important needs were often served. Forty-four percent of properties intended for older persons were also intended for persons with disabilities, and 18 percent were also intended for low-income residents in general. More rarely, owners indicated that some of these properties for older persons also provided shelter for formerly homeless persons, persons recovering from addictions, and the like.

Properties for older persons were found about as frequently among LIHTC developments with a for-profit sponsor as in those with a nonprofit sponsor (24 and 26 percent, respectively). However, there were differences by location. Only 9 percent of LIHTC properties in cities were intended primarily for older persons, compared to 35 percent in the suburbs and 31 percent in nonmetropolitan areas. One-third of LIHTC properties in the Northeast were intended primarily for older persons, compared to 29 percent in the West and about 20 percent in the Midwest and South.

Share of Units with an Older Person

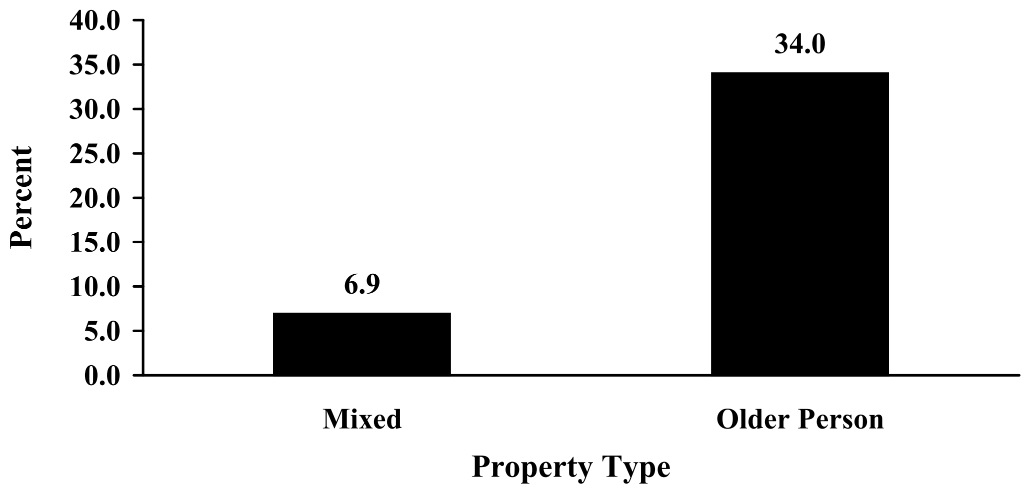
The survey asked owners to estimate the percentage of residents age 62 and older. This response may also be used to estimate the share of units in mixed resident properties that happen to be occupied by an older renter. In all, around one-third of units under the LIHTC program were occupied by at least one person age 62 and older. However, these older persons were concentrated in properties that were intended primarily for older persons. For instance, while 92 percent of units in properties intended primarily for older persons were occupied by at least one person age 62 or older, only 13 percent of units in mixed resident properties were occupied by an older renter.

Frail/Disabled Residents

On average, property owners indicated that around 17 percent of older residents in LIHTC properties were frail (having difficulty walking or performing every day tasks) or disabled. Property owners may have differing views of what disability means and can only offer an estimate based on personal observation or the opinion of management staff. Nonetheless, these estimates demonstrate that a significant number of older persons in LIHTC properties may need supportive services to continue living independently.

Older residents of properties intended primarily for older persons were much more likely than older residents of mixed properties to experience some type of frailty or disability. Based on owner estimates, the average share of frail, older renters in mixed resident properties was approximately 7 percent, compared to 34 percent in properties for older persons. Mixed resident properties are apparently serving older persons with a greater degree of independence than properties intended primarily for older persons. The difference may also reflect a greater "awareness" of disabilities in properties that are focused on serving the needs of older persons.

Exhibit 10
Share of Older Residents Who Are Frail or Disabled, 2001



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

The issue of frailty and disability is of growing concern for housing providers. Previous PPI surveys of HUD Section 202 housing for older persons have already documented increasing age and frailty levels of older residents.[25] Furthermore, AARP analysis of the Census Bureau's Survey of Income and Program Participation indicates that in 1994-1995, approximately 40 percent of older renters with some type of housing subsidy had at least one difficulty with activities of daily living (getting around inside the home, transferring from bed/chair, bathing, dressing, eating, or using the toilet) or instrumental activities of daily living (using telephone, going outside the home, keeping track of money/bills, preparing meals, doing light housework, taking prescription medicines). By comparison, 28 percent of unsubsidized older renters

[25] AARP conducted a survey of HUD Section 202 projects for older persons in 1999, and found that managers regarded 22 percent of older residents to be frail. In 1988, the rate was 13 percent. Although the frailty level is lower in the Section 202 survey than in the LIHTC survey, in fact the questions are not directly comparable. For instance, the Section 202 survey did not include the term "disability," and was collected in conjunction with a concept of independence. This would probably lead to different answers than if the question were identical in both surveys.

and 19 percent of older owners had at least one difficulty with activities of daily living or instrumental activities of daily living.

Chapter 3: Supply and Demand

Highlights

- The vacancy rate for LIHTC units was only 4 percent, and was particularly low for LIHTC properties serving primarily older persons (3 percent). In fact, nearly three-quarters of LIHTC properties for older persons had no vacancy at all.
- Virtually all LIHTC properties intended primarily for older persons maintained a waiting list, which was usually exclusive to that facility.
- Properties for older persons had an average wait of 8 months for an available unit, and more than half had a waiting list 6 months or longer.
- Although applicants generally accept an available unit, owners of properties intended for older persons frequently reported that at least one unit was refused during the last year because an applicant's physical needs changed during the wait.

Overview

Because affordability is a major problem for older renters, the demand for subsidized housing is high. About 55 percent of older renter households pay 30 percent or more of their income on housing, compared to 39 percent of younger rental households.[26] And overall, the rental affordability crisis is worsening. A recent HUD report states that the number of rental units affordable to extremely low-income families of all ages declined by more than 370,000 units between 1991 and 1997,[27] causing long waiting lists for subsidized rental housing such as LIHTC rental properties.

The survey shows that LIHTC properties, especially those for older persons, have very low vacancy rates, and that waiting lists are common. The survey also shows that households may wait for many months before a unit becomes available, during which time the housing needs of the household may have changed.

Vacancy Rates

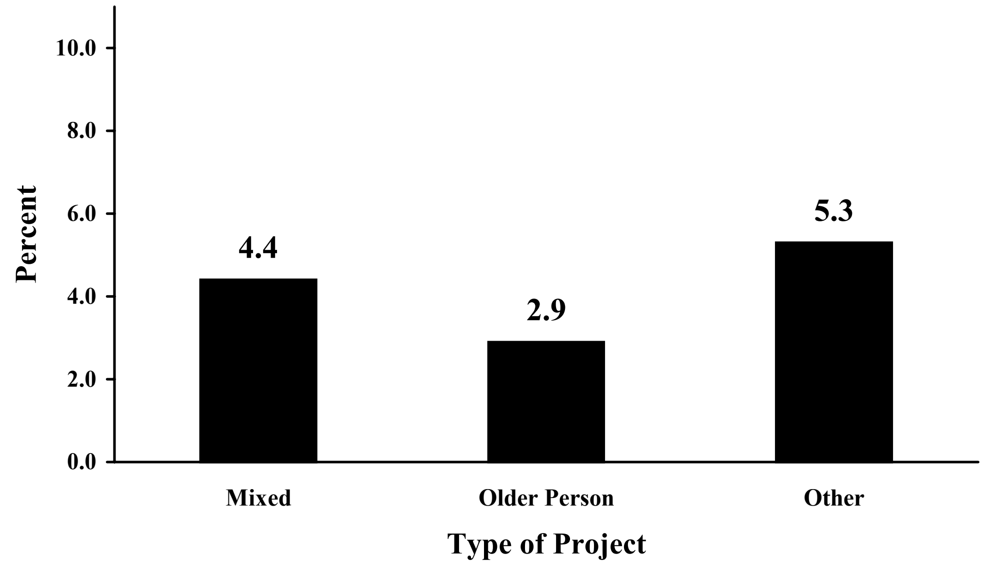
At the time of the survey, the vacancy rate for all rental units (including both subsidized and market rate units) in the United States was approximately 8 percent.[28] The PPI survey shows that the market for LIHTC units was even tighter at 4 percent vacancy. Vacancy rates varied only slightly between 3 and 5 percent when analyzing rental units by nonprofit sponsorship, year put in service, or urban location.[29] The vacancy rate was lowest in the Northeast (2 percent) and highest in the Midwest (6 percent). Properties that primarily served low-income older persons had a very low vacancy rate: 3 percent, compared to 4 percent for properties that served mixed resident populations[30] (Exhibit 11). The 3 percent vacancy rate for units in older person LIHTC properties was comparable to a 1999 PPI survey of HUD Section 202 properties for older persons that reported a vacancy rate of 2 percent. These results indicate

---

[26] AARP Public Policy Institute analysis of HUD's 1999 American Housing Survey.
[27] HUD, *"Rental Housing Assistance – The Worsening Crisis,"* March 2000
[28] Source: U.S. Census Bureau, Series H-130, Market Absorption of Apartments.
[29] At least some small vacancy rate is generally expected in the real estate industry to account for a turnover in units; that is, units which are vacated by a prior tenant, but not yet occupied by the new tenant moving in.
[30] These rates were rounded to the nearest whole number from 2.9 and 4.4, respectively, which is significantly different at the 95 percent confidence level (t-test).

that low-income housing continues to be in high demand, particularly low-income housing for older persons.

Exhibit 11
Vacancy Rates for LIHTC Units
By Resident Population, 2001



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

In fact, about 60 percent of mixed resident LIHTC properties and nearly three-quarters of LIHTC properties for older persons had no vacancy at all.

Waiting Lists

As a consequence of affordable housing shortages, waiting lists are frequently used to determine the next eligible household for a subsidized rental unit. The PPI survey demonstrates that LIHTC properties, as with other forms of subsidized housing, often have long waiting lists. Overall, two-thirds of LIHTC properties had waiting lists that were exclusive to that facility, and 15 percent were part of a multifacility waiting list. Only 19 percent did not have a waiting list.

Virtually all LIHTC properties intended primarily for older persons had a waiting list for available units (Exhibit 12). Ninety-three percent had a waiting list exclusively for that facility, and 5 percent were part of a multifacility waiting list. Only 2 percent of LIHTC properties for older persons did not have a waiting list for available units, which shows an especially strong demand for units in those properties. By comparison, one-quarter of mixed resident properties and one-fifth of properties for other special needs did not maintain a waiting list.

Exhibit 12
Presence of a Waiting List, 2001

Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

LIHTC facilities had an average of 22 households on their waiting list, and an average waiting time of 7 months. The average number of months on a waiting list before a unit became available ranged from 5 in nonmetropolitan areas, 7 months in suburbs, to 9 months in cities. Housing properties with a nonprofit sponsor, which are more likely to offer supportive services, had an average waiting list of 9 months, compared to 6 months among properties with no nonprofit sponsor.

For properties intended primarily for older persons, the average waiting list was smaller than for mixed resident properties (14 versus 28 households), but the average time to availability was longer (8 versus 6 months)[31] [Exhibit 13]. In fact, more than half of the LIHTC properties for older persons reported a waiting list of 6 or more months. For more than 10 percent of properties for older persons, the waiting list was longer than a year.

The long wait for an available unit in properties for older persons is due in part to low turnover. Older residents in those properties are, as a group, less mobile than younger renters due to income and occupation differences. Older residents are typically on fixed incomes and retired, while younger families frequently move in response to changes in employment. In addition, many older persons who have aged-in-place are frail and have other age-related issues that make it difficult to move.

[31] The average is rounded to the nearest whole number from 7.8 and 6.3, respectively, which is statistically significant at the 95 percent confidence level (t-test).

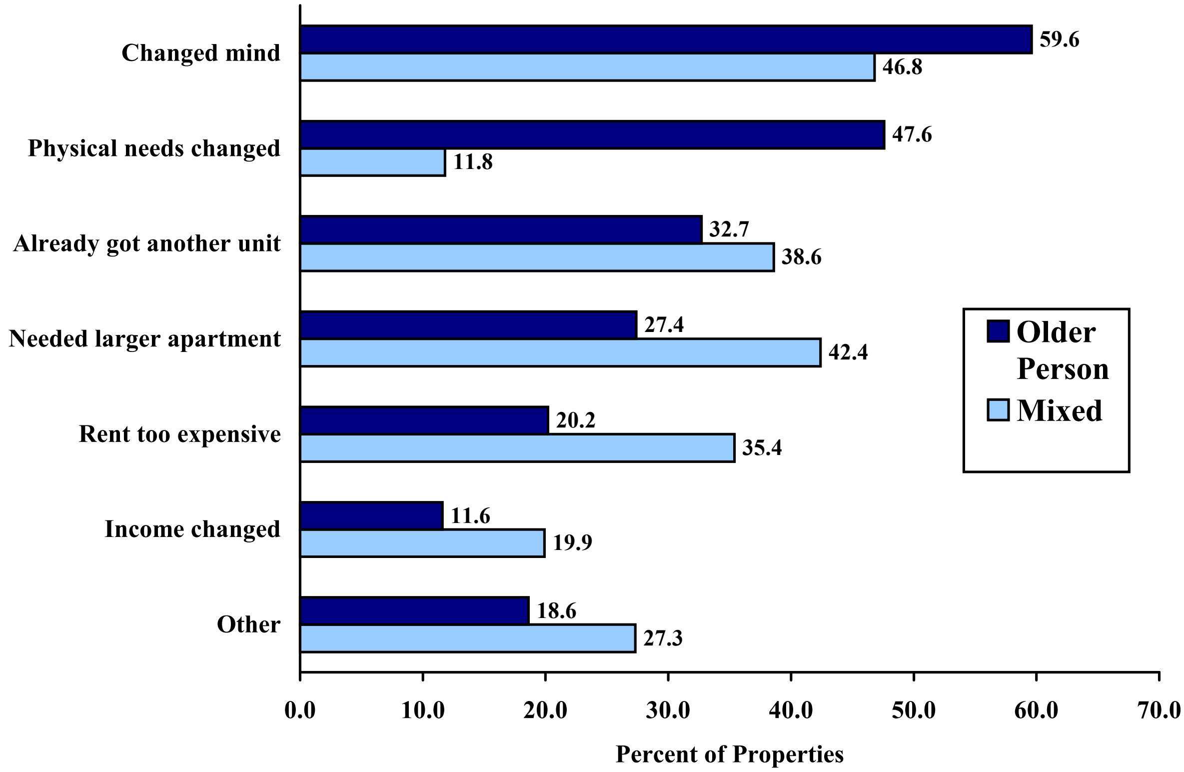
Exhibit 13 Waiting List for Low-Income Units and Time to Availability, 2001		
	Average Size of Waiting List (Households)	**Average Waiting Time for Available Unit (Months)**
Type of Property		
For mixed residents	28	6
For older persons	14	8
All Properties	22	7
Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties		

Just because there is a waiting list for LIHTC properties does not mean that an available unit will be suitable or desirable for the next eligible household. According to the owners, nearly half of the LIHTC properties had at least one potential resident refuse an available low-income unit that was offered to them during the past year. Properties reporting refusals ranged from 37 percent for properties with fewer than 20 units to 56 percent for properties with 100 or more units; larger properties were more likely than smaller properties to report at least one refusal during the past year since they more frequently have available units. Properties intended primarily for older persons reported a refusal more frequently (52 percent) than mixed resident properties (45 percent). The difference may be linked to changing housing needs during the lengthy waiting period.

When asked for their opinion on the major reasons why potential residents may have declined a unit that was available and offered to them, owners indicated that the leading reasons overall were “Changed Mind” (50 percent), followed by “Needed Larger Apartment” (39 percent) and “Already Found Another Unit” (37 percent each).

Results differed according to whether the property serves primarily older persons or a mixed population of residents [Exhibit 14]. For mixed resident properties, the leading reasons were “Changed Mind” (47 percent), “Needed Larger Apartment” (42 percent), and “Already Got Another Unit” (39 percent). But among properties for older persons, the leading reasons were “Changed Mind” (60 percent), “Physical Needs Changed” (48 percent), and “Already Got Another Unit” (33 percent).

Exhibit 14
Major Reasons Potential Residents Declined Low-Income Units During the Past Year, 2001



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

The frequency of the response "Physical Needs Changed" for LIHTC properties intended for older persons underscores the frailty problems often experienced by older renters. Residents may find they need architectural features or supportive services not offered in the residential community to which they applied when they were more physically active. In some cases, an older person who is able to move at the time he or she fills out the application may find it difficult to do so by the time a unit becomes available.

Chapter 4: Additional Subsidies

Highlights

- Additional subsidies were relatively common among LIHTC properties. More than 80 percent of LIHTC properties for older persons and nearly 60 percent of mixed resident LIHTC properties received some additional development subsidy (e.g., a subsidized mortgage, reduced property taxes, or municipal land donation).
- Half of LIHTC properties for older persons had a Rural Housing Service subsidized mortgage, compared to only 20 percent of mixed resident properties. Other types of development assistance (through HOME, Community Development Block Grant (CBDG), reduced property taxes, etc.) were also found in tax credit properties, but were much less common.
- Thirty-one percent of tenants in properties for older persons received project-based direct rental assistance, compared to only 19 percent of tenants in mixed resident properties.
- Twelve percent of tenants in properties for older persons received tenant-based direct rental assistance, compared to 17 percent of tenants in mixed resident properties.

Overview

Low-Income Housing Tax Credits encourage the development of affordable housing by reducing the tax burden of housing providers or by raising upfront cash for development through the sale of the credits to investors. (See Appendix A for details.) In order to get the credits, the housing provider agrees to rent units at a "subsidized" level. However, additional subsidies are often necessary to make those rent levels economically feasible, particularly in high cost areas where development is difficult. Sometimes the additional subsidy takes the form of development financing; that is, subsidized loan funding to meet the difference between what can be raised by the sale of credits to investors and the actual cost of construction. In other cases, ongoing operating costs are trimmed through reduced property taxes, donated land, etc. In addition to those development-oriented subsidies, direct rental assistance may be available to residents who might otherwise not be able to afford even the subsidized rent levels agreed to by the housing provider. Direct rental assistance expands the pool of potential residents by making housing affordable to residents with lower levels of income.

The survey shows that additional development subsidies are frequently found in LIHTC properties. The most common is a Rural Housing Service mortgage, though there is a wide variety of other development subsidies found in tax credit properties (property tax reductions, HOME funds, state and local funds, etc.). Direct rental assistance was also commonly found in tax credit properties.

Development Subsidies

In addition to Low-Income Housing Tax Credits, property owners may seek the use of other subsidies to further reduce development costs. For instance, a mortgage with a subsidized interest rate helps to reduce ongoing operating costs and can lead to lower rents. Lower rents expand the pool of low-income residents who can afford the housing. Also, it is economically difficult or impossible to provide tax credit housing in areas with very high land acquisition and construction costs unless additional subsidies are available.[32] State housing finance agencies encourage the use of additional subsidies, and the presence of

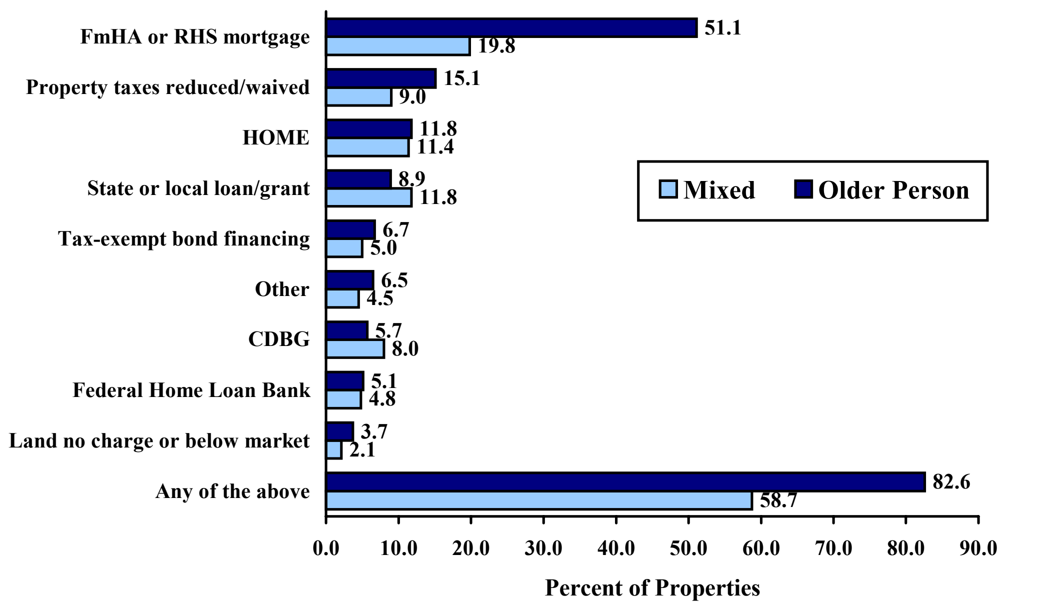
[32] One reviewer pointed out that the program always envisioned additional subsidies would be a requirement in high cost areas.

additional subsidy sources may positively influence their decision on whether to award tax credits for a particular project.

The use of additional federal subsidies may reduce the allocation of tax credits to a particular project, resulting in some level of tradeoff. Tax credit rules state that the present value of tax credits over a 10-year period may not exceed 30 percent of the project's qualified basis[33] when other federal subsidies are present, compared to 70 percent for projects without other federal subsidies (30/70 rule). The policy is designed to make state and local sources of subsidy more attractive than federal subsidies. However, loans using CDGB and HOME[34] funds (which are block grants from the federal government to state and local areas) do not count as federal subsidies for this purpose. In addition to the 30/70 rule, HUD "subsidy layering" guidelines are designed to ensure that assistance provided by HUD in combination with the tax credit does not go beyond what is necessary to provide affordable housing.

Additional sources of development subsidy were relatively common among LIHTC properties. The survey shows that two-thirds of LIHTC properties received some additional federal, state, or local subsidy. LIHTC properties for older persons were more likely than mixed resident projects to receive an additional subsidy (83 percent versus 59 percent), and nonprofit providers were more likely than for-profit providers to use an additional subsidy in their project (76 versus 62 percent). Additional sources of subsidy were also more common in suburbs (68 percent) and in rural areas (74 percent) than in central cities (56 percent).

Exhibit 15
Other Types of Gov't Assistance Received by LIHTC Properties, 2001



[33] Essentially, "qualified basis" refers to costs that are eligible for tax credits. See Appendix A for further discussion.
[34] Note: Although the letters in the name of the program are capitalized ("HOME"), it is not an acronym.

By far, the most common type of supplemental subsidy was through a Rural Housing Service (RHS)[35] loan (Exhibit 15). Overall, 28 percent of properties completed between 1987 and 1998 had a RHS mortgage. Half of properties for older persons benefited from a RHS loan, compared to only 20 percent of mixed resident properties. Unfortunately, the contribution of RHS subsidized loans has diminished in recent years, as the budget for RHS Section 515 multifamily loans was greatly reduced after 1994. As a consequence, the share of new LIHTC properties receiving this type of assistance fell by more than 50 percent after 1994.

State or local loans and grants are a smaller, but important, source of subsidy for LIHTC properties. Such funds may be raised through fiscal means or as a result of bond issuance. In all, 11 percent of tax credit properties received a state or local loan or grant. Nine percent of LIHTC properties for older persons received this type of assistance, compared to 12 percent for mixed resident properties.

The HOME program is a block grant to states and local governments to support affordable housing programs. HOME funds can be used for a variety of activities, including property acquisition, land improvement, construction financing, and the like. Twelve percent of tax credit projects benefited from the use of HOME funds, a percentage that remained consistent between properties for older persons and mixed resident properties.

Local governments may also provide incentives for affordable housing by waiving or reducing property taxes. Around 11 percent of LIHTC properties benefited from this form of subsidy, including 15 percent of older person properties and 9 percent of mixed resident properties.

The Community Development Block Grant (CDBG) program is a block grant to the states and major cities. The funds may be used for a range of housing and community development activities. On the housing side, eligible uses of the funds include acquisition and rehabilitation of affordable housing. Around 7 percent of LIHTC properties received a subsidy through CDBG; properties designed primarily for older persons and mixed resident properties were similarly represented.

Federal tax-exempt bond financing is sometimes combined with the LIHTC to reduce the cost of affordable housing. This federal incentive is often associated in the policy arena with the LIHTC program because both are under the oversight of the Internal Revenue Service, and both are tied to state allocations based on population. In truth, the relationship is somewhat more complicated. For instance, if a LIHTC project received more than 50 percent of its financing from tax exempt bonds, then the tax credits for that project do not count against the state's tax credit allocation ceiling. Under this rule, a state could use more tax credits than it would otherwise be permitted based on population alone. Overall, 6 percent of tax credit properties receive federal tax-exempt bond financing, and this did not vary significantly according to whether the property served a mixed age population or primarily older persons.[36]

Direct Rental Assistance

Another type of subsidy is direct rental assistance, which reduces a tenant's rent by paying a portion of the rent directly to the landlord. With direct rental assistance, residents are typically responsible for up to

[35] Formerly, Farmer's Home Administration (FmHA).
[36] In its 1997 report, GAO estimated that 7 percent of LIHTC properties built between 1992 and 1994 received tax-exempt bond financing. For properties built during the same time period, the PPI survey shows 6 percent.

30 percent of their adjusted income, and the subsidy pays the difference between the resident's contribution and the contract rent.

