

NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 10, 2015

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at mcunningham@ncsha.org or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name:

HFA:

Submission Contact: (Must be HFA Staff Member)

 Email:

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA:

Entry Name:

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

Introduction:

Beginning in 2012 and ongoing in 2015, the Illinois Housing Development Authority (IHDA) has made a concerted effort to reinvent its administration of the Low-Income Housing Tax Credit (LIHTC) program. This effort has utilized subtle shifts in the architecture of the program (the Qualified Allocation Plan and related institutions described below) to evolve into an engaged and proactive process invested in by both allocators and developers. The goal has been to incite stronger new construction and preservation projects in areas of Illinois that truly need affordable housing resources. The three-year process to eventually achieve this goal was finally completed in 2015.

Need:

Over the last five years (2010-2014) in Illinois, LIHTCs have generated an impressive \$1.4 billion in equity to help finance the construction or preservation of over 14,500 affordable units throughout the State. Underscoring the pervasiveness of this program is the fact that during the same time frame IHDA has financed only approximately 5,300 units without the use of LIHTC. The LIHTC is clearly the central nervous system of affordable rental housing development and redevelopment in Illinois.

The Qualified Allocation Plan – which governs the LIHTC program – serves as the brain in control of the central nervous system. IHDA has historically used its QAP to uphold the administrative rules of the LIHTC, as well as to provide a “rubber-meets-the-road” practical embodiment of policies and statewide housing goals. While this pairing has been successful, until recently it was underutilized – a passivity that had begun to result in poorly sited developments and the growing perception that the LIHTC process itself was alienating and inaccessible.

Implementation, Goals and Strategy:

The revitalization of the LIHTC program through the QAP was accomplished with a series of concerted efforts governed by three overarching goals utilized to inform specific implementation strategies:

- 1) Better utilization of data and metrics to establish statewide “common language” and universal measurements of need;
- 2) Recognition and acceptance of the nuance and subtleties of the development world outside of IHDA and the inclusion of these “grey areas” in the Illinois LIHTC processes; and
- 3) Straightforward communication of goals and strategies.

The following represent the four main implementation strategies utilized:

1) Modernization of the Preliminary Project Assessment

Since 2010, IHDA has utilized a Preliminary Project Assessment (PPA) process to provide an inexpensive indication of IHDA’s general interest in allocating LIHTC to a project before the expensive full LIHTC application (full applications will not be accepted from projects that do not have an approved PPA.) The PPA has become IHDA’s only chance to provide feedback on the site and market viability for proposed projects. Since 2012, IHDA has built-out its PPA process to include an examination of the need for the proposed units. A new PPA system was created utilizing market metrics and review strategies designed to arrive at a fully flushed out picture of the proposed role in Illinois’ affordable housing landscape:

- Concentration Metrics (introduced in 2012) - Expansion of the PPA began with the review of market-level metrics that present the concentration of IHDA and other affordable units in the vicinity (presented as a percentage of the total number of rental units in a market area). Markets with concentrations/affordable shares well above state averages are considered over-concentrated and barring additional information are typically seen as low-need areas.

- Affordable Rental Unit Survey (ARUS) (introduced in 2014) – Using American Community Survey data, IHDA developed a census tract level affordability estimator presenting the number and percentage of rental units (regardless of subsidy) leasing at affordable levels (30%, 50%, 60%, and 80% of Area Median Income). The ARUS illuminates on-the-ground affordability levels within individualized markets throughout Illinois. Areas with higher-than-average concentration of affordability at targeted income levels are considered to be low-need areas. IHDA published the ARUS in full on its website along with complete documentation regarding the estimate derivation to provide clarity and transparency on the analysis.
- Expanded and Clarified Data and Metrics (ongoing since 2012) – As the PPA review standards expanded outward from the initial basic parameters, IHDA began keeping track of its analytics, making sure that common data sets were used for all PPA analysis. Wherever possible commonly available datasets were used and as of 2015, all utilized data sources have been published on the IHDA website in a comprehensive list that denotes the source and the exact use of the dataset in the context of the PPA review.
- Allowance of Mitigating Information (introduced in 2013) - The most common comment received from the development community about the introduced metrics was that they ignore activities not documented in the data but still critical to understanding the role a project will play locally. In 2013, IHDA began proactively seeking this nuance by allowing for the submittal of local plans and other documentation in order to demonstrate the need for affordable housing. Provision of a plan is not required to be considered for PPA approval - and submission of a plan does not guarantee PPA approval - but documentation that helps bring localized activity to light is a welcome addition to the review process.

