



## 2011 State by State Summary Affordable Housing Preservation Initiatives

(see [http://www.nhtinc.org/state\\_and\\_local\\_preservation\\_resources.php#data](http://www.nhtinc.org/state_and_local_preservation_resources.php#data) for additional details)

State	Preservation Priority for Low Income Housing Tax Credits <i>(reflects all QAPs as of Dec. 1, 2010)</i>	LIHTC Allocations for Preservation (2003 - 2009)				Sustainable Communities  (including green and transit-oriented development)	Additional State Preservation Resources  (including state tax credits, Trust Funds, and other preservation initiatives)
		9% LIHTC		4% LIHTC			
		Props.	Units	Props.	Units		
Alabama	Points available specifically to rehabilitation, but same quantity of points are available specifically to new construction for other features.	49	4,228	18	2,583	<p><i>QAP Incentives:</i> Points for green; rehabilitation projects can earn additional points for specific green improvements. Points for locating near amenities.</p> <p><i>Other Green State Resources:</i> Encourages use of WAP.</p>	In April 2010, Alabama passed legislation to establish an Affordable Housing Trust Fund.
Alaska	Points for rehabilitation.  No points for preservation.  No set aside.	6	396	n/a	n/a	<p><i>QAP Incentives:</i> Points for energy efficiency. No distinction between new construction and rehabilitation. Points for QCT and community revitalization plan.</p> <p><i>Other Green State Resources:</i> A portion of WAP funds set aside for MF projects. Other incentives include loans for green rehab and interest rate reductions on loans used for energy efficiency improvements on existing properties.</p>	<p>\$2.5 million in Neighborhood Assistance Program tax credits offered annually;</p> <p>NSP funds have been used for preservation and rehabilitation projects.</p>
Arizona <sup>3</sup>	Points for acquisition/rehabilitation.  Points for preservation.  No set aside.  Rehabilitation receives points in tie-breaker.	32	1,995	12	2,381	<p><i>QAP Incentives:</i> IECC minimum standards. Points for green, but does not distinguish between new construction and rehabilitation.  Points for community redevelopment areas, QCTs, and DDAs. Points for locating near transit.</p> <p><i>Other Green State Resources:</i> Incentives include sales tax exemptions on solar and wind system purchases, property tax exemptions for renewable energy systems, permit fee credits for green rehab, and income tax deductions on the cost of upgrading wood stove systems.</p>	In addition to State Housing Trust Fund, Arizona has county and city trust funds that provide funding to improve existing properties.
Arkansas	Points for preservation.  Points for rehabilitation.  No set-aside.	67	2,908	7	984	<p><i>QAP Incentives:</i> Points for energy efficiency. Points for QCTs or community revitalization plan. Points for location/proximity to services.</p>	<p>State tax credit program, with 10 year credit period, administered separately from federal credits;</p> <p>The Arkansas Housing Trust Fund was passed in 2009;</p> <p>NSP funds have been used to preserve multifamily affordable housing.</p>

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		Props.	Units	Props.	Units		
California	5% set-aside for "at risk" properties.  Points for "at risk"/preservation.	66	4,861	320	37,542	<p><i>QAP Incentives:</i></p> <p>Points for green. Separate requirements for new construction and rehabilitation.</p> <p>One point for QCT and community revitalization plan.</p> <p>Points for transit oriented projects.</p> <p><i>Other Green State Resources:</i></p> <p>Encourages using WAP on MF projects. Awarded \$3million from SEP to create new Affordable Multifamily Retrofit Initiative, which is expected to reduce energy and water consumption by 25% in 1,300 apartments. Other incentives include tax exemptions, grants,</p>	<p>State tax credit program, with 4 year credit period, administered separately from federal credits;</p> <p>California has several local housing trust funds committed to preservation;</p> <p>"State Notification Law" requires owners to give tenants notice one year pri</p>
Colorado <sup>3</sup>	Points for preservation.  No set aside.	27	1,825	36	4,876	<p><i>QAP Incentives:</i></p> <p>All applicants must meet requirements from Enterprise Green Communities Energy Efficiency standards.</p> <p>One point for QCT and community revitalization plan. Sites evaluated on proximity to services.</p> <p>Points for locating at TOD site.</p> <p><i>Other Green State Resources:</i></p> <p>New statewide program focused on weatherizing large multifamily buildings. Other incentives include income tax credits, property tax exemptions, loans, and rebates.</p>	<p>Boulder County's Community Housing Assistance Program and the City of Longmont's Affordable Housing Fund both provide financing for multifamily preservation initiatives;</p> <p>CHFA's Rental Finance Division provides a variety of financial resources for preserv</p>
Connecticut <sup>3</sup>	Points for preservation.  No set-aside.	34	2,145	5	829	<p><i>QAP Incentives:</i></p> <p>New and substantial rehabilitation projects must meet criteria to ensure energy efficient operation and maintenance. Points for a variety of energy efficient measures, but none distinguish between new construction and rehab.</p> <p>Points for neighborhood revitaliation zone and QCT. Non-numerical preference for several smart growth features.</p> <p>Points for TOD and distance from grocery store and park.</p> <p><i>Other Green State Resources:</i></p> <p>A portion of WAP funds set aside for state public housing projects. Other incentives include tax exemptions, loans, and rebates.</p>	<p>State tax credit program, administered separately from federal credits;</p> <p>The CT Housing Trust Fund for Growth and Opportunity promotes the rehabilitation, preservation, and production of affordable housing through bond offerings.</p>