Direct rental assistance is a key element of subsidized housing, because the tax credit subsidy alone is often unable to provide rents affordable to extremely low-income households. Also, in the absence of additional housing subsidies, rent levels under the LIHTC program are based on the median area income, not the income of the particular resident.[37] Thus, without additional assistance, it is possible for a resident to pay a very high share of income for housing.[38]

In its 1997 report on the LIHTC program, the U.S. General Accounting Office (GAO) found that LIHTC residents receiving direct rental assistance had an average household income between 24 and 26 percent of the median area income, whereas LIHTC residents who did not receive direct rental assistance had an average of 45 percent of the median area income.[39] In fact, the average 1996 income of LIHTC households receiving direct rental assistance was $7,858, compared to $16,709 for LIHTC households that did not receive direct rental assistance.[40,41] Clearly, direct rental assistance allows the LIHTC program to reach residents that might not be able to afford rental housing subsidized through tax credits alone.

There are two broad categories of direct rental assistance: tenant-based and project-based. Tenant-based assistance typically comes in the form of a housing voucher that a household may use in private market or subsidized rental housing. Section 8 vouchers are the most common example, although local agencies may also choose to use HOME funds to provide tenant-based assistance. Project-based rental assistance is tied to a specific housing project and confers benefits to residents while they live there. Rural Housing Service project-based contracts are commonly found in LIHTC properties, as a consequence of combining tax credits with subsidized Section 515 mortgages in rural areas. In some cases, LIHTC properties may have Section 8 project-based contracts. Such contracts were awarded for federally subsidized housing up until the early 1980s and may often be found in LIHTC credit properties when the tax credits are used to acquire and rehabilitate older subsidized housing. In addition, some newly built properties in the tax credit program may receive Section 8 project-based contracts.[42]

Overall, 25 percent of the residents living in LIHTC properties received some type of project-based direct rental assistance and 15 percent received tenant-based direct rental assistance.[43]

---

[37] Although a resident's income is not used to compute the gross rent for the unit, it does determine whether the resident is income-qualified to reside there.

[38] GAO estimated that, as of 1997, 60 percent of LIHTC households without additional rental assistance paid more than 30 percent of their income for rent -- which is generally defined as "rent burdened." By comparison, only 5 percent of LIHTC renter households receiving some form of direct rental assistance paid more than 30 percent of their income toward rent. GAO/RCED-99-279R *"Tenant-Based Assistance at Tax Credit Properties."*

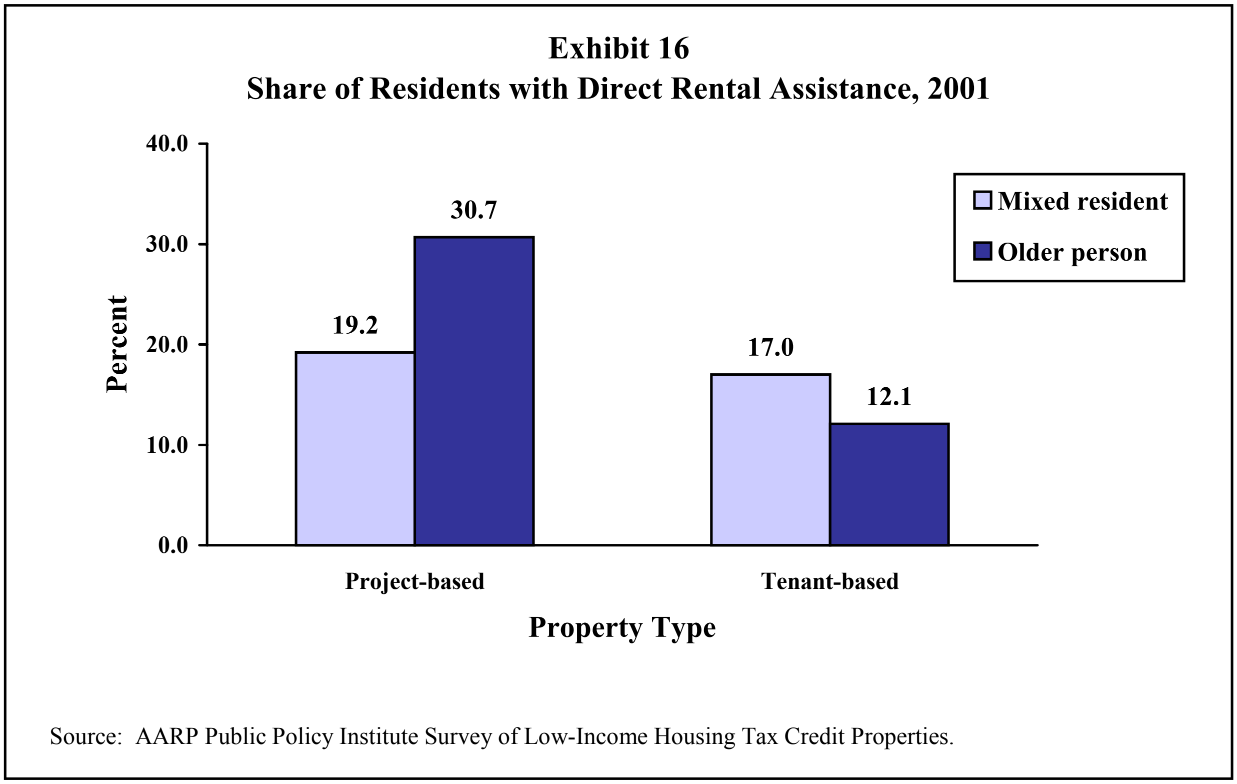
[39] GAO/RCED-99-279R *"Tenant-Based Assistance at Tax Credit Properties."*

[40] GAO/RCED-97-55, *"Tax Credits: Opportunities to Improve Oversight of the Low-Income Housing Tax Credit Program."*

[41] By comparison, the average 1999 income of residents in the Section 202 program, which incorporates rental assistance as part of the program, was around $10,000. Source: AARP, *"The 1999 National Survey of Section 202 Elderly Housing,"* #2001-02.

[42] Section 8 rental assistance is generally tenant-based. However, during the 1987-1998 period covered by the survey, Public Housing Authorities had the discretion to set aside up to 15 percent of Section 8 rental assistance to use as project-based assistance. Beginning in 2001, this was raised to 20 percent.

[43] As of 1997, the GAO found that 27 percent of residents in properties built between 1992 and 1994 received project-based assistance, and 12 percent received tenant-based assistance (GAO/RCED-99-279R). When analyzed for properties completed between 1992 and 1994, AARP's 2001 survey shows 22 percent of tenants received project-based assistance and 15 percent received tenant-based assistance.



Project-based assistance was much more common in properties for older persons (Exhibit 16). Thirty-one percent of tenants in properties for older persons received project-based assistance, compared to only 19 percent of tenants in mixed resident properties. But tenant-based assistance was less common. Twelve percent of tenants residing in properties for older persons received tenant-based assistance, compared to 17 percent of tenants in mixed resident properties.

Project-based assistance was also more frequent in earlier LIHTC properties when Section 515 and the associated Rural Housing Service rental assistance contracts were much more common. For instance, 41 percent of residents in properties built between 1992 and 1994 received project-based assistance, compared to 15 percent of residents in properties built between 1995 and 1998. In terms of location, 44 percent of residents in LIHTC properties in nonmetropolitan areas received project-based rental assistance, compared to 24 percent in central cities and 15 percent in suburbs.

Chapter 5: Features of the Facilities and Units

Highlights

- LIHTC properties developed primarily for older persons were far more likely than mixed resident LIHTC properties to offer accessibility features in units and around the facility, and were also much more likely to offer a variety of common areas.
- More than nine out of every 10 LIHTC properties intended primarily for older persons had a ramp or a level entrance. Nearly 85 percent of LIHTC properties for older persons had an emergency telephone number. Sixty percent of LIHTC properties for older persons had grab rails in public hallways.
- Around two-thirds of units in properties intended primarily for older persons featured grab bars in at least one bathroom, compared to only 11 percent of units in properties for a mixed residential population. Properties for older persons also had other in-unit features such as lever door handles and extra-wide doors and hallways.
- LIHTC properties for older persons were more likely than mixed resident LIHTC properties to have common areas, such as a laundromat, meeting room, and waiting room.

Overview

The environment of a residential facility contributes to the ability of older persons to live independently and age-in-place. For older residents of LIHTC properties, many of whom are frail or disabled (see Chapter 2), a supportive environment is especially important. The PPI survey collected information on safety and accessibility features in common areas and in units, and on the types of common areas available. Although the information collected does not cover the entire range of possible features and common areas, the survey illustrates the broad differences between properties for older persons and properties intended for a mixed population of residents. On the whole, LIHTC properties intended primarily for older persons do a far better job in providing an accommodating physical environment for older persons than do mixed resident properties. Some of the accessibility features in mixed resident facilities are probably implemented in response to federal laws regarding multifamily buildings.[44]

Facility Features

Ramp/Level Entrance

Two-thirds of LIHTC properties featured a ramp or level entrance. The range was from 40 percent of small properties with fewer than 20 units to around 83 percent for large properties with more than 100 units. Ramps or level entrances are often mandated by federal laws regarding multifamily housing. Nonetheless, the survey indicates that some properties lack ramps or level entrances. In part, their absence may relate to the fact that some builders during the 1990s did not understand architectural requirements under the Fair Housing Act. In theory, this confusion was resolved in 2000 when HUD

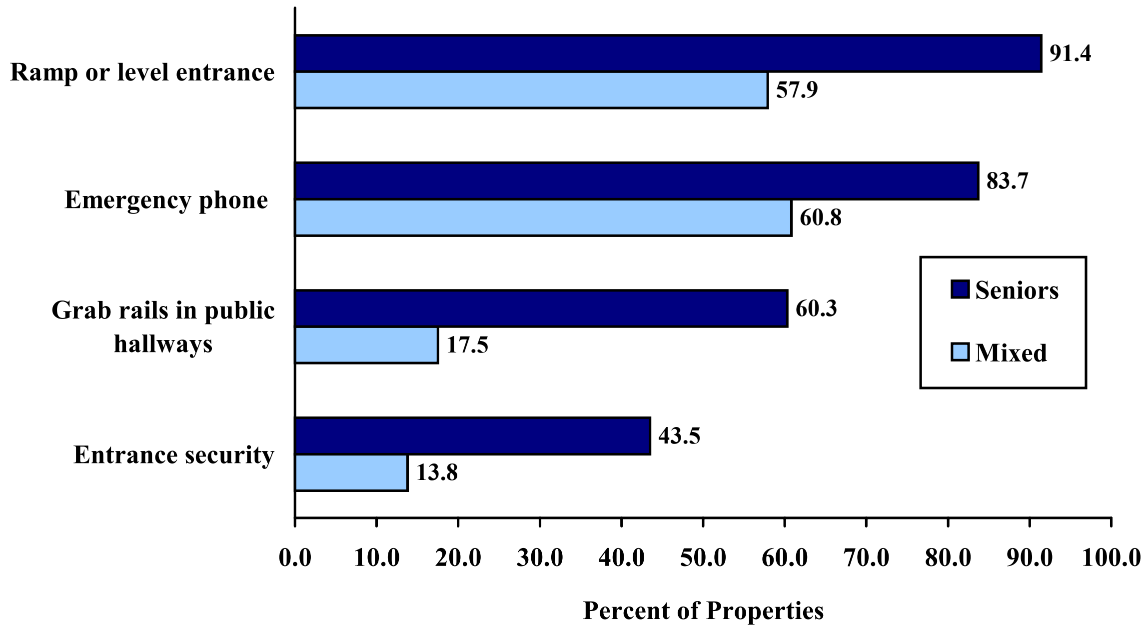
---

[44] For instance, Section 504 of the Rehabilitation Act of 1973 requires that recipients of HUD funds, including affordable housing providers, make their programs and activities accessible to persons with a disability. Many LIHTC providers fall under these requirements when additional federal subsidies are acquired through HUD. Section 504 states that new or substantially rehabilitated multifamily housing must have at least 5 percent of the housing units fully accessible for people with mobility impairments, and at least 2 percent accessible to people with hearing or visual impairments. In addition, under the Fair Housing Act, *all* multifamily buildings built after March 1991 with four or more units must include basic accessibility features for units that are located on the ground floor or which are accessible by elevator.

announced that the recently published Code Requirements for Housing Accessibility (CRHA) would serve as a "safe harbor" for compliance with the Fair Housing Act.[45]

More than 90 percent of LIHTC properties intended primarily for older persons had a ramp or level entrance, compared to 58 percent of mixed resident properties (Exhibit 17).

Exhibit 17
LIHTC Facility Features, 2001



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

Emergency Telephone Number

Emergency telephone numbers are often available in LIHTC communities for security reasons or to help people respond quickly to emergency repairs. Emergency numbers are especially important in properties for older persons because this population is prone to more incidence of emergencies or accidents due to frailty. The survey indicated that two-thirds of LIHTC properties had an emergency telephone number, ranging from 36 percent of properties with fewer than 20 units to 90 percent of properties with 100 or more units. In large part, the difference may be related to the more frequent presence of onsite, 24-hour staff in larger properties.

There are also differences related to the resident population. More than 80 percent of properties for older persons had an emergency telephone number, compared to around 60 percent of mixed resident properties.

[45] The Fair Housing Act design and construction requirements apply to "buildings consisting of four or more units if such buildings have one or more elevators; and ground floor units in other buildings consisting of four or more units." *(Federal Register*, March 23, 2000, Vol. 65, No. 57, p. 15741). It is worth noting that the PPI survey collected information at the property level, not building level.

Grab Rails
Around 29 percent of LIHTC properties had grab rails located in public hallways. Not all properties would be expected to have grab rails in public halls because many smaller properties may not even have public corridors. (Smaller properties are often duplexes or other units from which residents enter directly from outdoors). Only 16 percent of properties with fewer than 20 units reported that they have grab rails in public hallways, compared to 40 percent of properties with 100 units or more. As expected, this architectural feature was much more common in properties for older persons (60 percent) than in mixed resident properties (18 percent).

Entrance Security
Nearly one in four LIHTC properties had entrance security (card entry, code entry, security guard at the entrance, or other measures). Twelve percent of LIHTC properties with fewer than 20 units had entrance security, compared to nearly half of properties with 100 units or more. Entrance security was also more common in cities and suburbs (29 and 26 percent, respectively) than in nonmetropolitan areas (15 percent).

Security is a concern for households of all ages, not just older residents. But more than 40 percent of LIHTC properties for older persons had entrance security, compared to only 14 percent of mixed resident LIHTC properties. At first this may seem counterintuitive, because LIHTC properties for older persons were much less likely than mixed resident properties to be located in the city where crime rates are higher. However, property owners may perceive that older residents have a greater fear of crime than younger households.[46] Thus, they may incorporate security features in response.

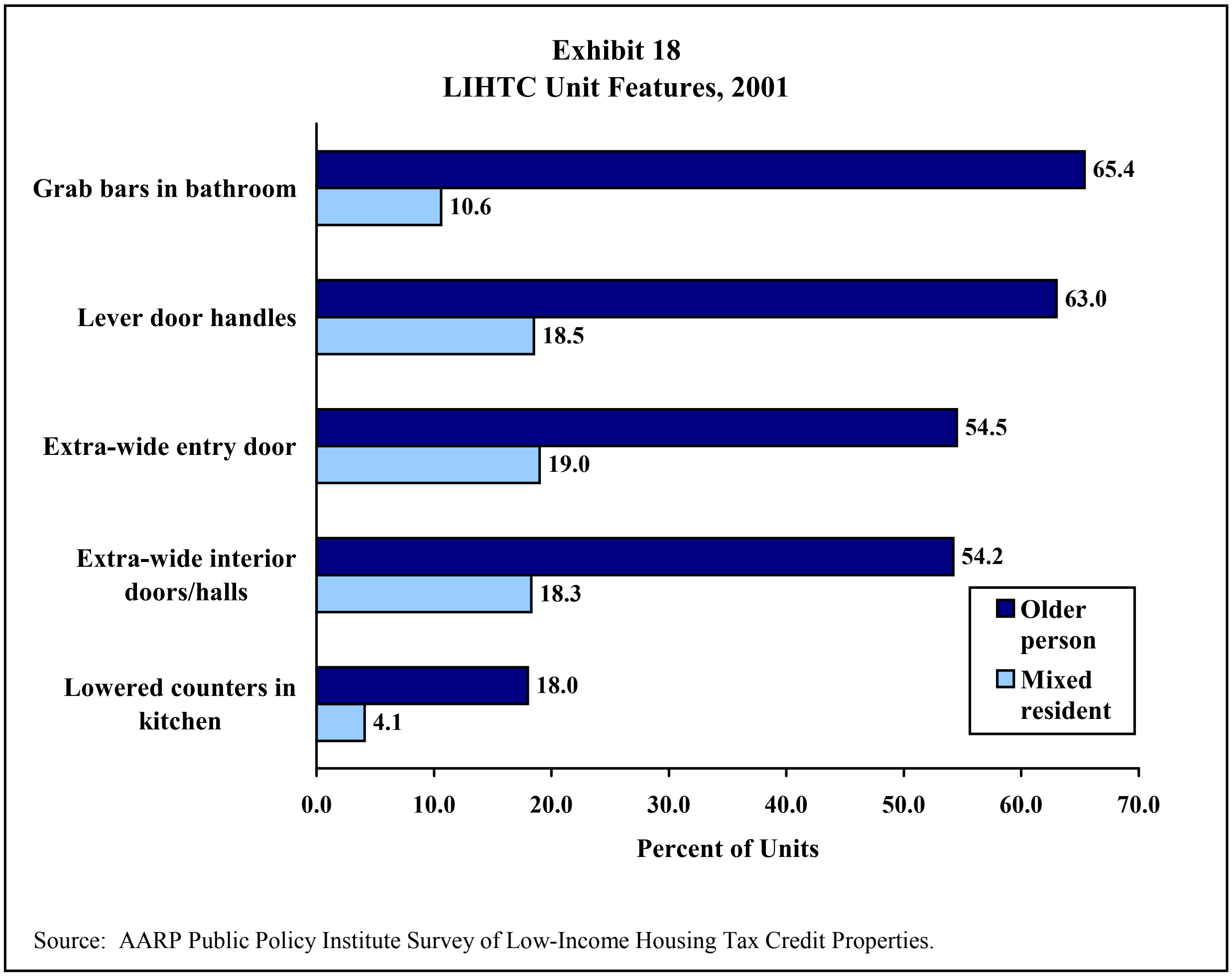
Features of the Units

One out of every four units in LIHTC properties had a grab bar in at least one bathroom. The survey did not specifically ask where the grab bar was located within the bathroom. However, grab bars may be installed in and near the tub/shower to guard against slipping and near the toilet to provide stability during transfer. Grab bars were more common in newer units. (They were found in nearly 30 percent of units built after 1991, compared to 21 percent of units built between 1987 and 1991). They were also more common in suburbs and nonmetropolitan areas (30 and 39 percent, respectively) than in central cities (18 percent). In large part, the disparity may be due to the fact that properties intended primarily for older persons are more frequently located in suburbs and nonmetropolitan areas. Two-thirds of units in properties for older persons had a grab bar in at least one bathroom, compared to only 11 percent of units in mixed resident properties (Exhibit 18).

Lever door handles were present in nearly one-third of all units in tax credit properties. Lever door handles are convenient for many older persons with arthritis or other difficulties with grip. Lever door handles were somewhat more common in units built after 1991 (24 percent of units built between 1987 and 1991, compared to 34 percent of units built 1992 or later). Nearly two-thirds of units located in tax credit properties for older persons had lever door handles, compared to only 19 percent of units in mixed resident properties.

---

[46] There is at least some evidence that older persons take more precautions. The National Crime Prevention Council reports that persons age 55 and older are significantly more likely to take safety precautions (such as locking cars and rolling up windows, parking in well lit areas, avoid carrying valuables, etc.) than younger persons (*2000 National Crime Prevention Survey*).



Extra-wide entry doors, which promote wheelchair accessibility and make it easier to move large items, were present in 29 percent of units in tax credit properties. Although the survey respondents used their own interpretation of what the term "extra-wide" meant, the term is frequently applied to doors approximately 36 inches in width, compared to the more standard 32-inch width.[47] Around one-third of tax credit units built after 1991 had extra-wide entry doors, compared to 22 percent of units built between 1987 and 1991. More than half (55 percent) of units in tax credit properties for older persons had an extra-wide entry door, compared to 19 percent of units in mixed resident properties.

Extra-wide interior doors/hallways were about as frequent as extra-wide entry doors, with similar differences by property type. Overall, 29 percent of units in tax credit properties had extra-wide interior doors/hallways. Fifty-four percent of units in tax credit properties for older persons had extra-wide interior doors/hallways, compared to 18 percent of units in mixed resident properties.

Kitchen accessibility features may also promote aging-in-place but may not be as widely accepted. On average, 8 percent of units in tax credit properties had lowered counters in kitchen. Eighteen percent of

[47] Typically, a door has a clear opening about 2 inches smaller than its width, once the interior door frame and thickness of the door in an open position are accounted for. Thus, a 32-inch door has a clear opening of around 30 inches, and a 36-inch door, a clear opening of 34 inches. Accessibility guidelines often call for a clear opening of at least 32 inches.

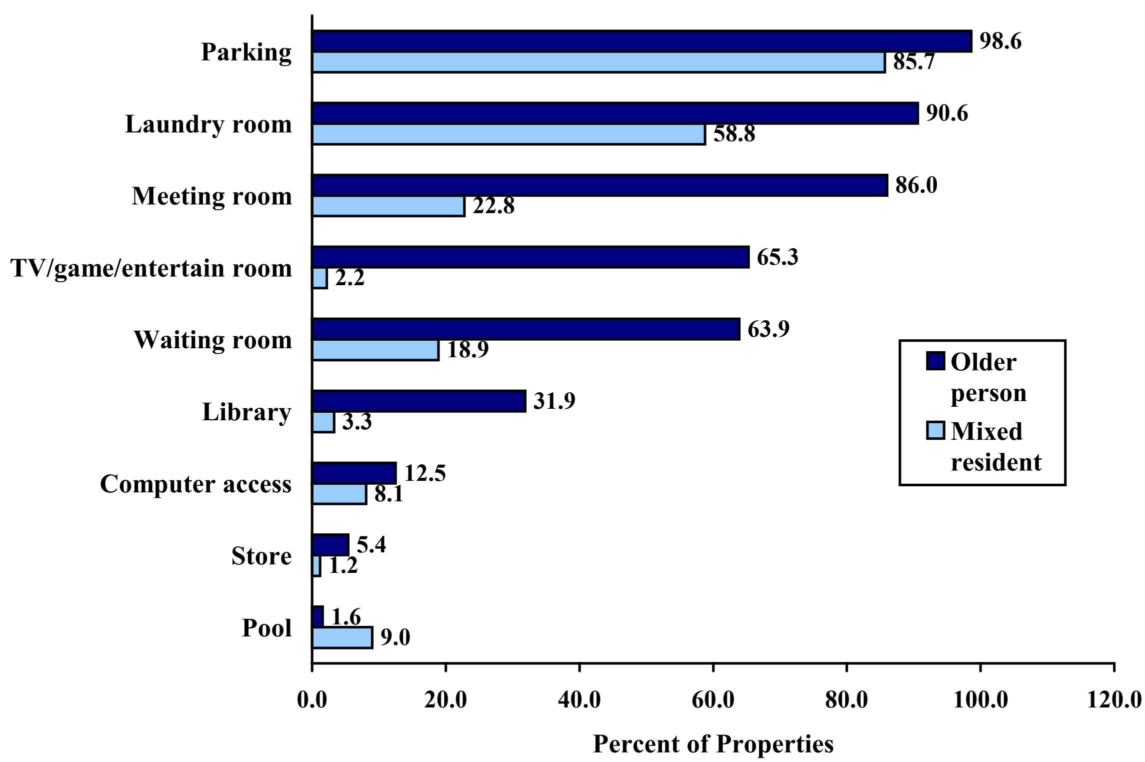
units in properties for older persons had lowered counters in the kitchen, compared to 4 percent of units in mixed resident properties.

Common Areas

In addition to collecting information on security and accessibility features, the survey asked about the types of common areas available for resident use. Common areas offer opportunities for socializing and can often make it easier for older persons to conduct a variety of errands without leaving the property.

As predicted, parking and laundry facilities led the list of features found in LIHTC properties. Eighty-eight percent of all LIHTC properties had parking facilities, and 68 percent had laundry facilities. Not surprisingly, large properties were more likely than smaller ones to offer parking and laundry. Specifically, 84 percent of properties with 100 units or more had onsite laundry facilities, while only 37 percent of properties with fewer than 20 units had them. Ninety-two percent of properties with 100 units or more had parking facilities, compared to 76 percent of properties with fewer than 20 units. There were also differences related to the type of residents served by the property. Nine out of every 10 tax credit properties for older persons had onsite laundry facilities, compared to 59 percent for mixed resident properties (Exhibit 19). Virtually all tax credit properties for older persons had parking facilities, compared to 86 percent of mixed resident tax credit properties.

Exhibit 19
Available Common Areas, 2001



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

Around 40 percent of tax credit properties offered a meeting room for residents, ranging from 15 percent of tax credit properties with fewer than 20 units to 70 percent of tax credit properties with 100 units or more. Tax credit properties for older persons often provide meeting rooms for residents to use for socializing, group exercise, and other activities.. Eighty-six percent of tax credit properties for older persons had a meeting room, compared to 23 percent of properties for mixed residents.

A waiting area is typically used by visitors but may also be used by older residents who are waiting for transportation or who want an informal social area. Overall, 33 percent of tax credit properties had a waiting area, ranging from 11 percent of small properties with fewer than 20 units to 62 percent of large properties with 100 units or more. Almost one-third of properties for older persons had a waiting area, compared to only 19 percent of mixed resident properties.