2) Opportunity Areas and Mapping Tool

In 2013, IHDA began researching the concept of measuring “opportunity” throughout the State. The 2014 PPA included a review of datasets on poverty levels, unemployment, access to jobs and concentration levels. After a year of piloting, IHDA utilized these datasets to identify roughly 225 Opportunity Areas throughout the State with publicly-available data for inclusion in the 2015 QAP. Specific geographic considerations were used to make the determination and a complete methodology was published on the IHDA website. Development in the Opportunity Areas is incented with 10 points (one tenth of the total scoring available to a LIHTC project) – representing new territory for Illinois’ QAP as it is the first time that specific areas of need in the State were so heavily incented in the QAP.

Public comments illuminated a problematic reliance on strict geographic parameters. Though needed for data aggregation, the parameters, in some cases, resulted in an arbitrary exclusion of high-need areas from the Opportunity Areas themselves because they sat just on the outside of political boundaries used. This criticism was heard and considered by IHDA and in the final 2015 QAP, the concept of Proximate Opportunity Areas was introduced. On a case-by-case basis the eligibility for Opportunity Area points for projects sited within close proximity to the published Opportunity Areas would be considered.

Much of the successful integration of a concept like Opportunity Areas relies on the clear communication of the idea. IHDA published the full methodology for determining the Opportunity Areas, as well as full datasets throughout the State, but it wasn’t until a mapping tool (created by PolicyMap) was made available that the implications of the Opportunity Areas became fully evident. This mapping tool is the first proactive map of affordable housing need ever published by IHDA. It has made clear communication of this new endeavor easier and the development community has flocked to it, utilizing the tool to examine, research, and target affordable housing developments and to gather important data points for their own research.

3) Clarification Period

Again relying on input from developers, the multifamily department identified a need to loosen certain requirements that weeded out otherwise viable applications from competition. In the 2015 QAP, IHDA officially began allowing for a clarification period designed to provide applicants a chance to correct small omissions that previously would have derailed an application. After overall review of the applications, the LIHTC applicants with minor errors received letters allowing them 72 hours to rectify the mistakes.

4) Qualified Allocation Plan Summits

IHDA is hosting the first-ever QAP Summits in June 2015. The summits are designed to further facilitate direct communication between IHDA and the development community prior to issuing the QAP for public comment. This advanced process allows developers a chance to actively shape the QAP, while allowing IHDA a chance to vet new ideas and concepts well before the QAP is drafted. This process will promote joint ownership of the policy goals within the QAP, as well as consideration of new ideas and methodologies. The summits are scheduled for 6/16/15 in Springfield, IL and 6/19/15 in the City of Chicago. Both venues are fully booked to capacity. Preliminary feedback indicates a lively and full conversation that will be beneficial to all involved.

Results:

In evolving the LIHTC process, IHDA has also strengthened the LIHTC applications received, leading to better-conceived applications and projects in areas of need throughout the State that is truly replicable. This shift is largely immeasurable, but there are some related measurable outcomes that speak to a changing culture in Illinois:

- Since reinvigorating the PPA, IHDA has increased the per-annum denials it provides on the PPA from 3% to roughly 25%. The higher standard of burden assigned to the PPA has transformed the process from a pass-through formality to an effective tool for weeding out infeasible projects that would not have been considered as a full application, saving both IHDA and developers resources;
- New metrics being used in the LIHTC process have led Illinois developers to areas where there is a great deal of need for affordable housing, yet high potential for barriers and opposition ("Hard-To-Develop Areas"). From 2009 through 2011, 424 units were financed in whole or in part with LIHTC in Hard-to Develop areas of Illinois, but from 2012 through 2014, that number shot up to 1,082, demonstrating the effectiveness of targeting areas of need throughout the State;
- Not included in the above Hard-To-Develop figures are units directly inspired by the identification of Opportunity Areas, which were formally introduced in 2015. Preliminary results of the Opportunity Areas indicate that they will help increase IHDA's reach into areas of high need even further. Roughly a third of the PPA approvals in 2015 have been in Opportunity Areas and roughly a third of the applications received thus far (one-round) were in Opportunity Areas.
- The Clarification Period was initially seen as a gesture of good-will within the development community, who were frustrated with the arbitrary nature of previous application rounds' mandatory failures. In practice, however, the Clarification Period may be the most impactful of all the new processes discussed above. Out of 29 round-one LIHTC applications, clarification was requested from 25 of the applications. Out of these 25, three developments withdrew from competition (unable to rectify their issues) and 22 submitted the clarification required to move their application forward.