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		Props.	Units	Props.	Units		
Delaware	\$1,199,250 (45%) preservation pool.  Points for preservation (decrease).	20	1,356	n/a	n/a	<p><i>QAP Incentives:</i> Points for energy efficiency -- likely easier for new construction. Points for QCT and community revitalization plan. One point for access to public transportation.</p> <p><i>Other Green State Resources:</i> Encourages using WAP funds for MF projects. Other incentives include grants.</p>	The Housing Development Fund preserves multifamily units through general appropriations, a document recording surcharge, loan repayments, interest income, and private donations.
District of Columbia <sup>93</sup>	Points for preservation.  No set-aside.	8	825	16	4,062	<p><i>QAP Incentives:</i> Residential projects are required to meet Green Communities Criteria. Points for "evidence of location in a targeted neighborhood."  Points for locating within 1/4 mile of adequate transit.</p> <p><i>Other Green State Resources:</i> Encourages using WAP funds for MF projects. Other incentives include subsidies and rebates.</p>	<p>Funds for preservation in Washington, D.C. are available through the OpenDoor Housing Fund, the D.C. Housing Production Trust Fund, and the site Acquisition Funding Initiative;</p> <p>Low-cost gap financing is available for rehabilitation projects;</p> <p>Two separa</p>
Florida	50% set-aside for preservation (increase).	17	1,608	32	6,010	<p><i>QAP Incentives:</i> All projects must meet green requirements. Additional points for green differentiate between new construction and rehabilitation. SROs must be within 1/2 mile of public transportation. Proximity to bus and/or rail station as tie breaker.</p> <p><i>Other Green State Resources:</i> 25% of WAP funds set aside for MF. Other incentives include tax exemptions and rebates.</p>	<p>The Sadowski Act directs part of the real estat transfer documentation stamp tax to affordable hosuing ventures in the state of Florida;</p> <p>The Predevelopment Loan Program helps plan, finance, and develop affordable housing;</p> <p>Loans are available to affordab</p>
Georgia	1.8 million credits (8.5%) in preservation set-aside (new).	51	3,379	13	2,491	<p><i>QAP Incentives:</i> Minimum energy efficiency standards must be met by all projects. Additional points for green for achieving specific certification. Points under Community Development/Revitalization. One additional point for locating within 1 mile of specific services.  Points for locating within 1/2 mile of a rapid transit system.</p> <p><i>Other Green State Resources:</i> Encourages the use of WAP funds for MF. TVA Green Power Switch Generation Partners Program offers production incentives for renewable energy systems.</p>	<p>State tax credit program;</p> <p>Community HOME Investment Program (CHIP) - up to \$300,000 to local governments looking to develop or preserve affordable housing in their community.</p>