TV/game/entertainment rooms can be used for a variety of recreation and social purposes. Twenty-seven percent of tax credit properties had a room devoted to TV, games, or entertainment. Seven percent of properties with fewer than 20 units had a TV/game/ entertainment room, and so did more than half of properties with 100 units or more. Nearly one-third of properties for older persons had a TV/game/entertainment room, compared to only 12 percent of mixed resident properties.

Other common areas, such as a pool, onsite store, or library were far less common. About one-third of tax credit properties for older persons offered a library, compared to only 3 percent of mixed resident properties. Stores were found in very few properties – 6 percent of properties for older persons and 1 percent of properties with mixed residents. A pool was the only common area in the survey that was more frequently found in mixed resident properties than properties for older persons (9 percent and 2 percent, respectively).

Chapter 6: Services and Service Coordination

Highlights

- Residents in nearly one-third of LIHTC properties for older persons did not have access to a service coordinator. Only 21 percent of LIHTC properties for older persons had a service coordinator on staff. Forty-seven percent did not have a service coordinator on staff, but had access to a community-based service coordinator.
- Fifty-four percent of LIHTC properties intended primarily for older persons did not offer any services to residents.
- The most common services offered in tax credit properties for older persons were social/recreation activities (41 percent), transportation (20 percent), group meals (16 percent), and housekeeping (13 percent).
- Where services were available, the most common sources of outside funding were charitable organization (62 percent), city or state program (61 percent), and Medicaid (37 percent).
- Two percent of LIHTC properties were licensed, registered, or certified as an assisted living facility or residential care facility.

Overview

Supportive services play an important role in promoting independent living for older persons, and they can range from personal care and housekeeping to transportation and group meals. However, funding for services is a challenge for many housing providers; low-income housing tax credits may only be used for the development costs of rental housing.

The survey shows that Low-Income Housing Tax Credit properties for older persons were much more likely than mixed resident properties to provide services for older residents, but many offer no services at all. The services that are available are frequently recreational. Those properties that do offer services rely on a variety of funding sources.

Service Coordinators

Service coordinators are persons who are trained to work with residents and their families as support services are needed. Their role is to arrange for support services, coordinate service delivery to maximize independent living, and to monitor the quality and quantity of services to fit the wants and needs of residents. In helping to arrange for supportive services, service coordinators can lengthen the duration of independent living and improve the quality of life for many older residents.

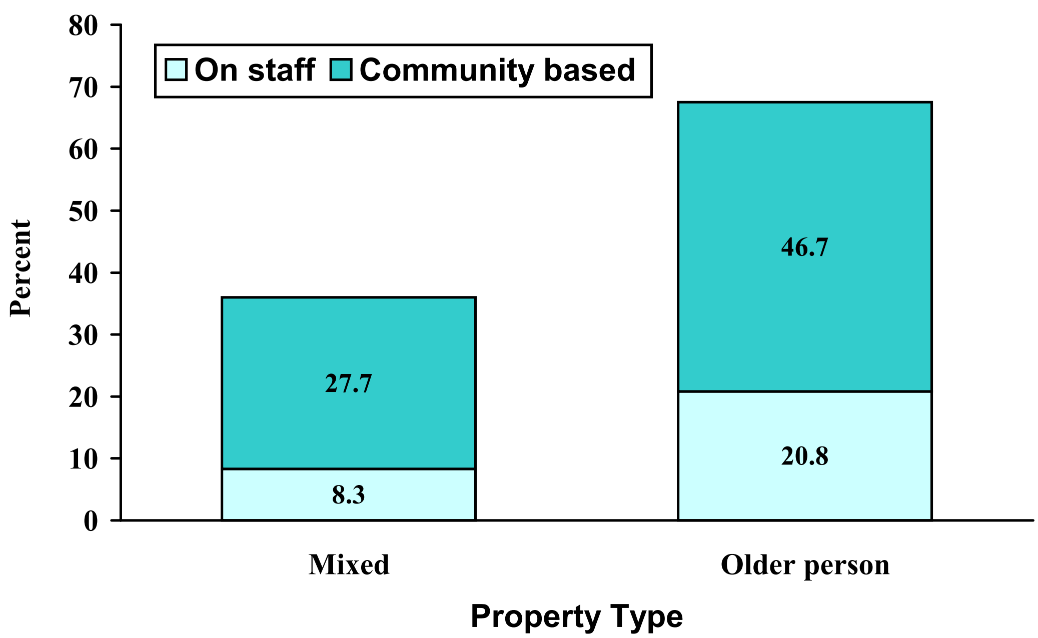
Service coordinators may or may not be employed by the management of the facility. For instance, service coordinators are often available through Area Agencies on Aging[48], and LIHTC residents may be one of many constituencies receiving their help. In some cases, housing providers may provide office or meeting space to outside service coordinators for a few hours or days during the week. Generally, onsite service coordination is economically easier for larger residential developments.

[48] In addition, HUD funds an important service coordination program for residents of HUD-assisted properties. Although the low-income housing tax credit is not a HUD program, a few HUD projects that are rehabilitated using tax credits might qualify for HUD-sponsored service coordinators if they continue their project-based Section 8 housing assistance contract with HUD.

Overall, only 15 percent of all LIHTC properties had a service coordinator on staff. Another 32 percent had access to community-based service coordination. Service coordinators were more common in larger developments. Only 32 percent of properties with fewer than 20 units reported that they had a service coordinator available (9 percent onsite, 23 percent through the community), compared to 57 percent of properties with 100 or more units (26 percent onsite, 31 percent through the community).

Service coordination is more frequent in properties intended primarily for older persons. But residents in nearly one-third of LIHTC properties intended primarily for older persons did not have access to a service coordinator. Twenty-one percent of tax credit properties for older persons had a service coordinator on staff, and 47 percent had access to community-based service coordinators (Exhibit 20). By comparison, 37 percent of HUD Section 202 housing properties for older persons have a service coordinator on staff, and 44 percent have a service coordinator available through the community.[49] Onsite service coordinators are more common in HUD Section 202 housing because limited funding is available as part of the Section 202 program. Only 8 percent of mixed resident LIHTC properties had a service coordinator on staff, and 28 percent had access to community-based service coordination.

Exhibit 20
LIHTC Service Coordination, 2001



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

For those properties with an onsite service coordinator, the survey collected information on whether they were full- or part-time. On the whole, nearly two-thirds of the properties with a service coordinator reported that the position was paid and full-time. Around one-third reported the position was paid and

[49] AARP's *1999 National Survey of Section 202 Elderly Housing* (#2001-02).

part-time. Only 2 percent reported the position was volunteer. Due to insufficient data, it was not possible to reliably compare mixed resident properties to those for older persons.

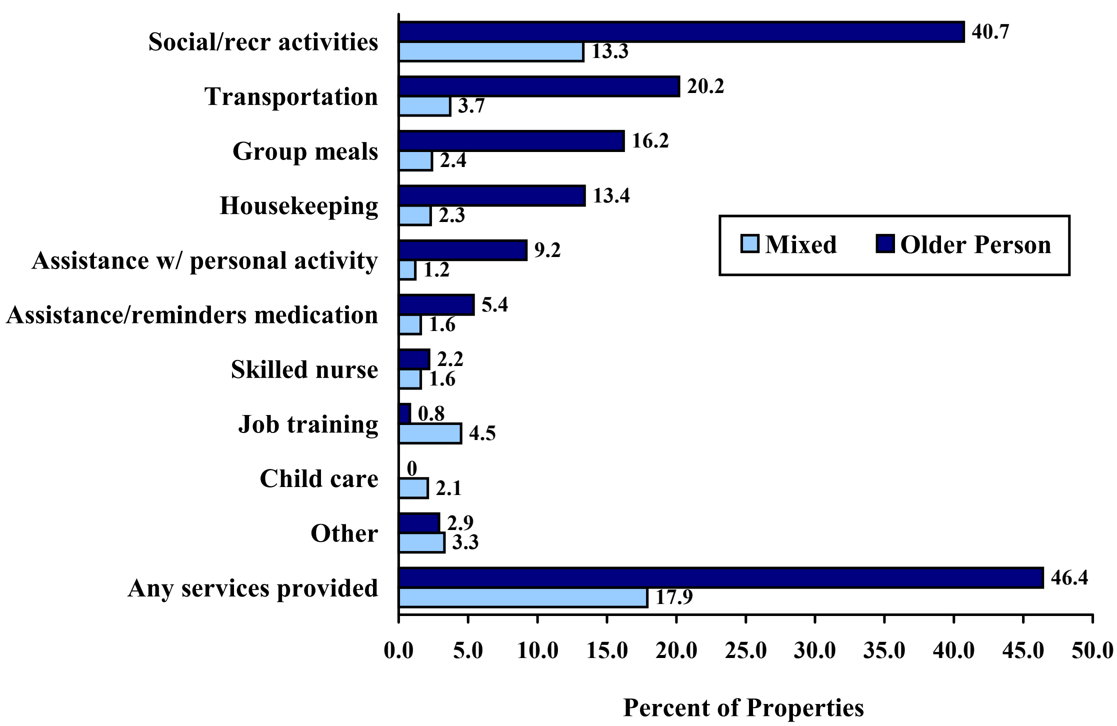
Services

In some LIHTC properties, management is able to provide supportive services to residents. The ability to provide such services depends largely on the number and characteristics of residents, because many services rely on economies of scale for efficient delivery. The LIHTC program does not provide funding for supportive services, so the presence of such services also depends on the ability of the housing owner to arrange funding through other means.

On the whole, management-provided services were uncommon among LIHTC properties. In fact, only 30 percent of all properties offered any services. There was considerable variation according to the size of the property. Only 18 percent of tax credit properties with fewer than 20 units offered any services, compared to around half of properties with 100 units or more.

Even among properties intended primarily for older persons, more than half offered no services. Only 46 percent of LIHTC properties intended primarily for older persons and 18 percent of mixed resident properties had any management-provided services (Exhibit 21).

Exhibit 21
LIHTC Properties with Management-Provided Services, 2001



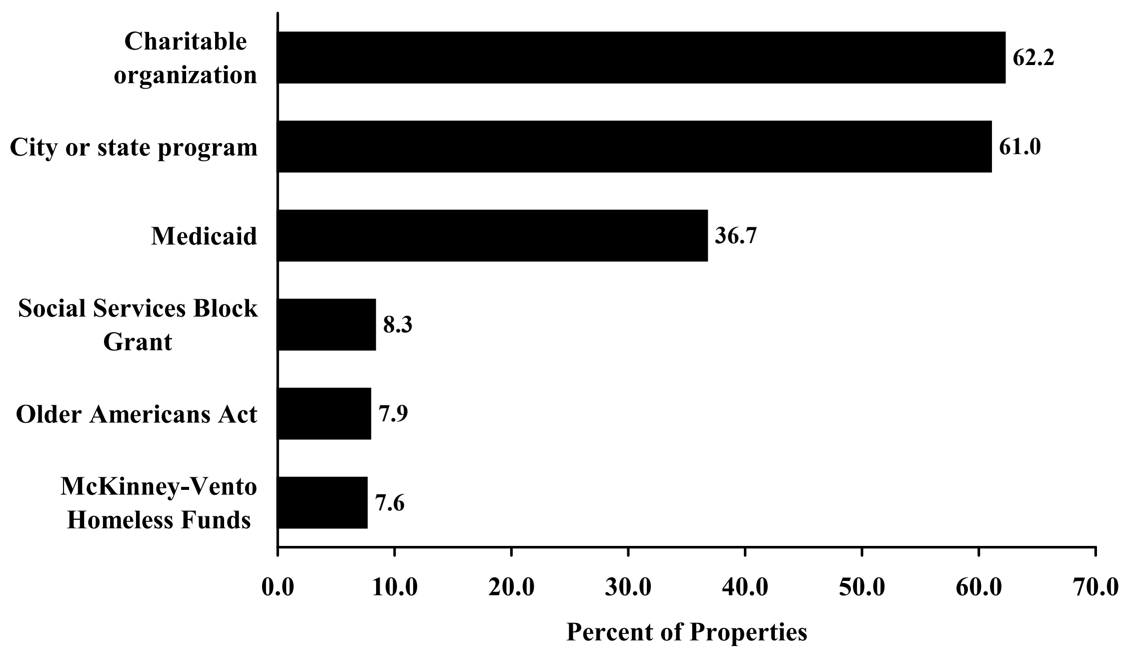
Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

The nature of the services also differed. Thirteen percent of mixed resident properties had social/recreation activities arranged by management. On the other hand, 41 percent of units in LIHTC properties for older persons had social/recreation activities provided by management. Others services in LIHTC properties for older persons included transportation (20 percent), group meals (16 percent), housekeeping (13 percent), and at least some assistance with personal activities (9 percent).

Funding for Services

Other than residents' own funds, a variety of formal funding sources are used to provide services. Because of insufficient data, it was not possible to reliably compare properties for older persons with mixed age properties. But on the whole, the most common sources of outside funding included charitable organizations (62 percent of properties with management-provided services), city or state programs (61 percent), Medicaid (37 percent), and Older Americans Act and Social Services Block Grant funds (8 percent each). Also, 8 percent of properties with management-provided services benefited from McKinney-Vento Homeless Assistance Act funds (Exhibit 22).

Exhibit 22
Funding Sources for Management-Provided Services, 2001
(other than resident funds)



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

As part of the survey questionnaire, respondents were asked to identify innovative methods or other funding sources that they may have used to provide services to the residents of the property. This open-ended question was designed to elicit ideas for funding beyond the broad set of options explicitly listed in the previous question. However, in many cases the information overlapped. In order to identify some of the leading answers, the author attempted to categorize responses into broad categories (Exhibit 23).

Because the answers were sometimes unclear or could be interpreted in more than one way, this type of content analysis is not strictly objective. Nonetheless, it does provide information for a broad picture of options housing providers have exercised to help residents with their service needs. Out of 242 written responses, the author was able to clearly categorize 215. Of those, the leading answers were private donations/outside charity organizations (35 percent), referral by management to a community agency (16 percent), and fundraising by the housing provider/tenants (10 percent). Other sources included state programs, city programs, and financing through operating revenue such as rent (less than 10 percent each).

Exhibit 23
Other Methods or Funding Sources for Services
Top Categories of Open Ended Responses

	Total	Mixed resident	Older Person
1	Private donations/charity (35%)	Private donations/charity (35%)	Private donations/charity (38%)
2	Referral to community agency (16%)	Referral to community agency (22%)	Fundraising (16%)
3	Fundraising (10%)	State program (12%)	Operating revenue (9%)
4	State program (8 percent)	City program (7 percent) Fundraising (7 percent) Federal program (7 percent)	City program (8%) Referral to community (8%)
5	City program (7 percent) Federal program (7 percent)		

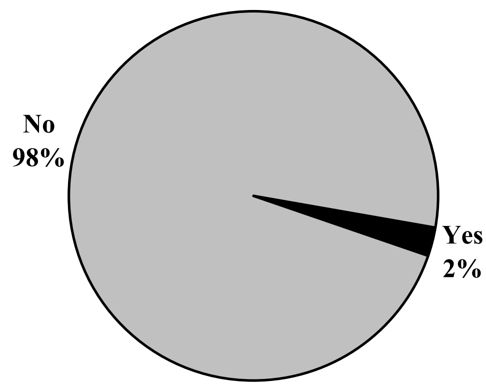
Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

This pattern of response was roughly similar when analyzed by mixed/older person housing and by profit/nonprofit sponsorship. However, among providers of housing for older persons, the second most common response was fundraising by the housing provider/tenants (16 percent), which suggests that fundraising efforts are also a social function for a largely retired population. Also, providers of housing for older persons and nonprofit sponsors were more likely to rely on private donations/charity.

Assisted Living/Residential Care Facilities

Assisted living facilities are designed to provide supportive services to older persons and other persons needing assistance with personal care but who do not require the institutional care of a nursing home. Although construction of assisted living facilities is one of the permitted uses of low-income housing tax credits, development of assisted living under the program is often more difficult than for other forms of multifamily housing. Low-income housing tax credits may only be used for "residential rental properties." The answer to whether an assisted living facility may be classified as a residential property has been a complicated one, especially for states that have historically licensed and regulated assisted living under laws for health care facilities. Because the variation in state laws led to inconsistent classification under the federal tax credit program, the IRS issued a Revenue Ruling in 1998 saying that assisted living facilities may be treated as residential rental property if, among other requirements, there are no continual or frequent nursing services available to residents. The ruling did not consider whether nursing services were optional or required. Furthermore, the IRS did not establish a threshold for "frequent" availability of nursing services. Some states have been more flexible than others in their interpretation of the federal guidelines. Combined with the difficulty in finding enough funding to provide affordable services (tax credits may only be used for development costs), regulatory confusion has resulted in relatively few assisted living facilities under the LIHTC program. Overall, the survey found that 2 percent of LIHTC properties were licensed, registered, or certified as an assisted living or residential care facility (Exhibit 24). When examined by the type of resident the property served, virtually no mixed resident properties were characterized as assisted living or residential care compared to 2 percent of older person properties and 20 percent of "other" special needs properties.[50]

Exhibit 24
Is Property Licensed, Registered, or Certified as an Assisted Living or Residential Care Facility?



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

[50] The relatively high incidence of assisted living in the "other" property type category is intriguing. Because of limited survey records for this group, it was not possible to analyze this situation in detail. Nonetheless, results suggest that sponsors of properties developed for specific groups, such as persons with disabilities or with other specialized health needs (e.g., those with HIV/AIDs or substance abuse problems), have been more successful in addressing funding and other challenges to service support.

Chapter 7: Owner Opinions

Highlights

- When asked to rate a variety of proposals on a five-point scale ranging from "Strongly Agree" to "Strongly Disagree," the top five issues among owners of LIHTC properties were:
    - Paperwork should be reduced (89 percent agree/strongly agree);
    - Annual recertifications should be simplified/restructured (84 percent agree/strongly agree);
    - Rules and regulations should be simplified (83 percent agree/strongly agree);
    - Compliance monitoring should be simplified/restructured (82 percent agree/strongly agree); and
    - Tax credit allocations should be increased (74 percent agree/strongly agree).
- When comparing owners of housing for older persons with sponsors of mixed resident housing, the overall opinion ratings were remarkably similar. However, the owners of LIHTC housing for older persons were more likely to agree/strongly agree that "Tax credits should be available for supportive services" (60 percent versus 52 percent).
- To make housing with nonoptional services more feasible (for instance, developing assisted living for low-income persons who require personal assistance), the proposal to "Establish a separate rent cap when there are mandatory services" received greater support than the alternative proposal that the "Cost of mandatory services should not be included in the program's definition of rent" (68 percent versus 51 percent agree/strongly agree).

Overview

In addition to collecting information about LIHTC properties, the survey also collected opinions and ideas from owners about possible changes to the program. This information was collected in two steps. In Question 29, a number of common proposals were collected based on other reports and informal discussions with industry representatives. These proposals were presented to the survey respondent, who was asked to rate each one on a five-point scale ranging from "Strongly Agree" to "Strongly Disagree." In Question 30, ideas for improvements were collected in the form of an open-ended question that encouraged respondents to generate their own ideas.

When interpreting these responses, it was necessary to tabulate the surveys differently from the other questions on the survey. That is, most survey questions addressed a specific property and were weighted accordingly to represent the known universe of LIHTC properties. But opinions about the program cannot be equated with a property characteristic; they are the view of the property owner, who may have a number of rental properties. Specifically, it was necessary to eliminate multiple identical responses from a single owner when that owner returned more than one survey, requiring some method to uniquely identify owners.

A complicating factor was that contact names were often inaccurate. (See "Appendix B: Survey Methodology" for elaboration on this topic.) Therefore, a unique proxy identifier was developed for owners by sorting responses first by the owner's zip code and then by the owner's street (excluding abbreviations such as "str.", "st.", and suite numbers, which often varied for a single owner). This approach yielded approximately 980 owners for the 1,558 surveys returned. When tabulating Question

29, the surveys were sorted by the owner ID, and the first complete survey question was retained by the software.[51] The open-ended Question 30 required manual review. As part of this manual review process, identical responses for a single owner were removed.

Ranking Proposals for Changing the Low-Income Housing Tax Credit Program

A set of 13 common proposals for changing the tax credit program was listed in the survey, and respondents were given an opportunity to provide their feedback. These proposals were selected based on a review of literature[52] and conversations with industry experts. Respondents were asked to provide ratings on five-point scale. This scale included "Strongly Agree," "Agree," "Neither Agree nor Disagree," "Disagree," and "Strongly Disagree." Responses were tabulated based on the share of owners who responded either "Strongly Agree" or "Agree." These results were analyzed according to whether the owner developed any properties intended for older persons or whether the owner developed only mixed resident/other properties. For the most part results were very similar (Exhibit 25).

Paperwork

The leading issue was "Paperwork should be reduced," with nearly nine out of every 10 owners indicating that they agreed/strongly agreed. As became clear in later open-ended questions, owners view the record keeping and compliance paperwork as time-consuming for staff. Some owners later indicated that because program requirements have changed over time, the paperwork became unexpectedly greater as the LIHTC program matured. This complaint has been raised in reference to other subsidized housing programs as well. Housing agencies require a variety of paperwork in order to ensure accurate record keeping, compliance review, and the oversight necessary to protect the integrity of the program. Thus, knowing which kinds of paperwork could be streamlined without harming the program may be a significant challenge.

Recertifications

Related to the issue of paperwork was the second leading issue: "Annual recertifications should be simplified/restructured." The recertification process in the LIHTC program involves a number of requirements, including but not limited to, documentation that there was no change in eligible basis and assurances that each low-income unit was rent restricted and that income certification had been received from each tenant. Several owners clarified their responses in the later open-ended question by discussing the income recertification requirements.

The program requirements state that housing owners must maintain the low-income use restrictions that were agreed to when the tax credits were allocated. For instance, if 20 percent of the units were set aside for residents earning 50 percent or less of the median income in their area, then this set-aside must be honored for the duration of the restricted use period. But, of course, a resident who initially qualifies and moves into a subsidized unit could have increasing income over time. Tax credit rules state that when a resident's income rises above 140 percent of the qualifying income, the unit no longer counts under the set-aside. If the number of low-income units drops below what was agreed to in the use restrictions, then the owner must make the next available unit available to a tenant whose income *does* qualify. But no

---

[51] Tabulation was also performed using the *last* complete question for each owner, but this did not change the results.

[52] Especially, *The Low-Income Housing Tax Credit Program: A National Survey of Property Owners* (October 1999) by Martin D. Abravanel and Jennifer E. H. Johnson. The authors categorized the responses from 314 interviews with property owners.

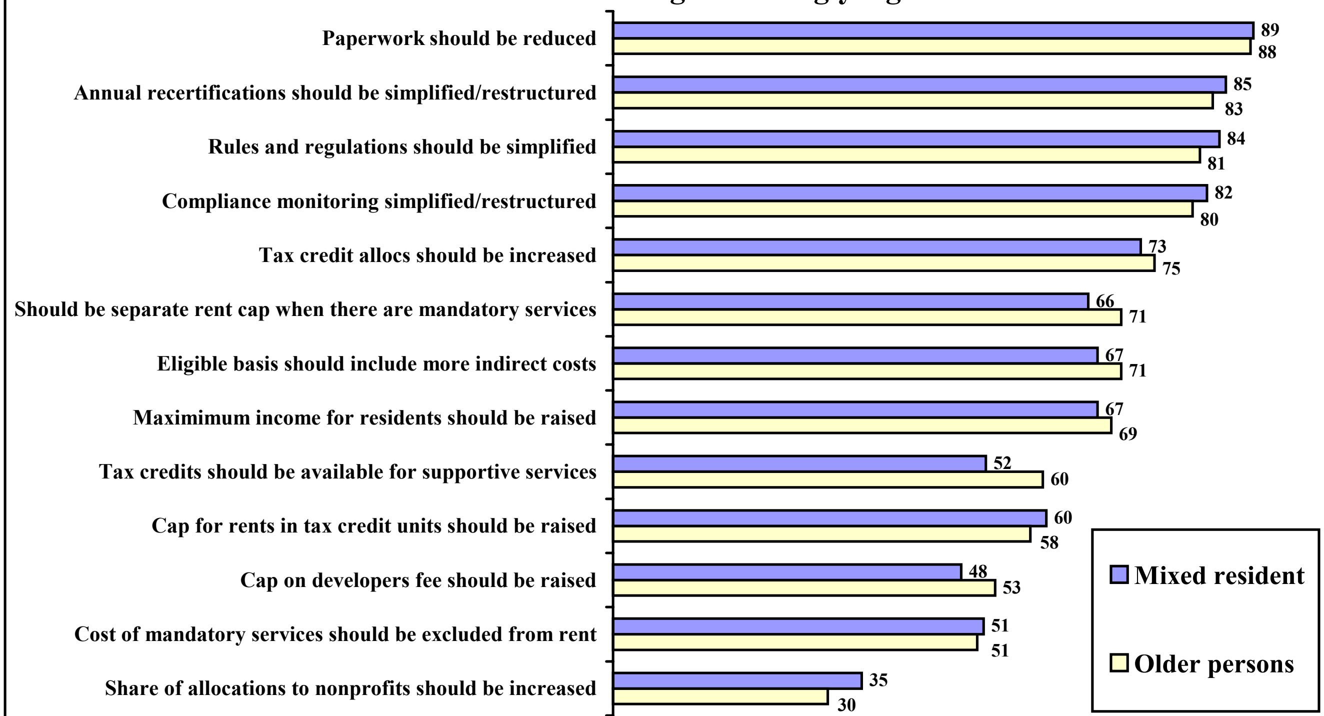
provision under the tax credit program requires the original resident to vacate a unit once his or her income rises above the income eligibility limit. Furthermore, until the owner is able to reachieve the number of low-income units agreed to in the use restrictions, the owner may not raise the rent of the original resident beyond what is permitted by the program.