VISUAL AIDS

1. Affordable Rental Unit Survey (1-page example)
2. Affordable Rental Unit Survey Methodology
3. Preliminary Project Assessment Metrics Chart
4. Opportunity Areas and Mapping Tool Announcement (with links)
5. Opportunity Areas Metrics
6. 2016 Qualified Allocation Plan Summit Invitation

2015 Affordable Rental Unit Survey
(Based on 2008 - 2012 ACS 5-Year Estimates)

County	Census Tract (FIPS)	Census Tract (Short)	County / MSA AMI (Median Household Income)	Total Housing Units	Occupied Units Paying Rent	30% AMI		50% AMI		60% AMI		80% AMI	
						Number of Affordable Rental Units - 30% AMI	Percent of Occupied Rental Units Affordable to HH at 30% AMI	Number of Affordable Rental Units - 50% AMI	Percent of Occupied Rental Units Affordable to HH at 50% AMI	Number of Affordable Rental Units - 60% AMI	Percent of Occupied Rental Units Affordable to HH at 60% AMI	Number of Affordable Rental Units - 80% AMI	Percent of Occupied Rental Units Affordable to HH at 80% AMI
Adams	17001000100	1	\$45,691	2262	379	71	19%	119	31%	154	41%	308	81%
	17001000201	2.01	\$45,691	869	137	21	15%	42	31%	65	47%	106	78%
	17001000202	2.02	\$45,691	1151	174	14	8%	56	32%	97	56%	150	86%
	17001000400	4	\$45,691	1864	729	168	23%	420	58%	526	72%	648	89%
	17001000500	5	\$45,691	894	309	65	21%	181	59%	224	72%	288	93%
	17001000600	6	\$45,691	1801	424	23	5%	140	33%	245	58%	361	85%
	17001000700	7	\$45,691	903	581	184	32%	387	67%	461	79%	540	93%
	17001000800	8	\$45,691	1249	682	201	29%	381	56%	473	69%	623	91%
	17001000900	9	\$45,691	1314	436	37	9%	168	39%	271	62%	381	87%
	17001001001	10.01	\$45,691	1543	173	9	5%	58	33%	80	46%	131	76%
	17001001002	10.02	\$45,691	1441	287	7	2%	55	19%	92	32%	173	60%
	17001001100	11	\$45,691	3276	977	132	13%	358	37%	437	45%	710	73%
	17001010100	101	\$45,691	1911	253	35	14%	129	51%	170	67%	230	91%
	17001010200	102	\$45,691	1721	244	89	37%	170	70%	192	79%	216	89%
	17001010300	103	\$45,691	2453	192	35	18%	97	51%	147	76%	186	97%
	17001010400	104	\$45,691	1447	51	7	15%	18	36%	27	53%	44	87%
	17001010500	105	\$45,691	1335	111	0	0%	15	14%	39	35%	66	60%
	17001010600	106	\$45,691	2470	193	39	20%	132	68%	159	83%	187	97%
Alexander	17003957600	9576	\$42,833	1201	181	57	31%	88	49%	118	65%	159	88%
	17003957700	9577	\$42,833	1128	125	51	41%	75	60%	94	75%	119	95%
	17003957800	9578	\$42,833	880	274	76	28%	153	56%	200	73%	259	94%
	17003957900	9579	\$42,833	824	367	191	52%	293	80%	304	83%	326	89%
Bond	17005951200	9512	\$54,109	1331	136	28	21%	59	44%	80	59%	116	86%
	17005951300	9513	\$54,109	2542	792	178	23%	418	53%	550	69%	734	93%
	17005951400	9514	\$54,109	1398	97	16	16%	58	59%	75	78%	84	87%
	17005951500	9515	\$54,109	1815	226	28	12%	98	43%	139	62%	194	86%

2015 Affordable Rental Unit Survey

The tables on the following pages display, for every census tract in Illinois, the number of rental units that are affordable to households at various percentages of the Area Median Income (AMI). This survey is based on data collected from the 2008 – 2012 American Community Survey 5-Year Estimates (2012 ACS 5Y) and includes housing units that are subsidized and/or rent-restricted, as well as, housing units without any subsidies or rent-restrictions. Unoccupied rental units and occupied rental units paying no rent are not included in the survey.