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		Props.	Units	Props.	Units		
Hawaii	Points for preservation.  No set-aside.	5	244	3	244	<p><i>QAP Incentives:</i> Points for green building. Points for QCT and community revitalization plan. Points for locating within 1/2 mile of public transit system.</p> <p><i>Other Green State Resources:</i> Incentives include income tax credits for renewable energy systems, solar water heater rebates, and priority permit processing for green construction projects.</p>	State tax credit program, with 10 year credit period, administered separately from federal credits;  Hawaii's Rental Housing Trust Fund provides "equity gap" low-interest loans or grants to qualified owners and developers.
Idaho	Points for preservation (increase).  No set-aside.	25	668	n/a	n/a	<p><i>QAP Incentives:</i> IECC compliance is required. Points available for meeting specific green standards. Points for QCTs, community revitalization plans, and areas with designated goal of addressing affordable housing.</p> <p><i>Other Green State Resources:</i> Tax deductions, rebates, and loans.</p>	The Idaho Housing Trust Fund was established in 1992 but does not yet have a dedicated source of revenue.
Illinois <sup>1*</sup>	Points for preservation.  No set-aside.	24	2,857	n/a	n/a	<p><i>QAP Incentives:</i> All projects required to meet Green Communities Standards. Points available for other green standards, also from Enterprise Green Communities, or specific certification. Points for projects that develop in contribution to a sustainable community in a number of sections. Points for being part of a TOD strategy.</p> <p><i>Other Green State Resources:</i> Encourages the use of WAP funds for MF; statewide MF weatherization totals \$62.5 million. Other incentives include loans, retrofits, grants, renewable energy credit purchasing program, etc.</p>	State tax credit program, with a one year credit period, administered separately from federal credits;  The Illinois Affordable Housing Trust Fund is used primarily for the rehabilitation of both single-family and multi-family housing;  Launch of Preservat
Indiana	20% preservation set-aside.  Points for preservation (increase).  Points for rehabilitation (increase).  Preservation eligible for basis boost.	58	4,265	10	1,826	<p><i>QAP Incentives:</i> Rehab and new construction are required to supply specific EnergyStar appliances. Points are available for a range of energy efficient features, none of which distinguish between new construction and rehabilitation. Points for community revitalization and 10% set-aside for "community impact." One point for locating within 1/4 mile of public transportation and 0.5 points for locating between 1/2 and 1/4 mile.</p> <p><i>Other Green State Resources:</i> The value added by a renewable energy system is exempt from property tax assessments.</p>	In addition to the Indiana Affordable Housing and Community Development Fund, Indianapolis, Evansville, and Bloomington all have their own Housing Trust Funds.

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		Props.	Units	Props.	Units		
Iowa	10% preservation set-aside.	49	1,811	n/a	n/a	<p><i>QAP Incentives:</i></p> <p>Points for green; some exemptions for rehab from energy standards</p> <p>Points for locating near services and acceptable walkability score.</p> <p>Points for locating new public transportation.</p> <p><i>Other Green State Resources:</i></p> <p>Does not currently encourage use of WAP funds for MF. Incentives include tax exemptions and the Multifamily Great Rewards Energy Efficiency Network (GREEN).</p>	<p>The State Housing Trust Fund provides funding for both the Local Housing Trust Fund Program and the Project-Based Housing Program;</p> <p>Loans are available for acquisition and/or rehabilitation through IFA's Multifamily Loan Program;</p> <p>The Main Street Revitaliz</p>
Kansas <sup>3</sup>	Points for preservation.  Points for rehabilitation.  No set-aside.	47	2,292	7	911	<p><i>QAP Incentives:</i></p> <p>Points for energy efficiency.</p> <p>Points for community revitalization strategy and QCT.</p> <p>Transportation/pedestrian access as a factor in "site usability, accessibility and marketability" category.</p> <p><i>Other Green State Resources:</i></p> <p>25% of WAP funds targeted towards LIHTC, Section 8, and Section 215 rural housing.</p>	<p>The State Housing Trust Fund provides financing for housing programs and related services.</p>
Kentucky	Points for preservation.  Points for rehabilitation (decrease).  No set-aside.	46	1,960	7	926	<p><i>QAP Incentives:</i></p> <p>Points available for the use of Energy Star appliances and green construction. Rehab projects are encouraged to follow KHC's Universal Design Standards when feasible.</p> <p>Non-numerical priority given to projects in QCTs, DDAs, or contributing to community revitalization plan.</p> <p>One point for "close proximity to public transportation."</p> <p><i>Other Green State Resources:</i></p> <p>The TVA Green Power Switch Generation Partners Program offers production incentives for renewable energy systems.</p>	<p>The Affordable Housing Trust Fund provides funds for acquisition, rehabilitation, and/or new construction of very low-income housing units;</p> <p>Very low-interest rate loans are available to repair low-income housing.</p>
Louisiana <sup>0 2</sup>	Point decreases across the board. There is no separate GO Zone and Per Capita QAPs in 2010. The GO Zone program is facing a loss of funding unless Congress extends the program.	36	2,068	34	1,820	<p><i>QAP Incentives:</i></p> <p>Decrease in green points; rehab not required to meet minimum efficiency standards.</p> <p>Points for QCTs, DDAs, and community revitalization plans.</p> <p>One point for projects located within a mile of public transportation.</p> <p><i>Other Green State Resources:</i></p> <p>Incentives include favorable loans for energy efficient installations and rebates for energy efficient improvements.</p>	<p>As of 2009, 30 - 35% of the Louisiana Housing Trust Fund went to preservation projects.</p>