This rule was established when policymakers thought the program would generate mainly mixed income residential properties. However, as discussed in Chapter 1, most properties are intended *entirely* for low-income residents. These are often referred to as “100 percent” properties. For these properties, no additional units can be “switched” from market rental to the pool of units set aside for low-income residents. Many survey respondents pointed out in their written comments that income recertification of residents in 100 percent properties is unnecessary, because no remedial action need be taken. In fact, the 1993 Revenue Reconciliation Act included an amendment that provides the possibility of a waiver to the income recertifications in 100 percent properties, but state agencies have the discretion to choose whether or not they will offer a waiver. As of 2000, only 16 of the 54 credit allocating agencies offered waivers.[53]

There is also some question as to whether it is necessary to recertify the income of older residents annually because they often live on a fixed income. In addition, sometimes duplicative income recertification happens. For instance, some owners clarified in the subsequent open-ended question that annual income recertifications could be simplified if the certification under another program (e.g., when the project also receives rental assistance under a Rural Housing Service program) could be deemed sufficient for meeting the requirements of the LIHTC program. Remedying this duplication of effort may be complicated by the fact that the definition of low-income may vary between LIHTC and other programs.

[53] Source: National Council of State Housing Agencies.

Exhibit 25
Proposals for LIHTC Program, 2001
Share of Owners Agree/Strongly Agree



Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

Rules and Regulations
The third highest response was "Rules and regulations should be simplified." A little more than eight out of 10 owners indicated that they agreed or strongly agreed. This type of response encompasses a broad set of issues. For instance, the respondent may have been referring to the application procedure, rules about what type of development costs are eligible, coordination of disparate regulations between the LIHTC and other subsidies received by the project or tenants, or a variety of other issues.

Compliance Monitoring
Around 80 percent of respondents agreed or strongly agreed that "Compliance monitoring should be simplified/restructured." The compliance monitoring process involves a number of issues, including recordkeeping of income certification, the number and size of units available for low-income residents, rent charges, and the number of occupants in each unit. Some raised questions about the actual inspection procedures of the housing credit agency. For instance, the subsequent open-ended responses revealed that some owners were confused about the documentation requirements, or about the property features inspectors looked for, or about the different ways states interpreted the rule.

Increasing Allocations
Around three-quarters of respondents agreed or strongly agreed with the statement "Tax credit allocations should be increased." This response is a reflection of the competition among housing owners for a limited

number of tax credits. At the time of the survey, the tax credit allocation had recently been raised from $1.25 per capita to $1.50 per capita (with further adjustments to follow), and it was probably too early for respondents to know whether the extra funding would be sufficient given their perception of demand. Nonetheless, the response shows that despite some dissatisfaction with certain elements of the program, the tax credit program remains popular with most housing owners.

Rent Cap and Mandatory Services

When asked whether there "Should be a separate rent cap when there are mandatory services," 66 percent of mixed resident property owners and 71 percent of property owners for older persons agreed/strongly agreed. Under the rules of the program, if payment for services is mandatory (e.g., for housekeeping or personal care in an assisted living facility), then it must be included in rent. The problem is that rent is subject to a cap, and the cap may prevent a facility from offering mandatory services if the cost of both housing and services exceeds the cap limitations. The survey response recognizes that conventional rental housing and rental housing with supportive services involve different costs and should not be treated the same.

Eligible Basis

A nearly identical response was received for the statement "Eligible basis for tax credits should explicitly include more indirect construction costs (land clearance, impact fees, etc.)." At the time of the survey, the industry was concerned with a recent IRS Technical Advice Memoranda that seemed to indicate certain development costs interpreted by some states as eligible for tax credits were, in fact, not eligible in the eyes of the IRS. Owners argue that because impact fees and the like are a common requirement for construction, they should be treated the same as any other aspect of construction. A subsequent IRS Revenue Ruling issued in the first quarter of 2002 reversed the earlier position regarding impact fees, and now clarifies that impact fees can be included in the eligible basis of a project.[54]

Income Limits

Around two-thirds of owners agree/strongly agree with the statement that "The maximum permitted income of tax credit residents should be raised." The cap of the LIHTC program is sometimes below HUD program caps, and owners with experience in the HUD program may find those levels easier to work with (especially if the project receives HUD subsidies in addition to LIHTC). But owner responses may also reflect the desire to expand their markets to more affluent residents. In some cases, rural housing providers in locations with increasing employment and income may find it difficult to fill units if a lower rural income from a broader geographic region is used to compute the cap.

Tax Credits for Supportive Services

Sixty percent of owners of properties for older persons and 52 percent of mixed resident property owners agreed or strongly agreed with the statement "Tax credits should be available for supportive services." Currently, low-income housing tax credits are used only for housing project development per se. No comparable tax credit program exists for services. The issue of how to finance supportive services, especially for properties with older persons, is a difficult one. The response to this question shows a need for supportive service funding when the resident may otherwise find it difficult to live independently.

Rent Caps

Around 60 percent of owners agreed or strongly agreed that "The cap for rents in tax credit units should be raised." An obvious reason for this response is to increase the operating revenue, which would make it

[54] IRS, Revenue Ruling #2002-09.

easier for some owners to meet profit expectations. Increased operating revenue may also allow for capital improvements.

Cap on Developer's Fee
Around half of respondents agreed or strongly agreed with the statement "The cap on the developer's fee should be raised." This issue may be more common in markets with a relatively high level of construction activity where owners of subsidized housing are competing with other enterprises to employ the services of those firms who actually build the units.

Cost of Mandatory Services
As mentioned earlier, when a housing owner provides mandatory services to the residents, the fees for those services are counted against the rent cap. This restriction may make it difficult for a housing provider to both meet the rent cap of the program and assure that services are economical and available. Consequently, around half of respondents agreed or strongly agreed with the statement that the "Cost of mandatory services should not be included in the program's definition of rent," with no variation based on whether the owner developed properties for older persons or mixed resident properties. However, this option received significantly fewer affirmative responses than the alternative proposal to establish a separate rent cap when there are mandatory services.

Nonprofit Allocations
Only around one-third of respondents agreed or strongly agreed that "The share of allocations to nonprofits should be increased." Not surprisingly, there were considerable differences in responses between nonprofit and for-profit housing owners. Fifty-seven percent of nonprofit owners agreed or strongly agreed with the statement, compared to only 17 percent of for-profit owners. In fact, nearly one-third of for-profit owners disagreed or strongly disagreed.

Open-Ended Proposals

Survey respondents were asked "If you were able to make your own changes to the tax credit program, other than those listed above, what would you do to make it better?" The question was presented in an open-ended fashion; respondents could write in whatever answer they wished. For the most part, respondents used this opportunity to address the topics listed in the previous question and to clarify their answers. Around 300 respondents provided written answers to this question.

Using content analysis, the written answers were sorted into various broad categories.[55] This type of exercise is partly subjective because many answers were somewhat vague and subject to interpretation. Some subjectivity was inevitable even when keywords were used to identify categories because these keywords may be used in different contexts. Nonetheless, the exercise gives some overall sense of the most common issues addressed by the survey respondents.

[55] A compilation of the written responses is available upon request. These have been edited, where necessary, to maintain the respondent's confidentiality.

Exhibit 26 Top Five Categories of Response Open-Ended Suggestions for LIHTC Program, 2001	
Simplify program/reduce paperwork	31%
Eliminate income recertification for 100% properties	11
Eliminate/revise student rule	11
Coordinate inspection/certification between housing programs	7
Increase allocations for rural areas	4
Source: AARP 2001 Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.	

As shown, comments related to simplifying the program, reducing paperwork, and recertification were the overriding issues [Exhibit 26], and have been discussed in the context of the previous survey question. The student rule, the need to streamline inspection and certification between housing programs, and allocations for rural areas also received some attention and are discussed below.

Student Rule

Under current program rules, renter households consisting entirely of full-time students are ineligible for tax credit units. This rule was intended to prohibit the use of tax credits for dormitories. However, by prohibiting full-time students in any type of tax credit unit, many owners believe the program is too restrictive. In addition, some owners believe that the IRS code needs to be clarified, because they are uncertain whether children younger than 18 years of age attending school are counted as full-time students for purposes of the program. This type of ruling could significantly impact whether an adult single parent, who is also a full-time student, would be eligible for rental housing under the LIHTC program.

Coordinate Inspection/Certification Between Housing Programs

As discussed in Chapter 4, many property owners choose to supplement the housing tax credit subsidy with some other form of housing assistance. For instance, a property owner may seek a subsidized mortgage or direct rental assistance for tenants. In these cases, the property owner must satisfy the requirements for more than one housing program. In some areas, it is difficult to make the housing project economically feasible. In most cases, it also allows the owner to reach residents with lower levels of income than would otherwise be possible. However, with the added subsidies come added costs in meeting requirements for more than one program. Moreover, different housing programs tend to have different documentation requirements. Some respondents to the open-ended questions suggested that documentation requirements need to be coordinated among programs. Also, some respondents indicated that it may be useful to allow the inspections under one housing program to satisfy the requirements for another housing program.

Increase Allocations for Rural Areas

Until recently, the key program for subsidized rental housing in rural areas was the Section 515 direct loan program. Under this program, private for-profit and nonprofit owners receive a low-interest rate loan from the Rural Housing Service (RHS) of the U.S. Department of Agriculture in return for the ability to rent to persons with low and moderate incomes. Typically, this construction subsidy comes with direct rental assistance for residents under a companion RHS program. Currently, there are around 453,000 Section 515 units, of which

42 percent are occupied by older households. However, budget cuts during the 1990s have seriously eroded new production. Only a few thousand units are produced each year, mostly from rehabilitation of existing buildings. Consequently, many housing owners in rural areas have been seeking alternative ways to provide affordable rental units. The LIHTC program is considered an important alternative source of funds.

Other Proposals

Among the many other diverse ideas were:

- "Permit a greater amount of nonresidential space in the eligible basis." Expanding nonresidential space may make it easier to provide housing with supportive services (kitchen and dining area, office space for service coordinators, meeting/recreation/exercise rooms, etc.).
- "Give more credit dollars to each project to allow larger projects more economies of scale and more extensive amenities for residents." Although many supportive services may require a large residential base to be economical, state housing agencies with a finite allocation authority must often balance the desire to promote larger rental properties against the need to provide housing for many disparate geographic locations. Where state circumstances permit, it may be useful to for agencies to promote economies of scale in housing with services.
- "Forms and procedures should be standardized between states." While states have some discretion in their monitoring procedures and program requirements, some property owners who operate in more than one state believed it may be possible to standardize at least some of the forms and procedures.
- "Make (low-income housing tax credit) excludable from AMT (alternative minimum tax)." The AMT was established in 1986 to prevent high income taxpayers who have many deductions from avoiding all tax income liability. If, using ordinary tax computations, the tax owed would be less than the AMT, then the taxpayer must pay the amount of the AMT. The proposal to make tax credits excludable from the AMT would almost certainly make the LIHTC program more desirable to investors, but it is also probably politically unfeasible. However, proposals from various constituencies to index the AMT to inflation may prevent AMT filers from growing in number over time and maintain their participation in programs such as LIHTC.[56]

[56] AARP is one of the groups with policy in support of indexing the AMT to inflation.

Summary and Policy Implications

High Demand for LIHTC Housing
The LIHTC program has gained the participation of a large number of housing providers and has significantly expanded the supply of affordable rental housing. However, the supply of low-income housing tax credit units has been insufficient to meet demand. This is particularly true for projects intended primarily for older persons, as demonstrated by long waiting lists and low vacancy rates.

Need for Additional Subsidies
The LIHTC program alone has not been sufficient to meet the housing needs of very poor renters. The program was never designed to reach the lowest levels of income, although it is possible to serve renters with extremely low incomes if additional subsidies are combined with tax credits.[57] However, differences in requirements and monitoring often make it difficult for housing providers to combine other subsidies with the LIHTC program. HUD, by streamlining program requirements and monitoring between the LIHTC and other housing programs, could encourage more providers to expand their market to accommodate lower levels of income.

Need for Supportive Services
The LIHTC program was designed to encourage *development* of affordable housing (that is, construction and certain related development costs). Neither the legislation nor the regulations address the need for funding subsequent supportive services that may help older residents remain independent and age-in-place. Yet, the frailty level of older residents in tax credit properties demonstrates that there is a significant need for supportive services. Some tax credit properties for older persons provide supportive services, but there is wide variation in the frequency and types of services provided. Many properties for older persons provide few or no services; transportation services and group meals, for instance, are relatively uncommon. Those owners who have successfully provided services rely on a disparate range of outside sources. Opportunities to expand supportive services and accessible features in LIHTC properties could be promoted through federal, state, and local programs.

Nonprofit Sponsors
Nonprofit developers have frequently sponsored both mixed age and older person LIHTC properties. The survey shows that properties with at least one nonprofit sponsor are much more likely to offer services for their residents. Such services are often essential for older residents who wish to age-in-place and remain independent. It appears, therefore, that older residents have benefited from the participation of nonprofit sponsors and that continued nonprofit participation has become an important element of supportive housing solutions for low-income residents.

Size and Location
The size and location of properties influence their capability to provide services. In general, larger properties benefit from economies of scale and are more likely to provide services to residents. The ability of a facility to provide supportive services economically is an important consideration, where local conditions make this appropriate. However, the market in rural areas may be too small to support facilities large enough to provide services economically without additional state, local, and federal incentives.

[57] The U.S. General Accounting Office (GAO) found that the average household income of LIHTC residents with direct rental assistance was between 24 and 26 percent of median area income, while LIHTC residents without direct rental assistance had an average of 45 percent of median area income (GAO/RCED-99-279R).

The LIHTC survey shows that tax credit properties (as well as units) intended primarily for older persons are more often located in a suburb or rural area than in a central city, even though central cities have the highest concentration of older low-income renter households. The survey did not collect information on why the owner chose a certain location. It may be that it is easier to develop new housing that has a wider variety of accessible architectural features and common areas outside of central cities (where space for new development is often scarce). In the long run, however, it could be harder for LIHTC housing in suburbs and particularly nonmetropolitan areas to economically draw on community services (for instance, public transportation or meals-on-wheels).

Income Mix of Residents
The LIHTC program originally envisioned low-income units integrated into mixed-income housing. But this survey indicates that most LIHTC properties serve only low-income residents. In part, this is because state allocating agencies, faced with a critical shortage of affordable rental housing, are seeking to encourage production of units for low-income residents. Although this means that there are often economies of scale in offering supportive services to low-income residents, it also means that there may be less operating revenue than in a property with a mixture of subsidized and market rate units. Consequently, outside resources are usually needed in order to provide any additional services to residents.

Paperwork
Many owners of LIHTC properties pointed out that the program paperwork is frequently burdensome. To some extent, paperwork requirements are necessitated by compliance monitoring to ensure the program is used for its intended purpose, to make certain program affordability and quality standards are met, and to protect the federal investment. However, some program requirements could be reexamined. For instance, the annual income recertification in properties with 100 percent of units set aside for low-income residents and for properties serving older persons might be made less frequent.

Conclusion

Clearly, the LIHTC program plays a pivotal role in the nation's affordable housing strategy. Around 70,000 affordable rental units are completed annually, of which more than 15,000 are intended for older persons. At this rate, the program significantly outpaces HUD's Section 202 housing program for older persons, which currently produces fewer than 10,000 units annually. However, without additional subsidy, the LIHTC program cannot serve households with the lowest levels of income, which are served by the Section 202 program. Moreover, the philosophy of the LIHTC is not specifically geared toward the unique housing needs of older persons. As one example, the cost of a service coordinator is an eligible project expense in Section 202 housing, but not for the tax credit program. Aside from these constraints, many LIHTC providers are finding ways to provide supportive housing for their residents. Through the survey presented here, LIHTC providers illustrate the successes and challenges to improving delivery of appropriate, affordable rental housing for older persons.

Appendix A: An Overview of the Low-Income Housing Tax Credit Program

How the Program Works

The Low-Income Housing Tax Credit (LIHTC) program is a federal tax incentive that encourages private developers (either profit or nonprofit) to provide affordable rental housing to low-income residents through new construction or substantial rehabilitation of existing buildings. The program was initially established as part of the Tax Reform Act of 1986 in order to offset other provisions of the Act that critics feared might discourage investment in affordable multifamily rental properties.[58]

The tax credit is a dollar-for-dollar reduction in federal taxes, and state housing agencies are responsible for distributing tax credits to the owners of housing projects that meet a state's housing objectives. The amount a state is able to allocate is based primarily on its population. Prior to 2001, the state tax credit cap was $1.25 per capita. A bill passed at the end of the 106th Congress raised the per capita allocation to $1.50 in 2001 and $1.75 in 2002 with indexation to inflation thereafter.[59] By law, each state receives no less than $2 million, a limit also subject to an inflation adjustment. Unused credits, if any, may be used the following calendar year. If a state is unable to allocate a tax credit for 2 successive years, it is returned to a national pool and redistributed among those states that have been able to use all their credits. A state may also find itself with credits that were previously allocated but were returned to the state because the developer was unable to complete the project. Thus, it is sometimes possible for a state to allocate more credits than it received on the basis of population alone.

Even though it is a housing program, program oversight occurs through the Internal Revenue Service rather than the Department of Housing and Urban Development because the subsidy is provided through the federal tax code. Program administration is primarily the responsibility of the state agencies that receive the allocations of tax credits.

After receiving tax credits from the state housing agency, a housing sponsor may claim those credits on its federal taxes spread over a 10-year period. This 10-year period reduces the immediate revenue burden to the federal government, but it also serves as a useful compliance tool. If a project falls out of compliance because it failed to serve a qualified population of residents or because it failed to meet housing quality standards, the tax credits can be "recaptured." When credits are recaptured, the housing provider is no longer entitled to those tax benefits. Depending on the nature and duration of noncompliance, the Internal Revenue Service may even pursue compensation for credits that were claimed on tax filings in previous years, with interest and penalties.

Although the tax credit itself is not direct construction money, it has value that can be converted to upfront financing. Recognizing that many providers of affordable housing may have little or no tax obligation (e.g., nonprofit providers), the tax credits were designed to be transferable, that is, an investor may become a "limited partner" in the project by providing cash in exchange for the tax credits. This mechanism provides much needed construction funds to get a project going. In the early years of the

[58] Some of the reforms in the Act had the effect of reducing the after-tax return to real estate investors. For instance, the Act increased the capital gains rate, which depressed the after tax value of investments such as real estate investments. The Act also lengthened the write-off period for depreciable real property, which further reduced the attractiveness of real estate investment.

[59] The fixed cap of $1.25 did not account for inflation, and had eroded production in the program during the late 1990s. The cap was raised by HR 4577, the final omnibus spending bill considered by Congress in late 2000.

program, before the investment community had become accustomed to the program, it was not always easy to entice investors. A dollar's worth of credit sold to investors for an average of 55 cents. By 2000, the dollar value of tax credits had peaked at around 85 cents.[60] Although the value of tax credits will continue to fluctuate based on the supply and demand among housing providers and investors, there will probably always be some spread between the dollar value of the credit the amount investors are willing to pay for the credit. This spread is the enticement needed to attract investors, many of whom would not otherwise provide funds for affordable housing. In addition, the investor is faced with the risk of losing the tax credits if the general partner falls out of compliance, so investors demand some compensation in order to diversify their risk. Investors also consider the value of alternative investments.

States are responsible for determining their own housing needs and allocating credits to the projects that best address those needs. No national formula determines who should receive the credit, other than a 10 percent set-aside for nonprofit housing providers. However, the federal government does require states to set forth a Qualified Allocation Plan (QAP), which establishes the priorities and scoring method that will be used for the following year. The federal government establishes broad guidelines that the states must take into account; these include the project's location and characteristics, sponsor's characteristics, whether the project serves residents with special needs, and whether the project will serve public housing waiting lists.

States have broad discretion in how they meet these guidelines. For instance, some states may award "points" to projects on the basis of which criteria they meet, with projects receiving the most points having the highest priority for credits.

A project is required to serve the target population of low-income residents for at least 15 years, after which it may convert to market-rate rental. However, LIHTC projects built in 1990 or later have an additional 15-year compliance period, during which conversion to market rate can only occur if no buyer can be found who is willing to maintain the use restriction. Thus, most projects probably have an effective compliance period of 30 years under federal restrictions. In addition, a state may have its own extended compliance requirements, and a project sponsor may volunteer an extended compliance period in order to receive higher priority for receiving credits.

Resident Income and Rent

A low-income unit must meet both income and rent restrictions. The term "low-income" is used differently in the context of the LIHTC program than for housing programs regulated through HUD. Under HUD programs, a household qualifies as low-income if it earns less than 80 percent of the median income in an area.[61] Under the LIHTC program, a housing owner must set aside 40 percent of its units for households earning no more than 60 percent of median area income or 20 percent of units for residents earning no more than 50 percent of the median area income.[62] In practice, however, the vast majority of units in tax credit projects are income restricted (see Chapter 1).

---

[60] Source: Apollo Housing Capital, LLC, cited in *Housing and Development Reporter*, January 22, 2001, p. 589.

[61] In fact, HUD provides additional designations for low-income. For instance, a tenant earning between 30 and 50 percent of median area income is considered "very low-income," and a tenant earning less than 30 percent of the area's median income is considered "extremely low-income."

[62] The 50 and 60 percent limits apply to a family of four, and are adjusted up or down for larger or smaller families.

The gross rent for a low-income unit cannot exceed 30 percent of the imputed income limit for that unit. The imputed income limit depends on the number of bedrooms (which is assumed to be correlated to the size of the family that will occupy it) and whether the unit is set aside for a household earning 50 or 60 percent of the median area income.

Thus, resident income determines whether the household is qualified to occupy a tax credit unit, but it does not dictate the level of rent the resident must pay (unless there is an additional subsidy whose requirements are different). This makes it easier for the property owner to project future operating revenue. But it also leads to criticism that the program is unable to reach the poorest renters because rent levels are not linked to individual incomes. By comparison, residents of HUD Section 202 Housing for the Elderly built after 1975 pay no more than 30 percent of their incomes for rent (as with most other HUD subsidized housing).

Eligible Costs

Tax credits are granted to project owners based on the cost of building construction, acquisition, various site improvements, and equipment.[63] These costs are sometimes referred to as the "eligible basis" for tax credits. If a project contains a mix of low-income and market rate units, then only the share of costs that accrues to the low-income units "qualifies." Thus, housing agencies and developers often refer to the "qualified, eligible basis" when considering a project for the tax credit program. If the project receives a federal grant through another housing program, then the amount of the qualified, eligible basis is reduced by that amount.[64]

As an incentive to locate affordable housing where it is most needed, the program offers a 30 percent bonus to the qualified, eligible basis when the project is located in a federally designated Qualified Census Tract (QCT) or a Difficult to Develop Area (DDA).[65]

The present value of tax credits claimed over a 10-year period for a project may not exceed 70 percent of the qualified, eligible basis. For acquisition costs or when there are certain other federal subsidies,[66] the present value of the tax credits claimed over a 10-year period for a project may not exceed 30 percent of the qualified, eligible basis. Annually, the value of the tax credit comes to approximately 9 percent or 4 percent, respectively.[67]

---

[63] The cost of acquiring an existing building may be included, subject to certain requirements. For example, the building must be substantially rehabilitated. For accounting purposes, the LIHTC program treats acquisition and rehabilitation as two separate transactions.

[64] The definition of a grant for purposes of this rule are clarified by IRS regulations. For instance, Section 8 rental subsidies are not considered a grant.

[65] HUD designates these areas. A Difficult Development Area is a metropolitan area or nonmetropolitan county in which development costs are high relative to area income. A Qualified Census Tract is a census tract in which at least 50 percent of the households have income less than 60 percent of the median area income.

[66] Such as tax-exempt bond financing or below market loans. However, Community Development Block Grant (CDBG) and HOME funds, as well as loans provided by the Affordable Housing Program of the Federal Home Loan Bank, are exempt from this requirement.

[67] The 9 percent and 4 percent are approximate and adjusted monthly by the federal government to maintain the present value of 70 and 30 percent, respectively. The discount rate used in the computation of present value is determined by the U.S. Department of Treasury, based on market rates for treasury bills.

Compliance Monitoring

Compliance monitoring is conducted by the state housing agencies, or by a state-appointed private contractor (who cannot have a relationship to any owner of any building it monitors). Compliance monitoring is designed to assure that housing providers meet the rent restrictions, income-occupancy restrictions, habitability standards, and any other LIHTC program requirements.

The project owner is required to keep records for every year of the compliance period. These records include the number of units, size of units, the share of units set aside for low-income residents, the rent charged (including utility allowance), vacancies, resident income certification, and similar types of information. The owner must be able to certify annually that the project meets the low-income occupancy requirement, that each low-income unit was rent-restricted, that income certification has been received from each tenant, that the building was suitable for occupancy, and that low-income residents had full use of shared facilities.

In keeping track of rental and resident income compliance, federal law gives discretion to the states as to whether they will accept owner-submitted documentation for all the projects or whether a certain share of projects will be visited annually by the state. Beginning in 2001, state allocating agencies must conduct regular site visits to monitor whether projects comply with habitability standards.

If any noncompliance is discovered, the project owner automatically has 90 days to bring the project into compliance. If there is good cause, the noncompliance period can be extended for up to 6 months. In all cases, the IRS must be notified as to whether the problem has been corrected.