To provide clarity and transparency on the analysis conducted for this survey, the methodology used is explained below. Any questions on the purpose of this survey or the process utilized to produce it should be referred to the Strategic Planning and Research Department at Illinois Housing Development Authority (Nathan Carley, 312/836-5239).

Methodology

1. 'Median Household Income' data was collected from the 2012 ACS 5Y to set the AMI levels for every Illinois county and Metropolitan Statistical Area (where appropriate, based on definitions identified in OMB Bulletin No. 10-02).
2. Affordable monthly rent limits were determined for households earning 30% AMI, 50% AMI, 60% AMI and 80% AMI with the assumption that 30% of a household's monthly income is an affordable amount to pay for rent.
3. 'Gross Rent' data was collected from the 2012 ACS 5Y to count the number of households paying less than the affordable monthly rent limit at the various AMI thresholds. To count the number of affordable rental units in a given census tract the following process was utilized:
 - a. All occupied rental units represented in 'Gross Rent' intervals wholly below the affordable rental limit were totaled. Occupied rental units not paying rent were not included in the calculation.
 - b. The number of occupied rental units represented in a 'Gross Rent' interval that contains a portion, but not all, of the units below the affordable rental limit were estimated first by calculating the percentage of that interval covered by the affordable rental limit (i.e. the percentage of the interval that falls below the rent limit) and then applying that percentage to the number of occupied rental units reported in that interval. For instance, if the affordable rent limit was \$463 and the number of units reported in the 'Gross Rent - \$300 to \$499' interval was 55, then 45 units would be the estimated number of affordable rental units (\$463 covers 82% of the 'Gross Rent - \$300 to \$499' interval and 45 is 82% of 55). The number of affordable rental units calculated in this step was added to the number of affordable rental units calculated in step 3.a.
4. To calculate the percentage of occupied rental units affordable to households at a given AMI level, the number of affordable rental units at that AMI level and in that census tract were divided by the total number of housing units paying rent in that census tract.

Every census tract in Illinois is included in the following tables and they are organized by county. The census tracts can be identified within the tables by the appropriate Federal Information Processing Standards (FIPS) code or the appropriate county-specific tract number.

A searchable excel version of this document is available for download.

Preliminary Project Assessment (PPA) Market Data and Metrics Chart

Illinois Housing Development Authority
2015

The following details the market data and metrics used when assessing the Market Need for all PPA submittals. The chart is divided by the different PPA review categories and the data and indicators used to examine each category is discussed:

Review Category	Criteria Reviewed	Source of Information	Consideration
Existing Unit Approvals and Performance	Authority-Funded projects in PMA - number of units / number of units serving same population as proposed	Authority active portfolio and Authority Board approvals	General picture of Authority's investment in PMA
	Newly approved Authority - funded units (recently constructed and placed in service or Board approved but not-yet constructed)	Authority active portfolio and Authority Board approvals	Approved projects in the PMA that are not-yet constructed or rented may negatively impact the PPA market (particularly if the projects serve the same populations) as the market may need to stabilize before additional units are approved
	Occupancy levels / wait-list levels at active Authority projects in PMA / underperformance due to reported lack of demand	Internal project monitoring by Authority; Phone calls to property managers	Occupancy levels in PMA below 80% (especially when serving same tenant type as proposed) are considered to be problematic.
Affordable Rental Concentrations	Authority market share (units funded by the Authority in the PMA / total rental units in PMA)	Authority active portfolio and Authority Board approvals; and American Community Survey (ACS) 5-year estimates	An Authority market share over 10% is considered to be high and may negatively impact the PPA review. Low rental concentrations may mitigate negative impact.
	<u>Affordable market share</u> (Unduplicated units funded by the Authority, HUD, HUD Public Housing and USDA-RD in the PMA / total rental units in PMA)	Authority active portfolio and Authority Board approvals; published lists of HUD Multifamily, HUD Public Housing and USDA-RD developments; and ACS 5-year estimates	A market share over 20% is considered to be high and may negatively impact the PPA review. Low rental concentrations may mitigate negative impact.
	<u>Affordable rental concentrations</u> (actual rents, regardless of subsidy in project census tract (or census tract + adjacent census tracts))	<u>Affordable Rental Unit Survey</u> (published on the Website) a catalog of estimated numbers of affordable (to a variety of income levels) units for every census tract in Illinois regardless of rental subsidy – uses ACS 5-Year Estimates	An affordable rental unit concentration for income levels targeted by the proposed that exceed 60% of the total units is considered high and may negatively impact the PPA market review.