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		Props.	Units	Props.	Units		
Maine <sup>3</sup>	Non-numerical priority for rehabilitation.  Points for rehab.	12	474	14	979	<p><i>QAP Incentives:</i></p> <p>All projects must meet Maine's comprehensive green Building Standards. Rehab projects must conform when the scope of rehab includes measures included in these standards. Non-numerical priority for green design and construction.</p> <p>Points for community revitalization plan.</p> <p>Points for access to public transportation to a town center.</p>	Housing Opportunities for Maine (HOME) Fund was created in 1983.
Maryland	Points for rehabilitation.  No set-aside.	33	2,374	49	7,664	<p><i>QAP Incentives:</i></p> <p>Points for green.</p> <p>Points for community revitalization plan, QCT, DDA, or other similarly designated area.</p> <p>Points for TOD.</p> <p><i>Other Green State Resources:</i></p> <p>A portion of WAP funds set aside for MF. SEP funds used to launch program promoting energy efficiency and affordability in MF rental housing. \$20 million in EECBG.</p>	<p>The Maryland Affordable Housing Trust awards loans and grants up to \$150,000 and leveraged more than \$69 million in 2009;</p> <p>The Housing Initiative Fund in Montgomery County prioritizes the preservation of federally-assisted properties;</p> <p>Preservation projec</p>
Massachusetts	40% preservation set-aside (increase).	49	3,983	40	4,633	<p><i>QAP Incentives:</i></p> <p>Points for a variety of green measures.</p> <p>Points for contributing to a neighborhood revitalization effort. Compliance with sustainable development principles as a threshold requirement.</p> <p>Points for locating within 1/2 mile of mass transit.</p> <p><i>Other Green State Resources:</i></p> <p>As of October 2010, WAP funds used at 6,884 homes in the state, including 201 preservation units. Other incentives include Low Income Multifamily Energy Retrofit Grant Program and TOD Bond Program.</p>	<p>State tax credit program, with 5 year credit period, administered separately from federal credits;</p> <p>The Massachusetts Affordable Housing Trust Fund provides resources to create or preserve affordable housing for households whose incomes are not more than</p>

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		Props.	Units	Props.	Units		
Michigan	30% target for preservation (no explicit set-aside);  Substantial incentives available only to preservation applicants;  Preservation eligible for basis boost.	166	11,200	63	10,085	<p><i>QAP Incentives:</i></p> <p>Points for "New Urbanism/Green Communities" criteria. Projects earning 50% of these points eligible for 30% basis boost.</p> <p>Points for locating in designated areas, as well as revitalization plan.</p> <p>Points for locating within 1/4 mile of amenities, which may include transit.</p> <p><i>Other Green State Resources:</i></p> <p>Portion of WAP funds set aside for MF.</p>	<p>In addition to a statewide Housing and Community Development Fund, Kalamazoo and Ann Arbor have developed their own funds;</p> <p>The Michigan Preservation Information Exchanged offers investors and developers the ability to analyze MI's preservation needs.</p>
Minnesota	Non-numerical priority for preservation (1 out of possible 5 threshold requirement);  Points for preservation	45	2,741	44	2,850	<p><i>QAP Incentives:</i></p> <p>Enterprise Green Communities requirements with MN overlay.</p> <p>Points for community revitalization plans. One point for QCTs. Points for locating in top job or household growth counties.</p> <p>Points for locating in walking distance of public transit stations.</p> <p><i>Other Green State Resources:</i></p> <p>Encourage the use of WAP funds for MF. Other incentives include tax exemptions, loans, and rebates.</p>	<p>The Minnesota Housing Trust Fund provides capital financing for the acquisition, construction and rehabilitation of affordable and/or permanent supportive housing;</p> <p>Targeting New Issue Bond Program for preservation of property in Minneapolis;</p> <p>Housing Tru</p>
Mississippi	Points for preservation. No set-aside.	32	2,361	6	1,055	<p><i>QAP Incentives:</i></p> <p>Minimum green requirements to qualify for credits, but no distinction between new construction and rehab.</p> <p>Points for community revitalization plan in difficult to develop census tract. In tie breaker, project in QCT wins.</p> <p>If location near transit results in high cost of land acquisition, eligible for 30% basis boost.</p> <p><i>Other Green State Resources:</i></p> <p>The TVA Green Power Switch Generation Partners Program offers production incentives for renewable energy systems.</p>	<p>Preservation loan program provides funds to rehabilitate section 515 projects.</p>