Appendix B: Survey Methodology

Overview

AARP's Low-Income Housing Tax Credit (LIHTC) Survey was mailed to the owners of 10,000 randomly selected projects listed in HUD's LIHTC Database. The owners were asked to fill out the survey for a specific property listed on the mailing label, allowing survey data to be combined with information held in HUD's database and ensuring that owners of multiple properties responded for an eligible tax credit property. The survey mailing included a follow-up for nonresponse, yielding a final response rate of around 17 percent. After data cleaning, 1,558 surveys were retained for analysis. Useable responses were assigned statistical weights to correct for sources of survey bias based on the known universe of properties described by the HUD database.

Sample Selection and Mailing

The sample consisted of 10,000 low-income housing tax credit projects as identified by HUD's LIHTC Database. Because the LIHTC is not a HUD program, HUD must rely on state agencies to voluntarily report information on completed projects for which credits had been allocated. The information includes address information for both the project and the project's owner, size of the project, whether there was a nonprofit sponsor, the year the project was placed in service, etc. In many cases, the information is incomplete. For instance, of the approximately 16,600 projects listed in the database, a complete mailing address for owners (both street address and contact name) was available for only around 12,000 projects. The survey was mailed to a randomly selected 10,000 of these available addresses.

The initial mailing consisted of a seven-page survey, cover letter, and a prepaid business reply envelope. A mailing label was included both on the exterior envelope and interior survey form to enable responses to be tracked. Tracking was done for two reasons. First, initial respondents could be excluded from the follow up mailing of nonrespondents. Second, the information contained in the survey could be merged to the information already available in HUD's Low-Income Housing Tax Credit Database for each property.

The initial mailing of 10,000 surveys occurred on May 18, 2001, with a return deadline of June 8, 2001 requested on the cover letter. By June 20, around 950 completed surveys were received, as well as 1,200 undeliverable surveys. The initial response rate, adjusted for surveys that could not be delivered, was approximately 11 percent.

For the second mailing, around 6,300 surveys were sent to owners who had not previously responded. Owners with many tax credit properties would receive surveys for no more than three properties (randomly selected) in order to reduce survey burden for a small group of owners with many properties. In addition, 1,200 surveys were sent to the *project* address for those owners whose *company* address was found to be undeliverable in the first mailing. Unlike the first mailing, the label referred to the "Owner or Sponsor" of the listed property and did not list a specific contact name. Because so many company addresses were discovered to be incorrect, it might be expected that at least as many contact names might be incorrect. The new label therefore attempted to get the survey to someone in the company capable of answering the questionnaire.

The second mailing occurred on June 22, 2001, with a request to complete the survey by July 13, 2001. Around 700 surveys were accepted for inclusion in the report through July 27. A small number of surveys were returned after this date, but were not included in the tabulation. Of the 6,300 mailings to owners who had not previously responded, around 500 were returned by the post office as undeliverable.[68] For reasons unknown, the post office had not returned those same addresses as undeliverable during the first mailing.

In all, a total of 1,657 surveys were completed and included for data entry, for a response rate of around 17 percent.[69] Response rates differed for a few subsets of properties (Exhibit 27). Response rates were higher for those properties completed in later stages of the tax credit program, a fact that reflects the quality of the tax credit database – earlier properties were most likely to have outdated contact or address information. In addition, nonprofit owners were more likely than for-profit owners to respond to the survey. Response rates differed somewhat by size of the project with somewhat lower response for small and large projects. There were also differences by metropolitan area and region.

Exhibit 27
Response Rates by Property Characteristic

	Response Rate		Response Rate
Year Placed in Service		**# Units**	
1987-1991	11.5%	1-20	14.8%
1992-1994	15.6	21-50	17.8
1995-1998	21.1	51-99	19.6
		100+	12.9
Metro Location		**Region**	
Metro, suburb	15.9%		
Metro, city	14.6	Northeast	24.5%
Nonmetro	18.5	Midwest	16.8
		South	14.4
Sponsor		West	16.5
Type unknown	16.1%		
Nonprofit	25.3		
For profit	14.2		

Source: AARP Public Policy Institute Survey of Low-Income Housing Tax Credit Properties.

[68] Of the 1,200 surveys that were sent to the property address instead, only around a dozen were undeliverable.
[69] 1,657 divided by 9,500. Although the first mailing of 10,000 revealed 1,200 bad company addresses, these were resent to the property address in the second mailing. However, an additional 500 company addresses were found to be incorrect in the second mailing. Those owners never had the opportunity to complete a survey.

Data Cleaning

Efforts were made to determine whether the 1,657 completed surveys represented the intended universe of properties. Survey instructions directed the respondent to answer for a specific randomly selected property listed on the mailing label in order to avoid having the owner fill out the survey for another property that was not, in fact, a tax credit project. It also limited the survey to the intended universe of properties that were put into service between 1987 and 1998 and helped to avoid the nonrandom selection of properties by the survey respondent.

Screening of returned surveys took place in several stages:

1) 16 surveys were excluded from analysis because they had an illegible or missing label and could not be confirmed as "in universe."
2) 24 surveys were excluded because they were duplicates of another returned survey. Some surveys arrived too late to be excluded from the second, follow-up mailing, resulting in those owners answering twice.
3) For the remaining 1,617 surveys, the number of units reported on the survey was compared to the number of units reported in HUD's Low-Income Housing Tax Credit Database. In approximately 80 percent of cases, these matched exactly. In 12 percent of cases, the match was not exact, but the difference was small. Small differences are to be expected, since owners would often estimate their answers to the survey, while the HUD database uses administrative records. In approximately 8 percent of cases, however, the difference in the number of units was considered large (at least 10 units and a 20 percent difference); these 136 surveys were flagged for verification. The verification took place in several steps.
    i. First, the survey records and HUD records were compared. For approximately 40 percent of the flagged surveys, the difference in expected size was due to differences in the way the owner viewed the project and the way the HUD database recorded the allocations. Many properties received multiple allocations, either for different activities (one building was rehabilitation and another new construction, for instance) or more commonly because the property was developed in different stages over time. Thus, a single property from the owner's point of view may be recorded as multiple projects in the database. For example, the HUD database may list "Acme Apartments Phase I," "Acme Apartments Phase II," etc. and it could easily be determined by summing the units of those phases that the owner had responded for the entirety of "Acme Apartments." Fifty-three cases were identified and retained for the report.
    ii. The second step involved looking at the physical survey form itself, revealing a dozen surveys for which an improper identification or an incorrect number of units had been keyed. These were corrected and retained.
    iii. In 71 surveys there was no easily discernable reason that the size of the project reported by respondents varied from the size reported in the HUD database. The final step of verification, therefore, was to contact these respondents directly. Unfortunately, such contacts proved extremely difficult, primarily because the contact information in the HUD database frequently contained company telephone numbers or person names that were no longer accurate. In many cases where the company was contacted by staff, telephone messages were unreturned. In only 12 cases were staff able to contact the owner and determine the reason for the discrepancy. The finding was generally because, again, the properties were developed in multiple stages, but

reported in the survey as a single project. In two cases, the survey had been unintentionally answered for some other tax credit property but otherwise legitimately represented the random universe of properties. These 12 surveys were retained for the report.

iv. Fifty-nine surveys could not be verified by the preceding steps, and were excluded from the final report.

4) Cleaning the data left 1,558 surveys that could be confidently said to represent the intended universe of low-income housing tax credit properties placed in service between 1987 and 1998. Final data cleaning involved examining a few suspicious electronic data with the actual survey form and making corrections as appropriate.[70]

Weighting Procedure

Statistical weights are necessary because properties in the sampling frame did not all have an equal probability of selection (sampling bias). The major cause was the greater frequency of missing or incorrect owner addresses among older properties. In addition, there was some variation in response rate according to certain property characteristics (response bias). Statistical weights, in effect, adjust a nonrandom pattern of sampling and response to reflect a known universe. Weights are commonly used in large surveys, both public and private.

As in all weighting procedures, it is necessary to have a source that accurately describes the population being surveyed to serve as a benchmark. For instance, major Census Bureau surveys have weights that adjust responses to known population characteristics, primarily based on the Decennial Census. In the case of the PPI survey of tax credit properties, the universe of tax credit properties was defined by those characteristics collected in HUD's Low-Income Housing Tax Credit Database. The properties represented by survey responses were weighted to overall population on the basis of era placed in service (1987-1991, 1992-1994, and 1995-1998), as well as adjustments for region, metropolitan location (central city, suburb, nonmetropolitan), small projects (fewer than 20 units), and whether there was a nonprofit sponsor.

As mentioned earlier, the HUD database lists records for each tax credit allocation separately, even when multiple allocations are used in what the owners view as a single housing development. The assigned weight for those surveys was the sum of the weights had the HUD project records been reported separately. In effect, the PPI survey more closely represents "whole" rental properties, whereas the HUD database treats different phases of a development separately.[71] This conceptual difference contributes to somewhat larger sizes of the properties in the PPI survey when compared to the projects receiving allocations in the HUD database and slight differences in nonprofit sponsorship (Exhibit 28).

[70] For instance, in a small number of cases the reported number of units set aside for low-income residents exceeded the total units in the property. These were due to simple data entry errors that were corrected by examining the actual survey form.

[71] It was found that about 4 percent of survey records represented more than one project allocation in the HUD database. Added up, the 1,558 survey records represented 1,686 HUD project allocation records. Extrapolated to the full universe, this would suggest that the 16,607 project records in the HUD database represent approximately 15,346 properties.

Exhibit 28 **Distribution of Survey Responses by HUD Database Characteristics**			
Property Characteristics as Recorded in HUD Database	HUD's Low-Income Housing Tax Credit Database	Survey Responses Unweighted	Survey Responses Weighted
Year Put in Service [YR_PIS]			
1986-1991	45%	28%	45%
1992-1994	25	20	25
1995-1998	30	53	30
Total Units [N_UNITSR]			
1-4	21%	9%	17%
5-19	17	19	17
20-49	38	44	40
50-99	13	17	14
100 or more	11	11	12
Nonprofit Sponsorship [NON_PROF]			
Nonprofit	17%	29%	19%
For Profit	83	71	81
Region [REG]			
Northeast	14%	11%	14%
Midwest	33	36	33
South	39	41	39
West	14	12	14
Metro [METRO]			
Metro, suburb	28%	28%	28%
Metro, central city	41	35	41%
Nonmetro	31	37	31%
Notes: Missing information in the HUD database was assumed to be distributed proportional to the known cases. This notably included nonprofit sponsorship (26 percent of cases). Missing cases were also present for metropolitan location (3 percent), year placed in service (2 percent), and units (2 percent). * AARP received 1,558 surveys representing 16,607 projects as defined by HUD's Low-Income Housing Tax Credit Database. See text for details.			

AARP believes that the HUD database is the most comprehensive and contains the best description of the tax credit universe for the limited variables it collects. However, we must point out that these benchmark data may contain missing information and/or inconsistencies. To shed further light on this subject, it is useful to summarize the source of the HUD database.

The information in the Low-Income Housing Tax Credit Database is collected from the 58 allocating agencies by HUD's contractor, Abt Associates. The database is updated every few years. At the time of AARP's survey, information had been collected in three waves for projects placed in survey between 1987-1991, 1992-1994, and most recently for 1995-1998. The latest collection for 1995-1998 contains by far the most comprehensive data. For instance, the type of construction activity (new construction/rehabilitation/acquisition) is missing for only around 2 percent of the projects in the 1995-1998 period, compared to 27 percent of the 1992-1994 period. Similarly, there are notable gaps in information for nonprofit sponsorship when compared across the collection periods. In all, 26 percent of the total records show no information on nonprofit sponsorship. Also, around 3½ percent had either a missing year placed in service, region, or project size. These were assumed to have the same distribution as the known data.

A less obvious issue is the accuracy of the data reported by the allocating agencies. In general, allocating agencies should have a clear idea of basic project characteristics as a consequence of compliance monitoring. However, it is unclear whether all agencies have this information conveniently compiled for HUD collection. In fact, HUD's contractor noted that most agencies submitted their information by paper rather than electronically. The contractor cleaned the data as much as possible, and where possible, identified problems such as:[72]

- Submission of data on allocations rather than placements in service
- Duplicate or multiple allocation projects
- Building-level instead of project-level data
- Bad project addresses

Once the data were cleaned, they were returned to the reporting allocation agency for verification. Any corrections that the agencies found were incorporated into the database. It is uncertain whether most allocating agencies spent resources verifying the cleaned dataset. Nonetheless, this information is by far the best and most reliable source for weighting and benchmarking the survey data in this report.

Data Analysis

Because of AARP's interest in housing for older persons, most of this report discusses how older persons are served by the LIHTC program in general, and mixed age versus older person properties in particular. But researchers may be interested in many other types of comparative analysis, for instance, how tax credit properties in general vary by region. This information is provided to researchers and other interested readers in Appendix D. The appendix provides detail on each of the survey questions, analyzed by a number of classification categories across the columns (region, metro, size of property, etc.).

For those analysts who wish to evaluate tests of significance between row and column variables, a set of p-values is provided at the end of Appendix D. The statistical tests reported vary according to the type of estimate provided in the detailed table of results.

[72] *"Updating the Low-Income Housing Tax Credit Database"* (2000), HUD.

1) The Chi-square test is used to evaluate the null hypothesis that the row and column variables are independent of one another, and is used for cross tabulations. By comparing the observed frequencies to expected frequencies, the test is used to determine whether there is an association between the two variables.
2) Analysis of Variance (ANOVA) compares variation that occurs within and between groups to evaluate whether the groups are, in fact, different. It is commonly used to evaluate whether differences in mean are significant.
3) The Kruskal-Wallis test is frequently used as a test of whether observed differences in median are significant, and is therefore provided for the benefit of interested analysts. However, this test is unreliable in cases where there are a large number of ties (as when many observations have the median value), so this test should be used with caution.

If a p-value is below a certain level, the researcher may reject the null hypothesis that there is no relationship between the row and column variables, and conclude that the observed differences are statistically significant. The level at which researchers reject the null hypothesis varies, but a value of .05 (corresponding to a 95 percent confidence level) is commonly used.[73]

As an example, consider the different vacancy rates of low-income units in different types of LIHTC properties. In mixed age LIHTC properties, the mean vacancy rate is 4.4 percent. By comparison, the mean vacancy rate for older person properties and other types of properties is 2.9 and 5.3 percent, respectively. A statistical test can be used to decide whether these differences are significant, or whether the difference between the estimates is due to chance. The corresponding p-value in the table provided is .0126, which is under .05. Thus, at a 95 percent confidence level, the observed difference between vacancy rates among these 3 property types is statistically significant.

[73] For additional information on the assumptions underlying significance tests and their appropriate use, a statistical text is recommended.

Appendix C: Survey Form

May 18, 2001

Dear Housing Provider:

You have been randomly selected to participate in a brief, but important survey regarding rental properties under the low-income housing tax credit program. Whether the property is big or small, urban or rural, geared toward young families or older retirees, every response is important.

We are asking for your help. By participating:

- ***You will provide critical information to housing researchers, advocates, and policy makers.*** **The final report will be widely distributed in the housing industry.**
- ***You can contribute information and ideas to Congress.*** **The report will be used by two new congressional housing commissions.**
- ***You will receive a complimentary summary of survey results.***

Naturally, your response will be kept confidential; results will be combined, so no individual respondent will be identified. Please take a few moments to fill out the survey, and return it by June 8 in the enclosed postage-paid envelope.

If you have any questions regarding the survey, please contact Andrew Kochera at (202) 434-3866.

We greatly appreciate your cooperation and look forward to receiving your completed survey.

Sincerely,

Theresa Varner
Director, Public Policy Institute
AARP

LOW-INCOME HOUSING TAX CREDIT SURVEY

Directions: If you own or manage more than one property using low-income housing tax credits, you may receive more than one survey. ***Please answer this and any other questionnaire for the property listed on the mailing label attached to the back of the survey.*** **For each survey item, please check the box that best represents your opinion.**

1. Approximately how many units total are in this property? _________ # of units

2. Approximately how many units are set aside for persons with low-income? _________ # of units

3. Of the low-income units, approximately how many are currently vacant? _________ # of units

4. If you have other units (that is, not set aside for low-income residents), how many of those are currently vacant? _________ units

5. Were any nonprofit sponsors (including your firm) involved in the production of this low-income housing tax credit project?
   ❑1 Yes ❑2 No ❑3 Not sure

6. What type of construction was performed under the low-income housing tax credit program for this property? (Check all that apply)
   ❑1 New construction
   ❑2 Acquisition
   ❑3 Rehabilitation
   ❑4 Not Sure

7. What is the typical monthly rent for a low-income unit in this facility?
   a. Efficiency $________
   b. One bedroom $________
   c. Two bedroom $________
   d. Three bedrooms or more $________

8. Please describe the low-income residents this property is intended to serve: (Check all that apply)
   ❑1 Low-income residents in general
   ❑2 Seniors/older persons
   ❑3 Formerly homeless persons
   ❑4 Persons with physical or mental disabilities
   ❑5 Persons recovering from addictions
   ❑6 Persons with HIV/AIDS
   ❑7 Other:________________

9. To the best of your knowledge, please estimate the percent of occupied units that have at least one resident age 62 or older: _______ %

10. Is the waiting list for your low-income units:
    - ❑1 *Exclusive to this facility*
    - ❑2 *Covers multiple facilities (Go to Question 13)*
    - ❑3 *Do not keep a waiting list (Go to Question 13)*
    - ❑4 *Don't know (Go to Question 13)*

11. Please estimate the typical number of applicants on your waiting list (count a family as a single applicant).

    Typical number of applicants on waiting list: __________

12. Please estimate the typical number of months an applicant spends on your waiting list before a unit is available (count a family as a single applicant).

    Typical waiting period: __________ months

13. Do any residents of this facility benefit from a direct rental subsidy (that is, a subsidy payment from a housing authority to the landlord on the residents' behalf)?
    - ❑1 Yes
    - ❑2 No (Go to Question 15)
    - ❑3 Not sure (Go to Question 15)

14. Please estimate the percent of occupied units that receive:
    - a. Project-based rental assistance _________ %

      (Rental assistance is tied to the property, and low-income resident rent levels are subsidized while they live there. For example, a project rental assistance contract.)
    - b. Tenant-based rental assistance _________ %

      (Rental assistance is tied to the household, and the household retains the rental assistance if it moves elsewhere. For example, housing vouchers or certificates.)

15. Has the federal, state or local government provided any other assistance to the property?
    - ❑1 Yes
    - ❑2 No (Go to Question 17)
    - ❑3 Not sure (Go to Question 17)

16. Please indicate the other types of government assistance this property has received: (Check all that apply)

❑1 Farmers Home Administration (FmHA) or Rural Housing Service (RHS) mortgage
❑2 Subsidized loan or grant through Community Development Block Grant (CDBG) program
❑3 Subsidized loan or grant through HOME program
❑4 Subsidized loan through the Affordable Housing Program of the Federal Home Loan Bank system
❑5 Subsidized loan or grant through state or local government (non-federal funds)
❑6 Property taxes reduced or waived
❑7 Land provided at no charge or below-market cost
❑8 Other (Please describe:___________________________________)

17. Does the facility have:

Yes	No	
❑1	❑2	Entrance security (card entry, code entry, security person at entrance, etc)
❑1	❑2	Grab rails located in all public hallways
❑1	❑2	A ramp or level entrance from outdoors to inside for residents
❑1	❑2	Emergency phone number or answering service for residents
❑1	❑2	Other:______________________

18. In some facilities, some units have special design features. Please estimate the percent of total units that have these features:

a. Extra-wide entry door __________ % of units
b. Extra-wide interior doors/hallways __________ % of units
c. Lever door handles __________ % of units
d. Lowered counters in kitchen __________ % of units
e. Grab bars in at least one bathroom __________ % of units
f. Other:_____________________ __________ % of units

19. Does your facility have: (Check all that apply)

Yes	No	
❑1	❑2	Meeting room(s)
❑1	❑2	TV/game/entertainment room(s)
❑1	❑2	Pool
❑1	❑2	Computer access
❑1	❑2	Store
❑1	❑2	Laundromat
❑1	❑2	Parking
❑1	❑2	Library
❑1	❑2	Waiting room near front entrance
❑1	❑2	Other:_______________________

20. Which of the following best describes service coordination at your facility?
A service coordinator is a person trained to work with residents and their families as support services are needed. His or her role is to arrange for support services, coordinate service delivery to maximize independent living, and monitor the quality and quantity of services to fit the wants and needs of residents.
❑1 Facility has a service coordinator on staff
❑2 Facility has no service coordinator on staff, but residents have access to community-based service and care coordinators (Go to Question 22)
❑3 Residents receive no formal service coordination (Go to Question 22)

21. Is the on-staff service coordinator:
❑1 Paid, full-time ❑2 Paid, part-time ❑3 Volunteer

22. What services does management provide for residents (with or without a formal "service coordinator")? (Check all that apply)
❑1 Group meals
❑2 Transportation
❑3 Housekeeping
❑4 Child care
❑5 Job training
❑6 Social/recreational activities
❑7 Assistance with personal activity (one or more of: eating, dressing, bathing, transferring from bed, or using toilet)
❑8 Assistance taking medication, or reminders about taking medication
❑9 A skilled nurse, part time or full time
❑10 Other:_____________________

❑11 Management does not provide services (Go to Question 24)

(If any service checked, Go to Question 23)

23. Excluding residents' own funds, what other funding sources are used to provide any of the services in Question 22? (Check all that apply)
❑1 Charitable organization
❑2 City or state program
❑3 Older Americans Act program
❑4 Medicaid
❑5 Social Services Block Grant
❑6 McKinney Homeless Assistance Act funds

24. Please tell us about any innovative methods or other funding sources that you have used to provide services to the residents of your property:

____

____

____

____

25. Is this property licensed, registered or certified as an assisted living facility or residential care facility?
    - ❑1 Yes
    - ❑2 No

26. Please estimate, to the best of your knowledge, the percent of residents who are frail (have difficulty walking or performing everyday tasks) or disabled:

	Residents Under Age 62	Residents Age 62 or older
Percent frail or disabled	____________ %	______________%

27. In the past year, have any potential residents refused a low-income unit that was available and offered to them?
    - ❑1 Yes
    - ❑2 No (Go to Question 29)

28. What do you think are the major reasons potential residents declined a low-income unit that was available and offered to them? (Check all that apply)
    - ❑1 Needed larger apartment than was available
    - ❑2 Income changed, no longer need subsidized unit
    - ❑3 Physical needs changed, needed more supportive services
    - ❑4 Rent too expensive
    - ❑5 Already accepted a unit at alternative affordable housing
    - ❑6 Changed mind, preferred to remain in current housing
    - ❑7 Other: ________________

29. Do you strongly agree, agree, neither agree nor disagree, disagree, or strongly disagree with the following proposals for the low-income housing tax credit program? Please check the response that best describes your view.

	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
Tax credit allocations should be increased	❑1	❑2	❑3	❑4	❑5
Cost of mandatory services should not be included in the program's definition of rent	❑1	❑2	❑3	❑4	❑5
Rules and regulations should be simplified	❑1	❑2	❑3	❑4	❑5
Tax credits should be made available to finance supportive services, not just housing	❑1	❑2	❑3	❑4	❑5
The cap on the developer's fee should be raised	❑1	❑2	❑3	❑4	❑5
Paperwork should be reduced	❑1	❑2	❑3	❑4	❑5
There should be a separate, higher rent cap when rent includes the cost of mandatory services	❑1	❑2	❑3	❑4	❑5
Annual re-certifications should be simplified/restructured	❑1	❑2	❑3	❑4	❑5
The maximum permitted income of tax credit residents should be raised	❑1	❑2	❑3	❑4	❑5
Compliance monitoring should be simplified/restructured	❑1	❑2	❑3	❑4	❑5
The cap for rents in tax credit units should be raised	❑1	❑2	❑3	❑4	❑5
The share of allocations to nonprofits should be increased	❑1	❑2	❑3	❑4	❑5
Eligible basis for tax credits should explicitly include more indirect construction costs (land clearance, impact fees, etc).	❑1	❑2	❑3	❑4	❑5

30. If you were able to make your own changes to the tax credit program, other than those listed above, what would you do to make it better?

31. Please provide us with any additional comments you would like to make about the Low-Income Tax Credit Program.

Thank you.