Review Category	Criteria Reviewed	Source of Information	Consideration
Social and Economic Viability (Review of demographic indicators for the PMA)	Growth (household and population)	ACS 5-year estimates	Overall negative trending and sharp year-to-year declines may negatively impact PPA market review
	Poverty rate (people in poverty, families in poverty)	ACS 5-year estimates	Poverty Levels exceeding 20% for PMA may negatively impact PPA market review. Similarly, low poverty rates and high local household income levels may indicate opportunity within the PMA
	Local household income compared to Area Median Income and / or Illinois median income	Local median income as a share of area median income from ACS 5-year estimates of median household income and median family income	
	Rent-burden and extreme rent-burden	ACS 5-year estimates	Higher than average levels may indicate need for rent-restricted housing within market
	Employment / unemployment Rate	ACS 5-year estimates; and/or Bureau of Labor Statistics Area Unemployment Statistics Annual and Monthly Estimates	Access to jobs is considered an indicator of opportunity and projects located in PMAs with low unemployment, high labor force participation rates, and high number of local jobs may be considered favorably
	Laborforce participation rate		
	Number of jobs Located in PMA	US Census Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics	
	Jobs to population ratio (number of jobs per 100 people) in PMA	ACS 5-year estimates; US Census Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics	
	Households with Housing Choice Vouchers (HCV)	HUD's 'A Picture of Subsidized Households'	Demonstrates local participation in HCV subsidy program. May indicate a concentration of subsidies in the rental market
	Educational attainment and school performance	ACS 5-year estimates; Local school performance indicators as available and as appropriate	Education levels and school performance are considered indicators of opportunity
	Crime statistics (if available and needed)	Various data sources, Authority Asset Management records	High crime rates may impact ability to achieve and maintain full occupancy



2015 QAP Approved by the IHDA Board of Directors

The IHDA Board of Directors approved revisions to the 2015 Low-Income Housing Tax Credit Qualified Allocation Plan (QAP) at its meeting on November 21, 2014. The updated Plan has been submitted to the Governor for final approval.

IHDA received many useful comments and suggestions during the 30-day public comment period. A summary of those comments and the changes made to the QAP in response to those comments will be available on the QAP documents section of IHDA's Multifamily Developer page.

IHDA Opportunity Areas

The Board-approved QAP includes incentives to develop housing in market areas that present new opportunities to low-income renters. IHDA defines Opportunity Areas as places that have low poverty, high access to jobs and low concentrations of existing affordable rental housing.

The current IHDA Opportunity Areas and the metrics used to determine them are available in a fully searchable mapping widget, posted on IHDA's Opportunity Areas page. A new list of Opportunity Areas will be published every year and we encourage developers to use this tool as they prepare applications for IHDA financing.

2015 9% LIHTC Application Deadlines:

PPA (Round I - 2015)	12/19/2014
PPA (Round II - 2015)	3/27/2015
9% Tax Credit Application (Round I - 2015)	3/27/2015
9% Tax Credit Application (Round II - 2015)	7/24/2015

2015 IHDA Opportunity Areas Geographic Considerations and Determination Metrics

IHDA Opportunity Areas are determined for purposes related to the State of Illinois' Low Income Housing Tax Credit Qualified Allocation Plan. Please visit the IHDA website for more information.

Geographic Considerations

IHDA determines Opportunity Areas at one of two levels of geography:

- 1) **Places within Illinois with populations equal to or greater than 1,000 and less than 50,000 are examined in whole.** As defined by the US Census Bureau, "Place" means incorporated places (cities, towns, villages) or unincorporated areas that meet population density thresholds (Census-Designated Places). Census Designated Places are excluded from Opportunity Area consideration. IHDA intends to incent communities that are generally large enough to support rental housing developments, therefore places with populations under 1,000 are excluded from Opportunity Area consideration.
- 2) **Places with populations above 50,000 are examined by individual Census Tracts.** Places with larger populations may be too large to accurately reflect measurements of opportunity.

Determination Metrics

The five following data-based metrics are the criteria used for the determination of 2015 Opportunity Areas (all five criteria must be met to qualify):

- 1) **Percent of People in Poverty**

Data Source: *US Census Bureau, American Community Survey 2008 – 2012 5-Year Estimates*

The average Percent of People in Poverty for all places in Illinois (Cities, Towns, Villages, and Census Designated Places) in Illinois is 13.3%. The 2015 IHDA Opportunity Areas target places and census tracts with below average poverty levels. Only places and census tracts with a Percentage of People in Poverty that is less than the average for all places in Illinois qualify as an Opportunity Area.