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		Props.	Units	Props.	Units		
Missouri	Non-numerical priority for preservation.  No set-aside.  Preservation eligible for basis boost.	51	2,517	85	9,244	<p><i>QAP Incentives:</i> Non-numerical preference for energy efficient proposals. Minimum green standards encouraged.  Points for serving as a catalyst for neighborhood revitalization. Projects that are part of a larger mixed-use economic development are eligible for 30% basis boost.  Projects that are part of a TOD plan eligible for 30% basis boost.</p> <p><i>Other Green State Resources:</i> Encourages using WAP for MF.</p>	<p>State tax credit program, with 10 year credit period, administered separately from federal credits;</p> <p>The Missouri Housing Trust Fund provides grants to organizations providing housing assistance to individuals;</p> <p>The City of St. Louis' Affordable Housing Tr</p>
Montana	Points for preservation.  No set-aside (eliminated, from 20% for preservation).	16	521	5	354	<p><i>QAP Incentives:</i> Points for green, some separate scoring for rehabilitation and new construction.  One point for QCT or community revitalization plan. Two points for distressed or hard to develop area.  Points for transportation.</p> <p><i>Other Green State Resources:</i> Incentives include tax exemptions and loans.</p>	
Nebraska	Points for preservation.  No set-aside.	17	1,200	n/a	n/a	<p><i>QAP Incentives:</i> Points for green standards. 1 point if the project is located in a QCT and 2 points for locating in an Economic Development Certified Community.</p> <p><i>Other Green State Resources:</i> Incentives includes tax exemptions and loans.</p>	The Missouri Affordable Housing Assistance Program encourages donations to non-profit affordable housing developers.
Nevada	Points for acquisition/rehabilitation.  Points for preservation.  No set-aside.	7	228	n/a	n/a	<p><i>QAP Incentives:</i> Minimum green standards for all projects. Points available for additional green features, but do not distinguish between new construction and rehabilitation.  3 points to projects which are located in a qualified census tract and contribute to a Community Revitalization Project.  1 point for being within 1/4 mile of a mass transit route.</p> <p><i>Other Green State Resources:</i> Incentives include a property tax exemption for renewable energy systems and grants for photovoltaic installations.</p>	The Nevada Account for Low-Income Housing Trust Fund funds acquisition, new construction, reconstruction, or moderate to substantial rehabilitation.

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		Props.	Units	Props.	Units		
<b>New Hampshire</b>	<p>Preservation projects are not eligible to apply for 9% credits "except for projects that are to be demolished and/or reconstructed while retaining or extending the project based rent subsidy contracts."</p> <p>New construction favored over preservation in tie-</p>	14	433	9	453	<p><i>QAP Incentives:</i></p> <p>Minimum green requirements and points for additional green features.</p> <p>Points for revitalization area and QCT.</p> <p><i>Other Green State Resources:</i></p> <p>Encourages using WAP funds for MF.</p>	
<b>New Jersey</b>	<p>Preservation property will be the first funded not in the Family, Senior, or Supportive cycle.</p> <p>Points for rehabilitation.</p>	26	1,552	21	2,990	<p><i>QAP Incentives:</i></p> <p>Minimum green standards. Points for additional green standards, but do not distinguish between new construction and rehabilitation.</p> <p>Points for QCT and "ready to grow area."</p> <p>Points for locating within 1/2 mile of public transit stop; points for being in Transit Village.</p> <p><i>Other Green State Resources:</i></p> <p>Encourages use of WAP funds for MF. SEP funding used to create Multifamily Energy Efficiency Improvement Pilot program. Other incentives include interest free financing, tax exemptions, rebates, and grants.</p>	
<b>New Mexico</b>	<p>Points for rehabilitation.</p> <p>Points for conversion plus rehabilitation.</p> <p>No set-aside.</p>	10	619	28	2,990	<p><i>QAP Incentives:</i></p> <p>Points for green features, some of which incorporate Enterprise Green Communities standards.</p> <p>Points for contributing to Community Revitalization Plan.</p> <p>Points for locating within 1/2 mile of public transit.</p> <p><i>Other Green State Resources:</i></p> <p>Encourages using WAP funds for MF.</p>	<p>State tax credit program, with 5 year credit period, administered separately from federal credits;</p> <p>The New Mexico Housing Trust Fund supports acquisition and construction.</p>