Please return your completed survey to:

AARP
ATTN: KNOWLEDGE MANAGEMENT GROUP/LIHTC SURVEY
601 E. Street NW
Washington, DC 20077-1214

Appendix D: Detailed Tables

PPI survey of Low-Income Housing Tax Credit Properties

	Total	Property Type			Nonprofit Sponsor		Year		
		Mixed	Older Persn	Other	None	One or more	1987-1991	1992-1994	1995-1998
# Properties*	15,346	10,333	3,647	1,366	11,034	4,312	6,903	3,789	4,653
# Units* (000s)	713	487	168	58	453	260	240	175	298
*Survey records**	*1,558*	*1,052*	*380*	*126*	*932*	*532*	*414*	*313*	*821*
1. Approximately how many units are in this property? (Q1)									
Percent of properties									
1-4	15.1	20.0	0.7	17.7	19.7	6.4	25.0	10.7	4.0
5-19	18.3	19.5	14.6	20.0	19.5	14.9	21.6	19.8	12.4
20-49	38.8	33.1	56.9	33.5	38.6	39.3	35.9	43.6	39.5
50-99	14.4	13.8	16.2	14.2	11.4	22.5	8.1	11.5	26.1
100+	13.2	13.6	11.6	14.6	10.8	16.9	9.5	14.3	18.0
Median # units	25	24	32	24	24	36	20	28	44
Average # units	46.4	47.1	46.1	42.5	40.0	58.2	34.8	46.2	64.0
2. Approximately how many units are set aside for persons with low income? (Q2)									
Percent of properties									
1-4	15.7	20.6	1.1	17.7	20.3	6.8	25.2	11.8	4.6
5-19	19.6	20.1	18.2	20.4	20.8	16.2	23.4	20.2	13.6
20-49	38.9	33.7	55.8	33.5	38.6	39.4	35.4	44.7	39.7
50-99	15.2	14.7	16.4	15.4	12.4	22.3	9.2	12.4	26.3
100+	10.5	10.9	8.6	13.1	7.9	15.3	6.8	10.9	15.8
Median # low-income units	24	24	32	24	24	35	20	24	40
Average # low-income units	42.2	42.3	42.2	41.0	36.0	54.1	30.5	42.7	59.0
3. What share of units are set aside for low-income persons? (recode Q1 & Q2)									
Percent of properties									
50% or less	4.2	4.0	5.7	1.5	4.1	4.0	4.8	3.4	3.8
51% to 80%	3.9	4.2	3.4	2.5	3.2	5.7	2.0	5.4	5.4
81% to 90%	1.6	1.6	1.4	2.0	1.6	1.2	0.9	2.1	2.2
91% to 95%	2.1	2.3	2.3		2.0	1.2	2.3	2.7	1.3
96% to 99%	2.9	2.4	3.1	5.8	2.4	4.4	1.4	2.8	5.1
100%	85.4	85.5	84.2	88.2	86.7	83.5	88.6	83.5	82.2
Median property share	100	100	100	100	100	100	100	100	100
Average property share	95.4	95.4	94.5	97.9	95.7	95.1	95.7	94.8	95.5
Average of all units	90.7	89.8	91.5	96.4	89.9	92.8	87.7	92.5	92.2

* Notes: Survey records in subheadings may not add to total because of missing information. Missing records were assumed to have same distribution as known records when estimating the number properties and units in each subheading. Also, the total number properties reported here (15,346) differs from the number of projects reported in HUD's Low Income Housing Tax Credit Database (16,607) to account for properties which consist of two or more tax credit allocated projects. See Appendix B: Methodology for further discussion.

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Size				Region				Metro		
1-19	**20-49**	**50-99**	**100+**	**NE**	**MW**	**S**	**W**	**Centr City**	**Sub-urb**	**Non-metro**
5,139	5,961	2,215	2,031	2,115	5,077	5,951	2,203	6,244	4,345	4,757
38	184	151	340	110	229	257	117	335	245	133
424	*663*	*267*	*202*	*173*	*560*	*634*	*191*	*525*	*423*	*570*
45.2				1.4	11.8	23.8	13.1	24.7	5.7	13.3
54.8				20.1	27.0	14.2	7.7	17.8	16.5	19.0
	100.0			49.1	34.7	37.4	42.3	20.3	42.9	56.9
		100.0		12.1	13.1	14.0	20.9	16.5	17.9	9.6
			100.0	17.3	13.4	10.6	16.0	20.8	17.0	1.2
6	28	64	142	28	24	27	36	25	36	24
7.5	30.9	68.3	166.7	52.2	45.2	43.0	53.0	54.5	57.4	28.2
46.4	0.3			1.4	12.5	24.1	14.2	24.9	6.1	13.9
53.6	3.9	1.4		24.1	28.6	14.9	7.4	18.4	19.2	20.3
	95.8	4.8	7.8	46.9	34.7	37.3	45.5	22.4	41.4	55.8
		93.8	12.6	14.8	13.8	14.4	20.9	18.1	19.1	9.1
			79.6	12.8	10.4	9.3	12	16.2	14.1	0.8
6	27	63	121	25	24	25	30	24	35	24
7.2	29.7	65.8	141.2	43.8	40.9	40.6	47.6	48.4	51.7	27.1
1.3	3.5	2.9	14.9	7.8	5.0	2.0	4.5	4.6	6.1	2.0
3.0	2.5	4.0	10.1	6.7	3.5	3.3	3.6	5.0	3.4	3.0
0.2	2.2	1.4	3.7	3.4	2.2	0.9	0.2	1.8	1.5	1.4
0.4	3.1	2.1	3.4	3.5	3.1	1.4		2.3	2.1	2.0
	2.8	8.9	3.8	0.5	1.4	3.2	7.6	2.6	2.3	3.8
95.2	86.0	80.7	64.1	78.2	84.6	89.2	84.1	83.7	84.6	87.8
100	100	100	100	100	100	100	100	100	100	100
98.1	96.2	96.4	85.5	91.7	94.8	97.4	95.2	94.7	94.3	97.2
96.8	96.1	96.3	84.7	83.9	90.5	94.3	89.9	88.9	90.0	96.1

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

	Total	Property Type			Nonprofit Sponsor		Year		
		Mixed	Older Persn	Other	None	One or more	1987-1991	1992-1994	1995-1998
4. Of the low-income units, approximately how many are currently vacant? (Q3)									
Percent of properties									
None	59.5	56.8	70.3	49	62	58.2	64.7	60.4	51.2
1-4	29.7	30.2	24.2	42	28.4	30.7	28.1	27.9	33.4
5-19	10.1	12.3	4.9	8.2	9	10.3	7.1	11.1	13.8
20 or more	0.6	0.6	0.6	0.8	0.6	0.8	0.1	0.7	1.6
Median # vacant low-income units in property	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0
Average # vacant low-income units in property	1.7	1.9	1.2	1.8	1.6	1.8	1.2	1.9	2.5
5. Vacancy rate for low-income units (recode Q2 & Q3)									
Percent of properties									
No vacant units	59.5	56.9	70.3	49.0	62.0	58.3	64.7	60.4	51.3
1% to 5%	17.0	16.8	15.3	24.0	13.9	20.8	12.6	17.2	23.2
6% to 10%	10.1	11.2	5.9	13.4	10.0	9.7	6.8	13.4	12.3
11% to 25%	9.2	10.2	6.8	8.1	9.9	7.7	10.4	6.2	10.0
26% to 50%	2.4	3.1	1.0	0.6	2.5	1.6	3.5	1.4	1.5
51% to 75%	0.4	0.6			0.5		0.2	0.5	0.7
76% to 100%	1.4	1.3	0.7	4.9	1.2	2.0	1.9	0.9	1.1
Median property	0	0	0	1	0	0	0	0	0
Average property	5.4	6.0	3.0	8.0	5.4	5.1	6.1	4.3	5.3
Average of all units	4.1	4.4	2.9	5.3	4.5	3.2	3.4	4.5	4.4
6. Were any nonprofit sponsors (including your firm) involved in the production of this low-income housing tax credit proj									
Percent of properties									
Yes	28.1	24.7	29.9	48.7		100.0	16.4	30.6	42.9
No	71.9	75.3	70.1	51.3	100.0		83.6	69.4	57.1
7. What type of construction was performed under the low-income housing tax credit program for this property? Check all									
Percent of properties									
a **New construction**	71.3	67.4	90.2	46.1	73.9	61.6	68.9	75.3	71.5
b **Acquisition**	11.6	11.9	3.8	33.3	10.2	17.6	12.5	7.3	13.7
c **Rehabilitation**	31.7	35.8	12.4	56.0	28.6	43.1	33.3	27.3	32.8
8. Distribution of bedrooms by size (HUD variable)									
Percent of units									
a **Efficiency**	8.6	7.0	6.8	24.1	3.2	17.2	11.4	9.5	6.9
b **1 Bedroom**	37.3	21.3	72.7	55.3	40.2	32.7	44.1	35.4	34.8
c **2 Bedroom**	37.1	46.7	18.3	19.7	40.0	32.1	36.6	33.9	38.6
d **3+ Bedroom**	18.7	26.8	2.4	5.4	17.3	21.0	7.9	21.2	22.9

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Size				Region				Metro		
1-19	20-49	50-99	100+	NE	MW	S	W	Centr City	Sub-urb	Non-metro
75.8	59.2	49.9	30.3	71.9	50.1	62.5	61.4	58.3	60.6	58.3
22.3	33.8	33.6	31.2	23	36.9	27.4	25.4	29.1	25.4	35.6
1.9	6.5	16	35.3	5.1	11.9	9.7	12.1	11.6	13.1	5.9
0.0	0.5	0.5	3.2	0.0	1.2	0.4	1.1	1.0	0.9	0.2
0.0	0.0	1.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.5	1.3	2.4	5.3	0.8	2.4	1.5	1.8	2.1	2.0	1.2
75.8	59.2	49.9	30.5	71.9	50.2	62.5	61.4	58.4	60.6	58.3
0.1	14.7	30.3	51.2	15.8	17.8	16.2	18.1	19.0	16.9	15.1
6.4	12.6	10.2	11.5	8.7	12.0	10.4	6.2	10.3	8.8	11.0
8.9	11.1	8.3	5.5	3.3	13.3	8.2	8.4	7.5	10.0	11.5
5.1	1.5	0.7	0.2		5.0	1.5	0.9	1.5	2.7	3.4
0.6	0.3		0.7		0.8	0.4		0.6	0.3	0.2
3.1	0.6	0.5	0.5	0.2	0.9	0.9	5.0	2.7	0.8	0.4
0	0	1	2	0	0	0	0	0	0	0
7.8	4.7	3.6	3.9	1.8	7.2	4.3	7.7	6.3	4.8	5.2
7.2	4.5	3.7	3.7	1.7	6.0	3.7	3.5	4.1	3.9	4.6
ect? (Q5)										
17.5	28.4	43.6	37.9	38.7	21.1	20.3	52.8	35.7	28.7	16.9
82.5	71.6	56.4	62.1	61.3	78.9	79.7	47.2	64.3	71.3	83.1
l that apply. (Q6)										
67.0	74.8	76.6	65.0	48.6	72.3	76.6	74.4	55.4	77.8	84.3
13.7	9.7	6.9	16.8	21.9	10.4	7.7	15.7	17.8	8.1	7.1
36.0	28.3	26.3	37.7	56.2	31.2	25.3	28.7	49.6	24.1	17.2
2.1	2.7	10.1	12.3	7.4	4.6	2.7	26.6	16.0	4.3	0.5
30.0	49.8	28.6	35.5	50.9	36.7	37.1	27.2	32.1	38.9	47.3
44.2	34.3	43.4	34.0	32.5	43.9	37.5	31.6	35.9	39.6	35.5
24.4	14.1	20.7	19.7	11.2	17.5	24.0	15.6	19.4	17.5	16.9

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

	Total	Property Type			Nonprofit Sponsor		Year		
		Mixed	Older Persn	Other	None	One or more	1987-1991	1992-1994	1995-1998
9. What is the typical monthly rent for a low-income unit in this facility? EFFICIENCY UNITS (Q7a)									
Percent of properties with efficiency units									
$1 to $300	43.1	a	a	a	a	a	a	a	a
$301 to $400	26.0	a	a	a	a	a	a	a	a
$401 to $500	16.2	a	a	a	a	a	a	a	a
$501 to $600	12.3	a	a	a	a	a	a	a	a
$601 to $700	1.6	a	a	a	a	a	a	a	a
$700 or more	0.7	a	a	a	a	a	a	a	a
Median	$330	a	a	a	a	a	a	a	a
Average	$357	a	a	a	a	a	a	a	a
10. What is the typical monthly rent for a low-income unit in this facility? 1 BEDROOM UNITS (Q7b)									
Percent of properties with 1 bedroom units									
$1 to $100	1.7	0.8	2.9	a	1.5	2.2	1.7	1.9	1.5
$101 to $200	4.0	2.5	6.1	a	4.3	3.1	3.6	4.6	4.1
$201 to $300	24.0	27.5	17.6	a	26.6	17.2	33.5	19.0	15.3
$301 to $400	33.3	34.2	34.2	a	33.8	29.8	33.4	32.8	33.4
$401 to $500	18.9	17.7	21.6	a	17.5	23.6	11.3	24.2	25.1
$501 to $600	10.4	10.6	10.3	a	8.6	15.9	7.2	12.4	13.1
$601 to $700	4.4	3.9	4.3	a	4.3	4.6	4.9	2.2	5.4
$700 or more	3.2	2.8	3.0	a	3.4	3.6	4.3	2.9	2.1
Median	$360	$355	$365	a	$350	$400	$330	$372	$390
Average	$386	$384	$387	a	$376	$417	$371	$390	$402
11. What is the typical monthly rent for a low-income unit in this facility? 2 BEDROOM UNITS (Q7c)									
Percent of properties with 2 bedroom units									
$1 to $100	0.4	0.3	0.8	a	0.3	0.7	0.6	0.3	0.2
$101 to $200	2.3	1.2	6.1	a	2.0	2.2	3.3	2.6	0.8
$201 to $300	8.3	8.2	5.0	a	8.2	8.7	8.2	7.2	9.2
$301 to $400	36.0	36.8	36.7	a	43.4	19.4	48.5	31.9	23.7
$401 to $500	22.3	22.9	23.0	a	20.2	28.0	16.8	23.3	28.4
$501 to $600	15.2	15.1	16.4	a	13.6	19.9	12.0	15.4	19.0
$601 to $700	9.2	9.4	7.2	a	6.6	13.2	4.1	16.4	10.0
$700 or more	6.2	6.1	4.8	a	5.8	7.8	6.4	2.8	8.7
Median	$416	$425	$405	a	$400	$469	$375	$431	$465
Average	$446	$450	$426	a	$432	$478	$417	$453	$477

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Size				Region				Metro		
1-19	20-49	50-99	100+	NE	MW	S	W	Centr City	Sub-urb	Non-metro
a	a	a	a	a	a	a	a	a	a	a
a	a	a	a	a	a	a	a	a	a	a
a	a	a	a	a	a	a	a	a	a	a
a	a	a	a	a	a	a	a	a	a	a
a	a	a	a	a	a	a	a	a	a	a
a	a	a	a	a	a	a	a	a	a	a
a	a	a	a	a	a	a	a	a	a	a
a	a	a	a	a	a	a	a	a	a	a
0.5	2.8	1.8		2.2	1.2	2.5		1.0	1.5	2.5
2.5	5.4	4.8	1.4	2.0	2.6	4.2	10.2	2.1	1.7	7.8
41.6	28.0	13.2	0.8	3.2	14.0	45.1	17.3	14.5	18.6	37.8
41.1	39.1	26.1	13.8	25.5	46.3	27.2	21.1	25.5	33.6	37.4
9.7	13.8	34.2	30.9	21.3	23.3	13.1	20.0	30.8	15.7	12.2
4.1	5.6	11.5	30.5	18.5	8.2	5.3	22.6	15.7	16.4	1.5
0.4	2.3	7.6	12.5	12.8	3.6	2.4	2.8	5.3	8.9	0.3
	3.0	0.8	10.0	14.5	0.7	0.2	6.1	5.0	3.6	0.4
$315	$330	$411	$515	$472	$370	$300	$410	$430	$390	$305
$331	$353	$405	$526	$496	$383	$329	$427	$432	$420	$314
	0.5	1.5				1.0		0.5	0.2	0.5
1.1	4.5	0.3	0.8	2.5	2.6	1.8	3.0	1.1	2.6	3.5
9.8	10.6	7.4	0.8	2.3	3.5	15.4	3.3	4.2	6.3	14.7
53.2	45.1	16.9	2.0	8.9	36.8	47.0	23.2	22.9	30.1	57.2
22.4	21.3	29.4	19.2	28.0	29.4	15.4	19.5	25.7	23.1	16.2
9.5	8.9	27.3	32.1	18.9	17.3	11.0	20.6	23.0	15.6	5.9
3.1	5.0	10.9	23.8	19.4	6.5	5.7	19.1	15.2	11.6	1.6
1.0	4.2	6.5	21.3	20.0	3.9	2.7	11.3	7.3	10.5	0.5
$375	$375	$499	$583	$530	$425	$355	$520	$495	$460	$347
$395	$402	$487	$602	$557	$448	$393	$512	$494	$481	$361

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

	Total	Property Type			Nonprofit Sponsor		Year		
		Mixed	Older Persn	Other	None	One or more	1987-1991	1992-1994	1995-1998
12. What is the typical monthly rent for a low-income unit in this facility? 3+ BEDROOM UNITS (Q7d)									
Percent of properties with 3+ bedroom units									
$1 to $100	1.6	1.3	a	a	1.6	1.2	2.5	1.3	0.7
$101 to $200	0.8	0.7	a	a	0.3	1.0	0.6	1.8	0.4
$201 to $300	2.0	2.0	a	a	1.0	3.4	0.9	1.9	3.3
$301 to $400	12.3	12.4	a	a	11.6	14.9	11.1	14.9	12.1
$401 to $500	32.3	32.4	a	a	37.1	21.1	42.1	28.7	23.0
$501 to $600	18.7	18.6	a	a	17.8	22.9	14.2	17.8	24.6
$601 to $700	17.7	18.2	a	a	19.2	13.6	17.8	17.3	17.9
$700 or more	14.6	14.4	a	a	11.3	21.9	10.9	16.2	17.9
Median	$512	$513	a	a	$500	$548	$500	$513	$548
Average	$542	$544	a	a	$535	$562	$531	$535	$559
13. Please describe the low-income residents this property is intended to serve. Check all that apply. (Q8)									
Percent of properties									
a **Low income residents in general**	72.8	100.0	18.4	0.0	75.3	63.4	73.6	69.1	74.5
b **Seniors/older persons**	42.1	22.1	100.0	38.6	43.1	42.8	40.5	44.4	42.5
c **Formerly homeless persons**	11.7	13.0	5.0	21.3	9.7	15.6	9.5	12.8	14.1
d **Persons w/ disability**	29.2	21.3	44.1	53.4	28.8	31.0	31.3	28.3	27.1
e **Persons recovering from addiction**	7.6	9.2	2.2	10.0	7.1	7.9	5.8	9.7	8.6
f **Persons w/ HIV/AIDS**	7.1	8.8	2.2	7.1	7.0	5.9	5.6	8.9	7.7
g **Other**	4.2	3.5	1.5	19.5	2.9	6.4	4.3	3.7	4.6
14. Residential Characteristics (recode Q8 & Q9)									
Percent of properties									
Mixed	67.3	100.0			69.8	58.5	67.4	65.3	69.0
Older persons	23.8		100.0		24.0	26.3	21.6	27.2	24.1
Other	8.9			100.0	6.2	15.2	11.0	7.5	6.9
15. To the best of your knowledge, please estimate the percent of occupied units that have at least one resident age 62 or olde									
Percent of properties									
None	22.0	29.0		34.9	22.9	21.2	27.4	23.4	13.0
1% to 25%	39.8	55.6		36.4	36.3	44.3	31.1	39.1	53.2
26% to 50%	11.1	14.0		23.5	12.9	6.8	16.4	7.7	6.2
51% to 75%	4.0	0.6	13.6	0.5	3.4	4.9	3.8	3.9	4.2
76% to 100%	23.1	0.8	86.4	4.7	24.4	22.8	21.3	25.9	23.5
Median property	12	6	98	5	15	10	15.0	12.0	10.0
Average property	33.1	12.2	91.7	17.9	34.6	31.9	32.9	34.1	32.5
Average of all units	34.5	13.3	92.1	28.4	37.6	31.8	38.1	34.6	31.5

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Size				Region				Metro		
1-19	20-49	50-99	100+	NE	MW	S	W	Centr City	Sub-urb	Non-metro
2.5	1.4	1.3	a	a	0.3	1.2	a	2.1	0.5	1.6
	2.4	0.4	a	a	1.4	0.5	a	0.3	1.1	1.5
0.8	5.0	1.1	a	a	1.6	3.4	a	0.3		6.3
7.7	26.3	9.1	a	a	10.7	14.7	a	9.0	10.7	18.3
50.7	28.6	22.6	a	a	30.8	42.0	a	23.5	18.6	57.3
16.7	16.6	30.1	a	a	25.2	13.5	a	22.6	20.9	10.7
16.3	5.7	24.8	a	a	20.9	16.3	a	24.3	23.6	2.3
5.3	14.0	10.7	a	a	9.2	8.4	a	17.8	24.7	2.1
$500	$450	$550	a	a	$523	$500	a	$575	$600	$450
$513	$486	$559	a	a	$543	$507	a	$575	$601	$443
83.9	63.6	70.6	73.3	61.0	78.2	76.5	61.2	80.0	67.7	70.1
22.9	52.4	50.8	52.3	53.3	46.3	34.8	41.5	26.8	54.5	48.9
7.7	11.7	15.8	17.8	12.6	17.0	7.8	9.1	13.0	11.6	11.4
19.3	36.3	36.7	26.8	39.2	30.0	23.6	33.3	22.7	31.7	32.8
4.9	7.0	13.3	10.7	8.7	12.4	4.0	5.3	8.6	7.8	7.0
4.5	6.8	12.1	9.0	7.7	11.5	3.7	5.1	6.8	8.2	7.1
3.1	3.6	7.4	5.2	3.2	4.3	4.4	4.6	4.2	5.6	3.5
79.1	57.2	64.3	69.3	50.9	73.1	71.8	57.6	76.9	60.6	62.4
10.9	35.1	26.9	20.9	34.2	19.8	21.7	28.5	9.1	34.5	31.1
10.0	7.7	8.8	9.8	14.9	7.1	6.5	13.9	14.0	4.9	6.5
r. (Q9)										
54.0	8.9	4.1	0.8	17.7	21.4	23.4	23.3	37.9	12.8	11.3
18.8	42.1	60.0	63.2	31.7	45.4	37.4	40.8	42.1	40.5	37.0
14.5	9.8	6.8	11.5	10.7	9.8	14.8	4.7	8.6	9.3	16.6
0.9	7.4	5.1		6.2	1.8	5.1	4.0	0.8	2.3	7.7
11.9	31.7	24.0	24.5	33.7	21.5	19.3	27.4	10.5	35.1	27.4
0	25	10	15	30	10	15	10	5	21	30
20.5	43.0	33.9	34.0	43.8	30.7	31.0	34.4	17.9	43.4	41.2
28.3	42.8	33.7	30.9	42.0	31.2	34.6	34.1	28.2	37.9	44.0

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

	Total	Property Type			Nonprofit Sponsor		Year		
		Mixed	Older Persn	Other	None	One or more	1987-1991	1992-1994	1995-1998
16. Is the waiting list for your low-income units: (Q10)									
Percent of properties									
Exclusive to this facility	66.6	56.8	93.3	69.3	64.7	70.3	58.8	72.6	73.4
Covers multiple facilities	14.6	18.3	5.1	11.4	14.4	13.2	17.8	10.5	13.1
Do not keep a waiting list	18.8	24.9	1.7	19.3	20.8	16.5	23.4	16.9	13.5
17. Please estimate the typical number of applicants on your waiting list. (Q11)									
Percent of properties with a waiting list exclusive to the facility									
0	10.1	10.6	10.5	a	13.2	4.7	12.6	9.2	7.8
1-4	27.2	25.9	31.0	a	30.6	18.1	27.1	30.3	24.7
5-9	20.4	21.2	15.8	a	20.5	19.3	20.6	20.0	20.4
10-19	18.6	17.6	20.9	a	17.7	19.6	18.8	17.7	19.2
20-49	17.2	16.6	18.1	a	15.1	23.7	16.7	17.2	17.9
50-99	2.8	3.3	2.1	a	1.8	5.2	2.7	1.7	3.7
100+	3.7	4.9	1.7	a	1.1	9.4	1.5	3.9	6.3
Median	6	6	5	a	5	10	6	5	8
Average	22.1	27.8	14.1	a	14.2	39.0	19.1	19.3	28.1
18. Please estimate the typical number of months an applicant spends on your waiting list before a unit is available (Q12)									
Percent of properties with a waiting list exclusive to the facility									
0	9.1	10.2	9.4	a	11.4	4.5	10.9	8.5	7.4
1-5	47.3	55.8	29.7	a	48.4	42.4	45.6	49.0	47.9
6-12	33.0	23.0	50.2	a	29.6	40.1	30.5	33.9	35.2
13-24	8.6	8.8	8.6	a	10.2	6.8	11.5	5.5	7.6
25-36	1.7	1.6	1.8	a	0.2	4.9	1.5	2.4	1.2
37+	0.4	0.5	0.4	a	0.1	1.3		0.7	0.7
Median	4	3	6	a	3	6	4	4	5
Average	6.8	6.3	7.8	a	6.0	8.9	6.6	6.9	6.8
19. Do any residents of this facility benefit from a direct rental subsidy (that is, a subsidy payment from a housing authority									
Percent of properties									
Yes	80.2	80.9	80.1	73.7	81.3	76.3	77.9	80.1	83.7
No	19.8	19.1	19.9	26.3	18.7	23.7	22.1	19.9	16.3