- 2) **Jobs to Population Ratio**

Data Sources: *2011 US Census Bureau, Longitudinal Employer-Household Dynamics Survey and US Census Bureau, American Community Survey 2008 – 2012 5-Year Estimates*

The "Jobs to Population Ratio" demonstrates the number of jobs per 100 people that are located in a place or a census tract. The Jobs to Population Ratio is calculated by dividing the total number of jobs located within a community (2011 US Census Longitudinal Employer-Household Dynamics) by the estimated population of that community (ACS 2012 5-Yr Est.).

The average Jobs to Population Ratio for all places in Illinois (Cities, Towns, Villages, and Census Designated Places) in Illinois is 32%. The 2015 IHDA Opportunity Areas target places and census tracts with above average job access. Only places and census tracts with a Jobs to Population Ratio that is above the average for all places in Illinois qualify as an Opportunity Area.

3) Percent of People Unemployed

Data Source: *US Census Bureau, American Community Survey 2008 – 2012 5-Year Estimates*

The average Percent of People Unemployed for all places (Cities, Towns, Villages, and Census Designated Places) in Illinois is 9.5%. The 2015 IHDA Opportunity Areas target places and census tracts with below average unemployment rates. Only places and census tracts with a Percent of People Unemployed that is less than the average for all places in Illinois qualify as an Opportunity Area.

4) IHDA Market Share

Data Sources: *IHDA Database and US Census Bureau, American Community Survey 2008 – 2012 5-Year Estimates*

The IHDA Market Share is calculated by dividing the total number of rental units financed by IHDA in a community (IHDA Database) by the estimated number of rental units in that community (ACS 2012 5-Yr Est.). If the IHDA Market Share for a place or census tract is above 10%, the place or tract does not qualify as an Opportunity Area. *PLEASE NOTE: IHDA Market Share calculations do not include approved but unconstructed IHDA units. A proposed project located in an Opportunity Area may be denied because of unconstructed IHDA units.*

5) Affordable Market Share

Data Sources: *HUD Picture of Subsidized Households and American Community Survey 2008 – 2012 5-Year Estimates*

The Affordable Market Share is calculated by dividing the total number of rental units financed by IHDA, HUD, and USDA (HUD Picture of Subsidized Households) by the estimated number of rental units for that community (ACS 2012 5-Yr Est.). If the Affordable Market Share for a place or census tract is above 20%, the Place or Tract does not qualify as an Opportunity Area. *PLEASE NOTE: IHDA uses a similar Affordable Market Share metric in its Preliminary Project Assessment review of applications. For the PPA, the Affordable Market Share is determined on a case-by-case basis and therefore units funded by multiple resources can be backed out to avoid double counting. For this determination, such individualization is impossible and the Affordable Market Share utilized in the Opportunity Area determination may include duplication.*

Note

Projects proposed as scattered-site developments that include at least one site located in a qualified IHDA Opportunity Area will be scored pro rata, based on the proportion of total units that will be located in an IHDA Opportunity Area.



2016 Low Income Housing Tax Credit Qualified Allocation Plan Summits - Register Today!

Have you registered for one of the 2016 QAP Summits yet? Space is filling up fast so please register today! The Summits will provide an opportunity for the development community to proactively discuss the QAP before it is issued for public comments.

The dates, times and locations of the Summits are as follows:

June 16, 2015 at 10:30am-12:30pm
Illinois State Library
Gwendolyn Brooks Building
300 S. Second St.
Springfield, IL 62701

June 19, 2015 at 1:00-3:00pm
Illinois Housing Development Authority
401 N. Michigan, Suite 700
Chicago, IL 60611

To register for one of the Summits please complete the following survey:

<https://www.surveymonkey.com/r/2016QAP>

Space for the Summits is limited to two persons per organization. Space will be reserved on a first-come, first-served basis, so please register today!

The survey also contains topics for you to provide input prior to attending one of the Summits. In order to maximize the effectiveness of the Summits, we ask that you identify those topics you wish to discuss. If you cannot attend one of the Summits but would like to provide input, please do so on the survey. Please be as specific as possible with your concepts and comments.

The survey deadline is **May 20, 2015 at 5pm**. Should you have additional questions, please direct them to **multifamilyfin@ihda.org**.