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<b>New York^</b>	No incentives from DHCR (eliminated set-aside).  HPD awards points for preservation.  HPD awards points for rehabilitation.	192	4,182	40	6,633	<p><i>QAP Incentives:</i> All projects must meet Enterprise Green Communities Criteria. Points for contributing to revitalization. Points for having access to mass transit.</p> <p><i>Other Green State Resources:</i> \$60 million of WAP funds set aside of MF.</p>	<p>State tax credit program, with 10 year credit period, automatic qualification with federal LIHTCs;</p> <p>Housing Trust Funds committed to preservation in New York include the New York City Housing Trust Fund, the Low-Income Housing Trust Fund Program, the Urba</p>
<b>North Carolina</b>	20% rehabilitation set-aside.	49	3,063	9	957	<p><i>QAP Incentives:</i> Separate system for scoring rehab and preservation projects, which includes a non-numerical list. Some green threshold requirements for rehab projects.  Points for new construction that is part of community revitalization plans and in QCT. Rehab improvements are part of a community revitalization plan.  Points for proximity to public transportation.</p> <p><i>Other Green State Resources:</i> Incentives include tax exemptions.</p>	<p>State tax credit program, automatically qualify with federal LIHTCs;</p> <p>The North Carolina Housing Trust Fund provides loans, grants and interest reduction payments for activities including rehabilitation of sub-standard housing apartments.</p>
<b>North Dakota</b>	Points for preservation.  Points for rehabilitation.  No set-aside (eliminated).	29	1,036	n/a	n/a	<p><i>QAP Incentives:</i> Points for meeting criteria on Green Communities checklist.  The 2011 QAP awards 5 points for projects located in a qualified census tract or city revitalization area and which contribute to a Community Revitalization Plan.</p> <p><i>Other Green State Resources:</i> Incentives include tax exemptions.</p>	<p>Rural Housing Rehabilitation Loan provides low-cost financing for rehab in small communities.</p>

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		9% LIHTC		4% LIHTC			
		Props.	Units	Props.	Units		
Ohio	\$9.5million (40%) preservation pool (increase).	110	7,485	129	17,309	<p><i>QAP Incentives:</i> Separate standards for rehab and new construction. Non-numerical priority for difficult to develop areas contributing to revitalization plans. Non-numerical preference for locating near public transportation.</p> <p><i>Other Green State Resources:</i> Encourages using WAP for MF. Other incentives include loans, grants, and interest rate deduction.</p>	<p>The Ohio Housing Trust Fund supports predevelopment costs, rental assistance, housing counseling, handicapped accessibility modifications, rehabilitation, home repair and new construction;</p> <p>The Ohio Preservation Loan Fund offers bridge financing for pre</p>
Oklahoma <sup>2</sup>	Points for preservation (decrease).  No set-aside.	41	2,259	9	1,036	<p><i>QAP Incentives:</i> Points for green. Points for locating in targeted areas.</p>	As of December 2010, approximately \$2,795,510.01 was available from the Oklahoma Housing Trust Fund for affordable housing production and preservation.
Oregon	25% preservation set-aside.  Preservation eligible for basis boost.	44	2,824	33	1,654	<p><i>QAP Incentives:</i> Points for green building criteria. Non-numerical consideration to proximity to amenities or where growth, preservation, or redevelopment is encouraged.  30% basis boost for projects that are part of TOD.</p> <p><i>Other Green State Resources:</i> Encourages use of WAP for MF. Other incentives include tax exemptions, loans, and grants.</p>	<p>State tax credit program info found at: <a href="http://www.nhtinc.org/state_and_local_preservation_resources.php">www.nhtinc.org/state_and_local_preservation_resources.php</a></p> <p>The Oregon Housing Development Grant Program provides grants and loans for new construction, rehabilitation and/or acquisition of low- and very low-income</p>
Pennsylvania	15% set-aside for preservation.	129	8,424	47	7,992	<p><i>QAP Incentives:</i> Green requirements for all projects distinguish between new construction and rehabilitation, but points available for green features do not.  Points for QCT or contributing to a community revitalization plan.  Projects in the Supportive Housing set-aside must be within 2 blocks of public transit or include transportation in plan of services. "Access to public transportation" is a criteria used to evaluate the community impact of developments.</p> <p><i>Other Green State Resources:</i> Preservation through Smart Rehab program provides financing for capital improvements resulting in reduced energy consumption.</p>	<p>In November 2010, the Pennsylvania Housing Affordability and Rehabilitation Enhancement Act (the state housing trust fund), was signed into law;</p> <p>Through PennHOMES, soft loans are available to developments that restrict half their units to households with</p>