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Size				Region				Metro		
1-19	20-49	50-99	100+	NE	MW	S	W	Centr City	Sub-urb	Non-metro
36.2	82.2	85.2	77.5	81.4	67.6	60.9	65.5	48.6	77.3	77.6
24.7	11.6	5.8	4.2	9.5	13.4	20.2	7.4	19.9	8.8	13.8
39.2	6.2	9.0	18.3	9.2	18.9	18.9	27.1	31.6	13.9	8.5
22.1	10.3	6.2	1.2	3.9	15.4	9.0	7.7	5.7	8.4	14.4
39.5	31.6	17.4	11.8	15.2	28.7	34.9	19.0	11.8	22.0	42.8
17.6	21.8	20.6	18.9	18.4	21.9	20.9	17.9	21.8	21.0	20.1
6.9	20.4	20.9	23.5	24.1	18.1	17.3	16.8	20.8	19.2	14.5
12.9	12.3	23.9	28.7	27.7	11.4	15.0	23.6	27.2	21.9	6.8
	1.6	5.0	6.5	4.3	1.9	1.2	6.8	3.5	4.9	0.6
1.1	2.0	6.0	9.4	6.5	2.5	1.7	8.2	9.3	2.6	0.8
3	5	10	15	13	5	5	10	15	9	4
11.3	12.7	25.8	58.5	49.5	13.2	12.0	35.3	46.4	18.7	7.8
18.8	9.5	6.1	1.2	4.0	14.9	8.4	3.0	4.0	8.5	12.7
39.2	43.2	50.9	63.6	34.9	51.9	49.8	44.0	50.5	43.9	50.9
25.9	37.5	33.2	26.3	39.7	28.5	32.1	37.9	29.1	37.0	32.0
14.4	7.5	8.2	6.1	12.9	4.1	9.4	12.1	13.0	7.7	4.1
0.6	1.8	1.2	2.7	7.4	0.4	0.2	1.8	2.4	2.5	0.3
1.1	0.4	0.3		1.1	0.2		1.3	1.1	0.4	
4	5	4	3	7	3	4	6	5	5	3
8.1	6.9	6.0	5.8	10.0	4.8	6.1	9.4	8.5	7.3	4.8

to the landlord on the residents' behalf)? (Q13)

71.8	83.3	85.3	85.3	75.8	74.0	87.7	78.6	81.4	78.3	81.4
28.2	16.7	14.7	14.7	24.2	26.0	12.3	21.4	18.6	21.7	18.6

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

	Total	Property Type			Nonprofit Sponsor		Year		
		Mixed	Older Persn	Other	None	One or more	1987-1991	1992-1994	1995-1998
20. Please estimate the percent of occupied units that receive PROJECT BASED rental assistance. (Q14a)									
Percent of properties									
None	62.4	69.1	50.3	42.4	59.6	72.8	56.9	59.1	73.2
1% to 25%	5.0	5.1	5.0	3.9	3.5	8.5	5.0	5.1	4.9
26% to 50%	3.6	3.3	4.9	1.3	3.8	3.1	5.1	2.2	2.5
51% to 75%	6.1	5.3	9.0	3.2	6.5	3.9	9.1	5.8	1.8
76% to 100%	23.0	17.2	30.9	49.2	26.6	11.7	23.9	27.8	17.7
Median property	0	0	0	75	0	0	0	0	0
Average property	28.3	22.0	38.5	51.9	32.0	16.6	32.0	32.1	19.9
Average of all units	25.3	19.2	30.7	63.9	31.8	16.7	40.8	21.8	14.9
21. Please estimate the percent of occupied units that receive TENANT BASED rental assistance. (Q14b)									
Percent of properties									
None	47.4	40.9	55.8	78.4	50.0	40.0	54.0	49.3	36.3
1% to 25%	27.1	29.8	25.8	6.9	24.2	31.5	20.6	29.4	34.7
26% to 50%	11.2	12.3	9.8	5.5	9.3	16.6	7.7	9.6	17.4
51% to 75%	3.9	4.3	3.0	2.8	3.6	5.4	2.9	3.4	5.7
76% to 100%	10.4	12.7	5.5	6.4	12.9	6.5	14.7	8.3	5.9
Median property	2	8	0	0	0	8	0	1	10
Average property	20.3	24.0	13.3	10.5	21.5	20.3	21.9	17.5	20.4
Average of all units	15.4	17.0	12.1	11.5	14.0	19.5	11.4	15.1	18.8
22. Please indicate the other types of government assistance this property has received. Check all that apply. (recode Q15 &									
Percent of properties									
a **FmHA or RHS mortgage**	27.9	19.8	51.1	22.6	33.0	10.7	33.4	34.3	15.0
b **CDBG**	7.4	8.0	5.7	8.7	4.9	15.3	7.6	2.9	10.7
c **HOME**	11.9	11.4	11.8	16.2	5.2	30.9	2.5	7.6	28.8
d **Federal Home Loan Bank**	5.4	4.8	5.1	10.8	1.9	15.5	1.2	3.1	13.2
e **State or local loan/grant**	11.2	11.8	8.9	13.4	6.7	23.4	8.8	11.8	14.3
f **Property taxes reduced/waived**	11.1	9.0	15.1	15.9	7.1	22.0	5.7	12.8	17.6
g **Land no charge or below market**	2.5	2.1	3.7	1.8	0.9	7.1	2.0	1.7	3.7
h **Tax-exempt bond financing**	5.6	5.0	6.7	7.2	5.2	6.6	5.6	4.5	6.5
i **Other**	6.2	4.5	6.5	19.6	5.1	9.1	6.7	7.0	4.9
j **Type not specified**	3.1	4.2	1.0	1.1	3.7	2.1	3.5	2.5	2.9
k **Any of the above**	65.6	58.7	82.6	69.4	61.6	76.1	62.8	66.0	69.5
None	34.4	41.3	17.4	30.6	38.4	23.9	37.2	34.0	30.5

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Size				Region				Metro		
1-19	20-49	50-99	100+	NE	MW	S	W	Centr City	Sub-urb	Non-metro
74.8	47.3	71.5	67.7	58.7	65.1	60.5	64.6	73.1	64.4	49.7
0.8	6.0	8.2	8.3	6.1	4.0	4.7	6.7	5.0	5.7	3.8
2.6	4.8	3.2	2.7	2.4	5.0	3.3	2.2	1.3	7.4	3.1
3.7	10.3	2.6	3.1	3.5	7.4	4.8	8.7	1.8	7.4	9.8
18.2	31.7	14.5	18.2	29.3	18.6	26.7	17.8	18.8	15.1	33.6
0	10	0	0	0	0	0	0	0	0	3
21.4	39.9	18.1	22.0	33.3	24.9	30.8	25.1	20.7	23.1	40.5
28.3	40.8	17.7	20.0	33.0	22.9	28.6	15.9	24.3	15.4	43.7
51.6	53.7	35.3	32.4	54.6	50.0	40.4	52.5	38.9	48.8	54.5
11.2	27.7	41.1	47.8	20.8	31.0	26.4	26.0	30.8	33.2	19.6
7.5	11.1	16.3	14.4	15.0	10.5	10.1	11.6	13.4	10.5	8.4
4.0	3.0	5.7	4.1	2.6	4.5	3.9	3.6	5.3	3.0	3.2
25.7	4.4	1.6	1.3	7.0	3.9	19.2	6.4	11.7	4.6	14.3
0	0	8	10	0	0	6	0	10	1	0
32.9	13.3	16.5	15.4	16.7	14.8	28.3	16.6	24.7	13.9	21.3
19.8	13.2	16.5	15.6	15.3	12.5	17.2	17.4	16.9	14.5	13.2
Q16, and HUD records for tax exempt bond financing)										
18.1	49.6	10.7	0.2	18.4	28.0	29.8	31.8	0.0	28.8	55.3
8.3	6.8	6.5	8.5	11.3	8.2	4.9	8.8	13.6	6.1	2.2
5.0	14.1	17.1	17.7	28.0	8.2	8.6	13.5	14.6	13.1	8.5
3.3	5.4	9.8	6.3	11.2	4.8	3.4	6.3	6.3	5.4	4.6
10.3	8.2	14.0	21.0	14.3	8.2	10.5	16.9	17.8	10.2	5.3
6.3	10.9	17.7	17.6	12.4	14.6	3.1	23.1	12.7	12.5	8.4
0.7	3.0	3.8	4.0	5.4	2.3	0.8	4.5	3.8	2.8	0.9
0.3	3.4	9.1	24.5	10.9	5.9	2.3	8.6	7.0	7.9	2.2
3.9	5.7	7.1	13.4	14.8	6.4	3.1	5.8	9.2	6.4	3.3
4.5	1.9	2.9	3.3	2.8	5.6	1.7	1.4	5.9	2.1	1.1
48.2	81.9	63.3	62.2	80.0	64.6	57.2	76.5	55.6	67.6	74.1
51.8	18.1	36.7	37.8	20.0	35.4	42.8	23.5	44.4	32.4	25.9

a – unreported due to insufficient data.

	Total	Property Type: Mixed	Property Type: Older Persn	Property Type: Other	Nonprofit Sponsor: None	Nonprofit Sponsor: One or more	Year: 1987-1991	Year: 1992-1994	Year: 1995-1998
23. Does the facility have: (Q17)									
Percent of properties									
a **Entrance security**	23.8	13.8	43.5	48.1	17.3	40.3	19.2	22.1	31.9
b **Grab rails**	29.0	17.5	60.3	32.5	27.6	32.7	25.2	28.1	35.4
c **Ramp or level entrance**	67.3	57.9	91.4	74.4	66.3	72.6	59.9	63.9	81.0
d **Emergency phone #**	66.8	60.8	83.7	66.7	64.1	72.5	59.2	69.8	75.5
e **Other**	7.5	4.6	14.9	10.1	6.4	9.8	4.1	10.6	10.1
24. Please estimate the percent of total units that have an EXTRA WIDE ENTRY DOOR (Q18a)									
Percent of properties									
None of the units	40.4	49.4	20.2	28.3	45.4	30.1	50.0	36.8	29.2
1% to 10%	25.9	28.0	20.0	27.0	24.2	25.6	24.3	24.2	29.7
11% to 25%	5.1	5.0	4.2	7.9	3.7	8.0	4.4	5.1	6.0
26% to 75%	4.4	5.3	1.4	6.2	4.1	5.2	3.4	3.1	6.9
76% to 100%	24.3	12.2	54.3	30.6	22.6	31.1	17.9	30.9	28.3
Median property	5	0	100	10	4	10	0	5	8
Average property	28.6	16.9	56.9	37.3	26.5	36.3	21.6	34.7	34.0
Average of all units	28.5	19.0	54.5	27.9	27.7	32.9	20.6	34.8	30.9
25. Please estimate the percent of total units that have EXTRA WIDE INTERIOR DOORS/HALLWAYS (Q18b)									
Percent of properties									
None of the units	39.8	49.1	18.9	28.1	43.9	32.8	49.0	36.1	29.3
1% to 10%	27.5	29.2	23.3	26.1	27.1	24.2	26.0	26.4	30.5
11% to 25%	5.3	5.7	4.6	4.2	3.7	8.0	4.7	5.6	6.0
26% to 75%	4.6	5.4	2.2	6.2	4.7	4.7	5.1	2.3	5.8
76% to 100%	22.8	10.6	51.1	35.5	20.6	30.5	15.2	29.6	28.4
Median property	5	1	100	10	5	9	1	5	8
Average property	27.3	15.5	54.1	41.3	24.8	35.4	19.7	33.3	33.6
Average of all units	28.5	18.3	54.2	34.4	26.7	34.0	19.3	35.3	31.6
26. Please estimate the percent of total units that have LEVER DOOR HANDLES (Q18c)									
Percent of properties									
None of the units	38.7	50.5	12.5	23.2	43.4	29.5	52.2	31.3	25.0
1% to 10%	27.6	30.0	21.0	28.4	26.0	26.1	23.5	28.0	33.3
11% to 25%	4.2	4.1	3.9	5.5	2.4	8.2	3.6	3.7	5.3
26% to 75%	3.8	3.7	1.9	10.7	2.9	5.5	4.2	3.4	3.6
76% to 100%	25.8	11.8	60.6	32.2	25.3	30.6	16.6	33.6	32.8
Median property	5	0	100	10	5	10	0	6	8
Average property	29.9	15.9	63.6	40.5	28.7	36.2	20.6	37.8	37.2
Average of all units	30.7	18.5	63.0	34.0	31.9	33.0	23.5	34.7	34.0

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Size				Region				Metro		
1-19	20-49	50-99	100+	NE	MW	S	W	Centr City	Sub-urb	Non-metro
11.5	21.0	36.0	49.2	45.5	27.3	11.6	27.5	28.9	25.9	15.0
16.0	34.7	34.5	39.9	50.2	30.9	19.3	30.6	23.0	33.9	29.9
40.3	80.1	82.3	83.3	72.5	66.8	63.3	74.1	55.4	76.9	73.6
36.1	77.7	88.6	89.7	84.8	66.2	62.7	62.0	58.2	77.9	67.0
3.9	8.8	10.3	10.2	14.5	6.4	5.2	9.6	8.8	7.7	5.5
64.5	27.2	24.2	35.9	29.4	49.6	41.4	26.2	51.9	33.2	35.2
9.7	35.0	29.8	35.7	32.5	18.9	28.2	30.4	21.9	28.5	29.8
4.4	5.3	6.3	4.7	11.6	4.2	4.3	3.0	5.8	3.9	3.3
3.2	4.2	4.6	7.5	0.5	4.5	2.6	12.4	5.0	5.6	2.9
18.3	28.2	35.2	16.1	26.0	22.8	23.6	28.0	15.4	28.9	28.9
0	5	10	5	8	0	5	10	0	6	5
21.2	33.0	39.8	22.7	29.9	26.4	27.1	36.7	19.9	33.9	32.4
29.2	33.5	39.4	20.9	27.4	25.5	29.6	33.0	21.4	31.9	38.8
62.7	28.0	23.6	34.4	27.6	47.7	41.6	27.7	51.4	31.3	35.7
11.4	37.6	30.3	34.9	32.7	20.7	30.6	30.3	21.1	32.9	31.1
5.3	4.9	6.4	5.3	11.7	4.9	4.1	3.2	6.1	3.8	3.7
3.8	4.3	4.6	7.8	4.5	4.0	2.3	12.4	5.0	6.3	3.2
16.9	25.2	35.2	17.6	23.5	22.6	21.4	26.4	16.4	25.6	26.3
0	5	10	5	9	1	5	8	0	5	5
20.3	29.9	39.7	24.4	28.9	26.3	24.8	34.9	21.0	31.1	30.0
27.1	30.5	39.9	22.6	27.7	26.9	28.6	32.1	22.9	31.9	35.4
65.5	23.1	25.6	31.3	25.9	42.7	42.9	30.2	54.8	30.7	28.7
10.3	37.2	31.0	38.9	32.4	24.5	30.6	22.3	18.8	33.6	34.1
4.2	4.5	4.7	2.6	12.7	2.4	3.0	3.4	4.8	2.8	2.8
3.6	4.7	3.7	1.4	0.0	3.8	1.9	12.2	4.6	2.6	4.0
16.4	30.4	34.9	25.8	29.0	26.6	21.5	32.0	17.0	30.3	30.5
0	8	10	5	10	3	5	10	0	6	6
19.5	35.6	39.3	29.2	33.0	30.2	24.8	40.1	21.2	34.0	35.0
29.8	35.8	39.1	24.3	31.2	32.1	28.9	31.4	26.4	31.0	40.6

a – unreported due to insufficient data.

	Total	Property Type: Mixed	Property Type: Older Persn	Property Type: Other	Nonprofit Sponsor: None	Nonprofit Sponsor: One or more	Year: 1987-1991	Year: 1992-1994	Year: 1995-1998
27. Please estimate the percent of total units that have LOWERED COUNTERS IN KITCHEN (Q18d)									
Percent of properties									
None of the units	47.9	57.6	24.5	40.3	51.2	40.8	57.8	45.5	35.2
1% to 10%	39.1	34.6	52.0	36.5	37.0	41.6	31.7	41.3	48.2
11% to 25%	7.7	6.0	10.8	12.6	7.6	8.9	6.6	8.1	9.1
26% to 75%	1.3	0.7	1.6	5.2	0.8	2.4	1.3	0.4	2.0
76% to 100%	4.0	1.1	11.0	5.5	3.4	6.3	2.6	4.7	5.4
Median property	1	0	6	5	0	5	0	2	5
Average property	8.2	4.3	16.9	13.2	7.2	11.4	6.2	8.5	10.8
Average of all units	8.3	4.1	18.0	13.8	7.7	10.2	7.8	8.0	8.9
28. Please estimate the percent of total units that have an GRAB BARS IN AT LEAST ONE BATHROOM (Q18e)									
Percent of properties									
None of the units	29.4	40.0	5.0	18.2	33.4	22.4	39.0	25.1	19.0
1% to 10%	35.0	40.8	20.1	33.4	32.8	34.4	30.5	33.1	43.2
11% to 25%	9.3	10.6	7.1	5.4	9.2	10.3	8.1	11.7	9.1
26% to 75%	5.1	3.4	7.5	10.5	4.8	6.0	6.7	3.4	4.1
76% to 100%	21.2	5.1	60.3	32.6	19.8	26.9	15.8	26.7	24.6
Median property	6	4	100	10	5	10	5	9	9
Average property	27.4	10.9	66.7	41.2	25.9	33.3	22.5	32.1	30.8
Average of all units	26.2	10.6	65.4	35.6	25.2	31.0	21.2	31.0	27.2
29. Does your facility have: (Check all that apply) (Q19)									
Percent of properties									
a **Meeting room**	42.3	22.8	86.0	66.8	37.0	57.8	36.1	42.1	51.0
b **TV/game/entertain rm**	28.5	12.2	65.3	47.8	24.7	40.2	23.1	28.6	35.8
c **Pool**	6.6	9.0	1.6	2.2	5.8	7.7	3.4	5.8	11.5
d **Computer access**	10.3	8.1	12.5	21.1	6.9	20.1	5.8	7.7	18.8
e **Store**	2.6	1.2	5.4	5.8	2.3	3.6	1.8	4.3	2.5
f **Laundromat**	67.8	58.8	90.6	71.6	64.5	74.1	60.5	73.3	73.6
g **Parking**	87.7	85.7	98.6	71.5	88.6	83.5	83.2	88.2	93.5
h **Library**	11.8	3.3	31.9	18.9	8.0	22.8	7.3	12.4	17.5
i **Waiting room**	32.5	18.9	63.9	47.4	27.8	44.8	24.3	33.6	43.0
j **Other**	12.3	10.9	13.8	19.2	11.6	14.3	13.8	7.6	14.2
30. Which of the following best describes service coordination at your facility? (Q20)									
Percent of properties									
Service coordinator on staff	15.3	8.3	20.8	55.6	8.0	33.0	11.7	13.6	22.0
Community based service coordinator	31.8	27.7	46.7	21.9	30.9	33.3	30.0	34.9	32.1
No formal service coord	52.9	64.0	32.4	22.5	61.1	33.7	58.4	51.6	45.9

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Size				Region				Metro		
1-19	20-49	50-99	100+	NE	MW	S	W	Centr City	Sub-urb	Non-metro
75.1	32.2	34.6	39.7	37.0	53.5	48.9	41.7	60.1	40.2	40.4
13.8	53.2	49.7	49.7	47.5	32.7	39.3	45.9	29.6	48.7	43.2
8.1	8.2	7.4	5.9	12.8	9.7	5.9	3.4	5.5	6.3	10.1
1.3	1.3	1.5	0.9	0.3	0.9	1.1	4.0	2.1	0.3	1.4
1.7	4.9	6.8	3.8	2.4	3.3	4.8	4.9	2.8	4.5	4.9
0	5	5	3	5	0	1	5	0	4	4
4.5	10.1	11.8	8.1	7.6	7.0	8.6	10.6	6.4	8.7	9.8
6.3	10.5	11.5	6.0	7.2	7.3	10.4	7.2	7.0	7.3	13.0
56.3	12.2	17.9	25.5	19.0	29.1	35.7	23.6	44.4	18.5	22.6
12.9	46.3	44.3	47.4	37.5	33.7	36.1	32.8	29.3	40.1	38.5
11.0	9.0	10.0	5.1	14.3	12.0	5.8	7.4	9.7	7.6	8.6
6.9	3.8	3.7	5.6	1.1	6.5	2.6	11.9	5.6	5.4	4.4
13.0	28.8	24.1	16.3	28.0	18.8	19.8	24.4	10.9	28.3	26.0
0	10	9	5	10	6	5	9	4	10	8
19.3	34.8	29.9	23.1	33.2	25.9	24.3	33.6	17.3	34.8	31.8
25.9	34.9	29.8	19.8	30.2	23.7	27.2	25.3	18.0	30.0	38.9
15.3	49.0	56.7	69.5	59.9	33.9	39.8	50.7	33.5	49.9	44.9
6.7	32.0	40.0	55.6	37.9	20.3	26.6	42.2	23.4	35.9	28.5
0.4	1.7	8.1	33.0	2.3	3.4	9.4	10.6	7.0	10.1	2.9
1.7	7.4	17.1	31.4	16.5	7.5	9.1	13.9	13.1	11.3	5.9
1.6	1.0	3.2	9.4	3.2	3.3	1.4	3.7	3.2	2.5	1.5
37.0	83.0	79.3	83.9	86.9	68.1	57.5	74.9	52.9	75.7	79.0
75.8	93.1	93.1	92.0	82.9	88.8	90.2	83.3	75.8	95.2	95.2
1.4	9.3	21.8	31.6	13.9	10.9	7.9	21.4	12.0	16.9	7.5
10.5	33.1	50.3	62.4	45.4	27.9	29.6	37.8	28.7	37.2	31.0
8.7	12.4	17.9	14.9	12.1	13.7	9.7	15.9	12.5	14.6	10.8
9.0	12.9	26.3	25.8	30.5	9.5	10.6	26.3	20.8	15.2	9.4
22.8	40.4	29.4	31.0	40.4	30.3	32.6	25.2	24.3	34.0	36.3
68.3	46.7	44.3	43.2	29.1	60.2	56.7	48.5	54.9	50.8	54.3

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

	Total	Property Type			Nonprofit Sponsor		Year		
		Mixed	Older Persn	Other	None	One or more	1987-1991	1992-1994	1995-1998
31. Is the on-staff service coordinator: (Q21)									
Percent of properties with a service coordinator on staff									
Paid, FT	64.0	54.6	a	a	a	67.2	a	a	56.2
Paid, PT	34.4	42.7	a	a	a	31.0	a	a	40.2
Volunteer	1.6	2.7	a	a	a	1.8	a	a	3.7
32. What services does management provide for residents (with or without a formal service coordinator)? (Q22)									
Percent of properties									
a **Group meals**	8.3	2.4	16.2	29.2	6.0	15.0	8.8	6.5	9.1
b **Transportation**	12.2	3.7	20.2	51.2	9.2	19.8	12.1	7.6	15.9
c **Housekeeping**	7.2	2.3	13.4	25.7	4.8	13.8	8.0	5.2	7.9
d **Child care**	1.7	2.1	0.0	3.6	0.6	4.4	0.7	1.7	2.9
e **Job Training**	6.0	4.5	0.8	31.2	2.3	15.0	6.9	3.4	6.8
f **Social/recr activities**	24.4	13.3	40.7	58.5	17.7	42.0	18.0	22.7	34.4
g **Assistance w/ personal activ**	5.6	1.2	9.2	27.1	4.0	10.3	6.5	2.8	6.5
h **Assistance w/ medication**	5.2	1.6	5.4	31.7	2.6	11.3	6.1	2.8	6.1
i **Skilled nurse**	3.7	1.6	2.2	23.8	1.5	8.9	5.5	1.3	3.3
j **Other**	3.5	3.3	2.9	6.7	2.3	7.1	2.6	1.4	6.4
k **No services provided**	70.3	82.1	53.6	32.5	77.6	50.4	76.4	73.3	59.8
33. Excluding residents' own funds, what other funding sources are used to provide any of the services in Question 22? (Che									
Percent of properties with services									
a **Charitable organization**	62.2	75.9	a	a	a	70.3	a	a	68.9
b **City or state program**	61.0	62.9	a	a	a	63.8	a	a	58.0
c **Older Americans Act**	7.9	2.3	a	a	a	6.5	a	a	8.7
d **Medicaid**	36.7	14.9	a	a	a	35.7	a	a	25.6
e **Social Services Block Grant**	8.3	14.4	a	a	a	5.0	a	a	7.8
f **McKinney Homeless Funds**	7.6	6.8	a	a	a	10.7	a	a	9.7
34. Is the property licensed, registered or certified as an assisted living facility or residential care facility? (Q25)									
Percent of properties									
Yes	2.4	0.2	2.4	20.2	0.9	6.6	3.6	1.1	1.7
No	97.6	99.8	97.6	79.8	99.1	93.4	96.4	98.9	98.3

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Size				Region				Metro		
1-19	20-49	50-99	100+	NE	MW	S	W	Centr City	Sub-urb	Non-metro
a	a	a	a	a	a	a	a	75.3	a	a
a	a	a	a	a	a	a	a	23.3	a	a
a	a	a	a	a	a	a	a	1.4	a	a
6.6	7.8	12.5	9.0	9.2	5.4	8.5	13.5	9.0	7.7	8.9
8.8	9.3	17.7	22.0	20.2	9.0	10.2	16.9	16.1	10.7	10.1
7.9	5.7	10.6	6.9	11.5	5.4	4.9	13.2	7.1	7.9	6.7
1.1	1.4	1.4	4.1	2.7	1.5	1.1	2.4	2.6	1.6	0.6
7.5	3.5	7.0	8.9	8.5	3.4	4.6	12.7	11.5	2.6	2.7
8.0	21.4	43.2	48.1	35.7	18.1	22.2	33.8	29.2	25.9	18.0
7.0	4.6	7.7	3.3	7.0	3.2	5.0	10.8	6.7	4.8	5.4
7.6	3.4	5.9	5.1	6.9	4.4	2.7	11.7	8.5	4.2	2.6
6.5	1.4	5.7	2.5	4.6	1.8	2.2	10.8	6.3	2.9	1.5
4.0	2.8	2.5	5.7	3.6	3.1	4.4	2.2	4.9	3.4	2.3
84.6	73.5	52.7	49.2	57.7	77.5	71.5	62.9	66.2	70.3	75.0
ck all that apply) (Q23)										
a	53.6	a	a	a	a	60.2	a	73.1	a	a
a	49.8	a	a	a	a	45.4	a	66.5	a	a
a	12.9	a	a	a	a	12.7	a	1.0	a	a
a	38.8	a	a	a	a	39.2	a	38.5	a	a
a	5.4	a	a	a	a	9.9	a	10.6	a	a
a	7.2	a	a	a	a	1.9	a	12.8	a	a
4.9	0.9	1.6	1.7	1.3	1.3	1.1	9.5	4.4	1.8	0.5
95.1	99.1	98.4	98.3	98.7	98.7	98.9	90.5	95.6	98.2	99.5

a – unreported due to insufficient data.

	Total	Property Type			Nonprofit Sponsor		Year		
		Mixed	Older Persn	Other	None	One or more	1987-1991	1992-1994	1995-1998
35. Please estimate, to the best of your knowledge, the percent of residents who are frail (have difficulty walking or performi									
RESIDENTS UNDER AGE 62									
Percent of properties									
None	56.6	55.3	67.0	a	59.2	53.5	53.7	60.6	57.4
1% to 4%	13.7	15.4	10.5	a	11.7	13.5	9.6	14.5	19.1
5% to 10%	15.4	18.2	9.0	a	16.5	14.4	19.1	12.5	12.4
11% to 25%	6.8	7.3	6.2	a	6.1	7.8	7.8	5.6	6.2
26% to 75%	4.7	2.8	5.8	a	4.5	5.0	5.8	4.6	2.9
76% to 100%	3.0	1.0	1.4	a	2.0	5.9	4.0	2.2	2.0
Median	0	0	0	a	0	0	0	0	0
Average	7.5	5.0	5.7	a	6.3	10.9	9.5	6.2	5.6
36. Please estimate, to the best of your knowledge, the percent of residents who are frail (have difficulty walking or performi									
RESIDENTS AGE 62 OR OLDER									
Percent of properties									
None	25.7	36.5	6.6	a	24.8	27.7	22.5	29.3	26.9
1% to 4%	16.8	23.3	6.5	a	15.2	17.1	12.3	17.6	21.9
5% to 10%	22.2	21.6	22.3	a	22.6	22.2	19.0	21.8	26.5
11% to 25%	15.2	13.2	20.4	a	16.9	13.3	19.6	12.9	11.6
26% to 75%	14.1	5.0	28.6	a	14.1	14.1	19.2	11.9	9.1
76% to 100%	6.0	0.2	15.6	a	6.4	5.5	7.3	6.5	4.0
Median	6	2	20	a	8	5	10	5	5
Average	17.1	6.9	34.0	a	18.0	15.7	21.2	15.9	12.8
37. In the past year, have any potential residents refused a low-income unit that was available and offered to them? (Q27)									
Percent of properties									
Yes	45.5	45.0	51.5	32.0	46.3	44.7	46.0	40.6	48.7
No	54.5	55.0	48.5	68.0	53.7	55.3	54.0	59.4	51.3
38. What do you think are the major reasons potential residents declined a low-income units that was available and offered t									
Percent of properties with at least one potential resident refusing a unit that was available and offered to them									
a **Needed larger apartment**	38.5	42.4	27.4	a	32.4	49.4	33.8	38.7	44.8
b **Income changed**	16.8	19.9	11.6	a	18.1	14.6	17.0	16.5	16.9
c **Physical needs changed**	22.1	11.8	47.6	a	20.6	27.1	21.0	26.2	20.8
d **Rent too expensive**	29.9	35.4	20.2	a	29.4	26.2	21.8	35.5	37.2
e **Already got another unit**	37.0	38.6	32.7	a	38.9	32.0	36.5	32.3	40.8
f **Changed mind**	50.1	46.8	59.6	a	48.2	53.3	45.2	53.1	54.9
g **Other**	24.8	27.3	18.6	a	27.8	19.8	35.7	12.6	18.0

a – unreported due to insufficient data.

Size				Region				Metro		
1-19	20-49	50-99	100+	NE	MW	S	W	Centr City	Sub-urb	Non-metro
ng everyday tasks) or disabled: (Q26)										
66.6	55.2	45.9	48.4	53.3	60.7	55.2	53.9	57.1	63.3	49.8
2.4	14.7	25.0	25.7	10.9	14.2	15.0	11.8	13.1	11.7	16.1
13.6	17.2	17.0	12.3	10.6	13.6	18.2	16.2	12.9	14.4	20.8
7.9	6.3	7.2	4.6	11.0	7.8	3.9	8.3	6.9	6.9	6.1
4.4	5.1	3.1	5.3	9.6	2.7	5.2	2.6	4.4	2.9	4.9
5.1	1.4	1.9	3.8	4.6	1.0	2.4	7.3	5.5	0.9	2.2
0	0	1	1	0	0	0	0	0	0	1
9.3	6.0	6.3	8.9	11.9	4.8	6.8	11.4	10.1	4.4	7.0
ng everyday tasks) or disabled: (Q26)										
36.7	21.7	25.3	23.8	18.0	30.4	23.7	26.9	38.4	18.9	20.7
3.6	15.5	25.5	27.0	11.5	18.9	16.3	18.7	19.2	17.8	15.4
12.2	24.7	22.6	27.0	24.0	21.1	21.5	25.1	21.1	27.1	20.8
28.4	14.9	10.2	5.8	13.4	10.1	21.1	14.1	7.9	13.9	22.4
12.6	15.7	11.4	14.1	25.3	13.9	12.5	7.1	10.7	16.3	13.2
6.6	7.5	4.9	2.2	7.9	5.5	4.9	8.2	2.7	6.1	7.6
10	10	4	4	10	5	5	5	2	10	10
17.6	19.6	13.9	12.7	25.5	15.7	15.7	15.8	11.2	18.6	19.2
36.7	47.5	52.6	56.2	51.2	39.5	48.4	46.0	40.3	48.3	49.6
63.3	52.5	47.4	43.8	48.8	60.5	51.6	54.0	59.7	51.7	50.4
o them? (Q28)										
26.4	37.7	48.7	49.7	a	39.7	40.5	a	50.3	35.3	30.6
13.1	18.4	20.4	15.3	a	16.5	18.3	a	18.0	19.1	13.6
9.6	29.6	24.1	21.2	a	20.7	21.0	a	14.9	28.5	23.2
23.2	28.8	37.1	36.2	a	33.6	32.6	a	24.5	36.4	30.1
28.7	38.3	34.5	49.4	a	38.1	36.7	a	43.9	39.6	31.4
37.2	54.2	60.1	50.8	a	53.0	46.1	a	45.1	57.7	50.2
44.7	20.5	11.4	16.7	a	24.1	28.4	a	25.8	19.0	28.8

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

	Total	Property Type			Nonprofit Sponsor		Year		
		Mixed	Older Persn	Other	None	One or more	1987-1991	1992-1994	1995-1998
39. Year put in service (HUD record)									
Percent of properties									
1986-1991	45.0	45.0	41.0	55.6	52.4	26.4	100.0		
1992-1994	24.7	23.9	28.3	20.9	22.6	25.5		100.0	
1995-1998	30.3	31.1	30.8	23.5	25.0	48.1			100.0
40. Region (HUD record)									
Percent of properties									
Northeast	13.8	10.4	19.8	23.1	12.1	19.6	11.6	11.4	19.1
Midwest	33.1	35.9	27.6	26.4	35.2	24.2	35.9	32.3	29.6
South	38.8	41.4	35.4	28.2	42.8	27.9	39.1	40.9	36.6
West	14.4	12.3	17.2	22.4	9.9	28.4	13.5	15.5	14.8
41. Metro (HUD record)									
Percent of properties									
Metro, cc	40.7	46.2	16.1	62.5	36.5	52.3	41.7	43.6	37.0
Metro, suburb	28.3	25.3	42.2	15.2	28.3	29.3	29.6	20.2	32.8
Nonmetro	31.0	28.5	41.7	22.3	35.2	18.5	28.7	36.2	30.2
42. Located in Qualified Census Tract (HUD record)									
Percent of properties									
Qualified Census Tract	25.4	27.9	10.1	42.2	21.6	35.4	28.5	22.4	22.9
Not QCT	74.6	72.1	89.9	57.8	78.4	64.6	71.5	77.6	77.1
43. Located in Difficult Development Area (HUD record)									
Percent of properties									
Not in DDA	88.7	91.1	80.3	90.6	90.7	83.5	91.4	84.7	87.5
In Metro DDA	6.5	4.7	11.9	6.9	5.0	10.1	5.2	10.1	5.8
Nonmetro DDA	4.8	4.1	7.8	2.6	4.4	6.5	3.3	5.1	6.7

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Size				Region				Metro		
1-19	20-49	50-99	100+	NE	MW	S	W	Centr City	Sub-urb	Non-metro
63.0	41.8	25.5	32.4	37.7	48.8	45.4	42.2	46.1	47.1	41.8
22.0	27.1	19.3	26.1	20.3	24.1	26.0	26.6	25.8	17.2	28.1
14.9	31.1	55.2	41.5	41.9	27.1	28.6	31.2	28.0	35.7	30.1
8.9	17.6	11.6	18.1	100.0				14.6	17.0	4.6
38.6	29.8	30.2	33.8		100.0			33.1	35.1	33.8
43.5	36.9	37.3	30.6			100.0		36.3	33.7	48.9
9.0	15.8	20.9	17.4				100.0	16.0	14.2	12.7
51.0	21.4	45.1	61.5	48.8	39.7	37.4	45.0	100.0		
18.9	32.1	34.6	35.7	39.5	29.4	24.2	27.7		100.0	
30.1	46.6	20.3	2.8	11.7	30.9	38.4	27.2			100.0
34.6	16.9	21.7	29.4	37.3	24.2	22.7	24.9	47.3	10.9	5.3
65.4	83.1	78.3	70.6	62.7	75.8	77.3	75.1	52.7	89.1	94.7
94.4	84.8	82.0	91.2	69.8	100.0	96.3	58.9	91.5	87.9	85.1
3.1	7.3	10.2	8.8	17.4		1.8	24.3	7.7	11.1	
2.4	7.9	7.9		12.8		1.9	16.8	0.8	1.0	14.9

a – unreported due to insufficient data.

		Total	Properties Types Developed:*		
			Mixed	Older Persn	Other
	Owner Responses	982	687	285	103
44.	**Share of Owners who agree/strongly agree with the following proposals: (Q29)**				
	Percent of Owner Respondents				
a	**Tax credit allocs should be increased**	74.2	73.2	75.1	72.8
b	**Cost of mandatory services should be excluded from rent**	51.5	51.4	50.5	47.6
c	**Rules and regulations should be simplified**	83.4	84.1	81.4	82.5
d	**Tax credits should be available for supportive services**	55.6	51.7	59.6	60.2
e	**Cap on developers fee should be raised**	49.4	48.3	53.0	50.5
f	**Paperwork should be reduced**	88.8	88.8	88.4	83.5
g	**Should be separate rent cap when there are mandatory services**	68.1	65.9	70.5	74.8
h	**Annual recertifications should be simplified/restructured**	84.3	85.0	83.2	78.6
i	**Maximum income for residents should be raised**	65.7	67.2	69.1	57.3
j	**Compliance monitoring should be simplified/restructured**	82.0	82.4	80.4	75.7
k	**Cap for rents in tax credit units should be raised**	58.5	60.1	57.9	49.5
l	**Share of allocations to nonprofits should be increased**	35.1	34.5	29.8	41.7
m	**Eligible basis should include more indirect costs**	68.7	67.2	70.5	65.0

*NOTE: An owner may be included in more than one column if that owner developed more than one type of property. See text for details.

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Statistical Tests

The following table shows the p-values for chi-square tests (cross tabulation), Kruskal-Wallis (distribution around median), and ANOVA (means). Tables correspond to detailed results reported above in this appendix. See Appendix B: Methodology for further discussion.

Table			Proj Type	Nonprof	Year	Size	Region	Metro
1		Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
		Kruskal-Wallis	0.0003	<.0001	<.0001	<.0001	0.0003	<.0001
		ANOVA	0.6809	<.0001	<.0001	<.0001	0.0651	<.0001
2		Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
		Kruskal-Wallis	0.0004	<.0001	<.0001	<.0001	0.0005	<.0001
		ANOVA	0.9623	<.0001	<.0001	<.0001	0.3144	<.0001
3		Chi-square	0.1556	0.0740	0.0002	<.0001	<.0001	0.1211
		Kruskal-Wallis	0.7924	0.5312	0.0704	<.0001	0.0078	0.0106
		ANOVA	0.0714	0.4908	0.6710	<.0001	<.0001	0.0060
		ANOVA (unit)	0.0032	0.0100	0.0003	<.0001	<.0001	<.0001
4		Chi-square	<.0001	0.3430	0.0003	<.0001	<.0001	0.0044
		Kruskal-Wallis	<.0001	0.4860	0.0014	<.0001	<.0001	0.3270
		ANOVA	0.0737	0.4859	<.0001	<.0001	0.0012	0.0161
5		Chi-square	<.0001	0.0215	<.0001	<.0001	<.0001	0.0198
		Kruskal-Wallis	<.0001	0.6865	0.1769	0.0002	<.0001	0.3991
		ANOVA	0.0003	0.7317	0.1435	<.0001	<.0001	0.2205
		ANOVA (unit)	0.0126	0.0162	0.1263	0.0140	<.0001	0.6376
6		Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
7	a	Chi-square	<.0001	<.0001	0.0909	0.0026	<.0001	<.0001
	b	Chi-square	<.0001	0.0002	0.0106	0.0030	<.0001	<.0001
	c	Chi-square	<.0001	<.0001	0.1213	0.0044	<.0001	<.0001
8	a	ANOVA	<.0001	<.0001	0.0434	<.0001	<.0001	<.0001
	b	ANOVA	<.0001	0.0006	0.0007	<.0001	<.0001	<.0001
	c	ANOVA	<.0001	<.0001	0.1236	<.0001	<.0001	0.1178
	d	ANOVA	<.0001	0.0298	<.0001	0.0044	<.0001	0.4452
9		Chi-square	0.0007	0.0300	0.0030	0.0005	<.0001	0.0071
		Kruskal-Wallis	0.2158	0.7595	0.0200	0.0001	0.0307	0.0662
		ANOVA	0.8213	0.0445	0.0681	0.0010	0.0337	0.4518
10		Chi-square	<.0001	0.0044	0.0009	<.0001	<.0001	<.0001
		Kruskal-Wallis	0.5563	<.0001	<.0001	<.0001	<.0001	<.0001
		ANOVA	0.8540	<.0001	0.0092	<.0001	<.0001	<.0001
11		Chi-square	0.0001	0.0041	0.0004	<.0001	<.0001	<.0001
		Kruskal-Wallis	0.8145	<.0001	<.0001	<.0001	<.0001	<.0001
		ANOVA	0.0837	<.0001	<.0001	<.0001	<.0001	<.0001
12		Chi-square	<.0001	0.0004	0.0102	<.0001	<.0001	0.0003
		Kruskal-Wallis	0.0095	0.5524	0.1421	<.0001	<.0001	<.0001
		ANOVA	0.0251	0.0728	0.1516	<.0001	<.0001	<.0001

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Table			Proj Type	Nonprof	Year	Size	Region	Metro
13	a	Chi-square	<.0001	<.0001	0.1724	<.0001	<.0001	<.0001
	b	Chi-square	<.0001	0.9185	0.4561	<.0001	<.0001	<.0001
	c	Chi-square	<.0001	0.0015	0.0441	0.0003	<.0001	0.6543
	d	Chi-square	<.0001	0.4103	0.2708	<.0001	<.0001	0.0003
	e	Chi-square	<.0001	0.5827	0.0468	0.0004	<.0001	0.6359
	f	Chi-square	<.0001	0.4665	0.1060	0.0020	<.0001	0.6697
	g	Chi-square	<.0001	0.0021	0.7835	0.0445	0.8902	0.2758
14		Chi-square	<.0001	<.0001	0.0386	<.0001	<.0001	<.0001
15		Chi-square	<.0001	0.0029	<.0001	<.0001	<.0001	<.0001
		Kruskal-Wallis	<.0001	0.0498	0.6940	<.0001	0.7010	<.0001
		ANOVA	<.0001	0.2375	0.8411	<.0001	0.0002	<.0001
		ANOVA (unit)	<.0001	0.0064	0.0160	<.0001	0.0069	<.0001
16		Chi-square	<.0001	0.1197	<.0001	<.0001	<.0001	<.0001
17		Chi-square	0.0195	<.0001	0.0885	<.0001	<.0001	<.0001
		Kruskal-Wallis	0.5807	<.0001	<.0001	<.0001	<.0001	<.0001
		ANOVA	0.0286	<.0001	0.2416	<.0001	<.0001	<.0001
18		Chi-square	<.0001	<.0001	0.1532	<.0001	<.0001	<.0001
		Kruskal-Wallis	<.0001	<.0001	0.0312	0.0349	<.0001	<.0001
		ANOVA	0.0741	<.0001	0.9374	0.1191	<.0001	<.0001
19		Chi-square	0.2001	0.0358	0.0566	<.0001	<.0001	0.4108
20		Chi-square	<.0001	<.0001	<.0001	<.0001	0.0028	<.0001
		Kruskal-Wallis	<.0001	<.0001	<.0001	<.0001	0.0465	<.0001
		ANOVA	<.0001	<.0001	<.0001	<.0001	0.0190	<.0001
		ANOVA (unit)	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
21		Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
		Kruskal-Wallis	<.0001	0.0020	<.0001	<.0001	0.0275	<.0001
		ANOVA	<.0001	0.5016	0.0923	<.0001	<.0001	<.0001
		ANOVA (unit)	<.0001	<.0001	<.0001	0.0416	0.0018	0.0319
22	a	Chi-square	<.0001	<.0001	<.0001	<.0001	0.0103	<.0001
	b	Chi-square	0.3246	<.0001	0.0002	0.7109	0.0153	<.0001
	c	Chi-square	0.3241	<.0001	<.0001	<.0001	<.0001	0.0116
	d	Chi-square	0.0279	<.0001	<.0001	0.0093	0.0004	0.5309
	e	Chi-square	0.2465	<.0001	0.0187	<.0001	0.0045	<.0001
	f	Chi-square	0.0019	<.0001	<.0001	<.0001	<.0001	0.0641
	g	Chi-square	0.1972	<.0001	0.1180	0.0218	0.0009	0.0154
	h	Chi-square	0.3454	0.3186	0.4865	<.0001	<.0001	0.0005
	i	Chi-square	<.0001	0.0070	0.3950	0.0002	<.0001	0.0008
	j	Chi-square	0.0054	0.1531	0.6722	0.1215	0.0019	<.0001
	k	Chi-square	<.0001	<.0001	0.0735	<.0001	<.0001	<.0001
23	a	Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
	b	Chi-square	<.0001	0.0566	0.0008	<.0001	<.0001	0.0005
	c	Chi-square	<.0001	0.0229	<.0001	<.0001	0.0089	<.0001
	d	Chi-square	<.0001	0.0027	<.0001	<.0001	<.0001	<.0001
	e	Chi-square	<.0001	0.0282	<.0001	0.0017	<.0001	0.1280
24		Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
		Kruskal-Wallis	<.0001	<.0001	<.0001	<.0001	0.0925	<.0001
		ANOVA	<.0001	<.0001	<.0001	<.0001	0.0206	<.0001
		ANOVA (unit)	<.0001	0.0254	<.0001	<.0001	0.1129	<.0001

a – unreported due to insufficient data.

Table			Proj Type	Nonprof	Year	Size	Region	Metro
25		Chi-square	<.0001	<.0001	<.0001	<.0001	0.0205	<.0001
		Kruskal-Wallis	<.0001	0.0002	<.0001	<.0001	0.2797	0.0014
		ANOVA	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
		ANOVA (unit)	<.0001	0.0016	<.0001	<.0001	0.4351	<.0001
26		Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
		Kruskal-Wallis	<.0001	0.0004	<.0001	<.0001	0.0116	<.0001
		ANOVA	<.0001	0.0041	<.0001	<.0001	<.0001	<.0001
		ANOVA (unit)	<.0001	0.6790	<.0001	<.0001	0.6837	<.0001
27		Chi-square	<.0001	0.0010	<.0001	<.0001	<.0001	<.0001
		Kruskal-Wallis	<.0001	0.0024	<.0001	<.0001	0.0527	<.0001
		ANOVA	<.0001	0.0007	0.0009	<.0001	0.1605	0.0271
		ANOVA (unit)	<.0001	0.0331	0.6449	<.0001	0.0467	<.0001
28		Chi-square	<.0001	0.0012	<.0001	<.0001	<.0001	<.0001
		Kruskal-Wallis	<.0001	<.0001	<.0001	<.0001	0.0259	<.0001
		ANOVA	<.0001	0.0020	<.0001	<.0001	0.0044	<.0001
		ANOVA (unit)	<.0001	0.0087	0.0010	<.0001	0.1997	<.0001
29	a	Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
	b	Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
	c	Chi-square	<.0001	0.1895	<.0001	<.0001	<.0001	<.0001
	d	Chi-square	<.0001	<.0001	<.0001	<.0001	0.0007	0.0009
	e	Chi-square	<.0001	0.1625	0.0522	<.0001	0.1544	0.2185
	f	Chi-square	<.0001	0.0006	<.0001	<.0001	<.0001	<.0001
	g	Chi-square	<.0001	0.0092	<.0001	<.0001	0.0065	<.0001
	h	Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
	i	Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	0.0149
	j	Chi-square	0.0183	0.1766	0.0048	0.0045	0.0737	0.2379
30		Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	<.0001
31		Chi-square	<.0001	0.6216	0.0002	0.0309	0.0162	0.0095
32	a	Chi-square	<.0001	<.0001	0.3570	0.0758	0.0047	0.7406
	b	Chi-square	<.0001	<.0001	0.0019	<.0001	<.0001	0.0080
	c	Chi-square	<.0001	<.0001	0.2222	0.1173	<.0001	0.8005
	d	Chi-square	0.0080	<.0001	0.0242	0.0505	0.4107	0.0605
	e	Chi-square	<.0001	<.0001	0.0593	0.0124	<.0001	<.0001
	f	Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	0.0003
	g	Chi-square	<.0001	<.0001	0.0348	0.1038	0.0006	0.4175
	h	Chi-square	<.0001	<.0001	0.0592	0.0413	<.0001	0.0002
	i	Chi-square	<.0001	<.0001	0.0037	0.0002	<.0001	0.0004
	j	Chi-square	0.1244	<.0001	0.0002	0.2164	0.4955	0.1065
	k	Chi-square	<.0001	<.0001	<.0001	<.0001	<.0001	0.0132
33	a	Chi-square	0.0005	0.0026	0.0127	0.0471	0.7618	0.0004
	b	Chi-square	0.2532	0.3477	0.1910	0.0071	<.0001	0.4413
	c	Chi-square	<.0001	0.2662	0.9032	0.0481	0.1664	0.0005
	d	Chi-square	<.0001	0.5598	0.0013	0.0004	0.0917	0.3123
	e	Chi-square	0.0249	0.2531	0.9780	0.5717	0.0703	0.4720
	f	Chi-square	0.0009	0.0042	0.1957	0.1337	0.0255	0.0372
34		Chi-square	<.0001	<.0001	0.0248	0.0002	<.0001	0.0002
35		Chi-square	<.0001	0.0122	<.0001	<.0001	<.0001	<.0001
		Kruskal-Wallis	<.0001	0.4885	0.0492	0.0187	0.2001	0.0279
		ANOVA	<.0001	<.0001	0.0017	0.0300	<.0001	<.0001
36		Chi-square	<.0001	0.5490	<.0001	<.0001	<.0001	<.0001
		Kruskal-Wallis	<.0001	0.1133	<.0001	0.0044	0.0652	<.0001
		ANOVA	<.0001	0.1792	<.0001	0.0032	<.0001	<.0001

a – unreported due to insufficient data.

PPI survey of Low-Income Housing Tax Credit Properties

Table			Proj Type	Nonprof	Year	Size	Region	Metro
37		Chi-square	0.0008	0.6094	0.0638	<.0001	0.0076	0.0047
38	a	Chi-square	0.0011	<.0001	0.0365	<.0001	0.5875	<.0001
	b	Chi-square	0.0068	0.2954	0.9914	0.3259	0.5531	0.2635
	c	Chi-square	<.0001	0.0799	0.3807	<.0001	0.0183	0.0025
	d	Chi-square	<.0001	0.4302	0.0002	0.0303	0.0158	0.0267
	e	Chi-square	0.3663	0.1040	0.2406	0.0044	0.9387	0.0205
	f	Chi-square	0.0097	0.2490	0.0660	0.0004	0.1623	0.0332
	g	Chi-square	0.0690	0.0384	<.0001	<.0001	0.2523	0.0590
39		Chi-square	0.0386	<.0001	<.0001	<.0001	0.0041	0.0008
40		Chi-square	<.0001	<.0001	0.0041	<.0001	<.0001	<.0001
41		Chi-square	<.0001	<.0001	0.0008	<.0001	<.0001	<.0001
42		Chi-square	<.0001	<.0001	0.0532	<.0001	0.0020	<.0001
43		Chi-square	<.0001	0.0008	0.0052	<.0001	<.0001	<.0001
44	a	Chi-square	0.8166	0.0688				
	b	Chi-square	0.9800	0.2461				
	c	Chi-square	0.6634	0.0896				
	d	Chi-square	0.0004	<.0001				
	e	Chi-square	0.2263	0.5552				
	f	Chi-square	0.3149	0.0135				
	g	Chi-square	0.2194	0.1232				
	h	Chi-square	0.3094	0.0577				
	i	Chi-square	0.0134	<.0001				
	j	Chi-square	0.5109	0.0062				
	k	Chi-square	0.0240	<.0001				
	l	Chi-square	0.0006	<.0001				
	m	Chi-square	0.1711	0.7656				

a – unreported due to insufficient data.