State	Preservation Priority for Low Income Housing Tax Credits <i>(reflects all QAPs as of Dec. 1, 2010)</i>	LIHTC Allocations for Preservation (2003 - 2009)				Sustainable Communities  (including green and transit-oriented development)	Additional State Preservation Resources  (including state tax credits, Trust Funds, and other preservation initiatives)
		9% LIHTC		4% LIHTC			
		Props.	Units	Props.	Units		
Rhode Island	Non-numerical priority given to rehabilitation.	7	453	47	4,227	<p><i>QAP Incentives:</i></p> <p>Non-numerical preference for green.</p> <p>Non-numerical priority for principles of KeepSpace Communities.</p> <p>Non-numerical priority for accessibility of transit.</p> <p><i>Other Green State Resources:</i></p> <p>Encourages use of WAP for MF. Other incentives include tax exemptions.</p>	<p>Though Rhode Island has a Housing and Conservation Trust, it has yet to secure funding;</p> <p>Bonds from the Treasury backed HFA program are being used for affordable housing preservation:</p> <p>The purchase or refinancing of existing Section 8 apartments in exchange</p>
South Carolina	\$1,200,000 (12%) preservation set aside.	37	2,416	58	4,389	<p><i>QAP Incentives:</i></p> <p>Separate design criteria for new construction and preservation. Points for Energy Star.</p> <p>In the event of a tie, the sixth tie-breaker will award credits to a development that is part of a concerted Community Revitalization and Development Plan.</p> <p><i>Other Green State Resources:</i></p> <p>WAP funds currently only being used for SF. Incentives include income tax credits.</p>	
South Dakota	Properties involving existing development receive 75 points while new construction properties receive up to 10 points.  No set-aside (eliminated).	19	872	1	99	<p><i>QAP Incentives:</i></p> <p>Points for green. Mandatory green features apply only to new construction, though rehab projects are encouraged to meet them.</p> <p>Projects within Qualified Census Tracts which contribute to a Concerted Community Revitalization Plan will receive 30 points. Rehabilitation projects that contribute to a Concerted Community Revitalization Plan will receive 10 points.</p> <p><i>Other Green State Resources:</i></p> <p>The value added by a renewable energy system is exempt from property tax assessments.</p>	RHS 515 PRFL funds the preservation and rehabilitation of RHS Section 515 multifamily housing.
Tennessee	Points for rehabilitation.  No set-aside (rehab set-aside eliminated).	27	2,912	66	10,186	<p><i>QAP Incentives:</i></p> <p>Points for Energy Star appliances.</p> <p>Points for QCTs, community revitalization plan, or areas where affordable housing is needed, but no more than 50% of credits will be allocated to developments completely within QCTs.</p> <p><i>Other Green State Resources:</i></p> <p>The TVA Green Power Switch Generation Partners Program offers production incentives for renewable energy systems.</p>	Multi-family housing units can be financed through Multi-family Tax-Exempt Bond Authority.

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		9% LIHTC		4% LIHTC			
		Props.	Units	Props.	Units		
Texas	15% set-aside for "at risk" developments.  Points for rehabilitation.  Rehabilitation wins in tie-breaker over new construction.	183	17,845	49	8,863	<p><i>QAP Incentives:</i></p> <p>30% basis boost for projects receiving Renewable Energy Tax Credits.</p> <p>Points for using existing housing, QCT, and community revitalization plan.</p> <p>Points for being within 1/4 mile of public transportation. 30% basis boost for TOD projects.</p> <p><i>Other Green State Resources:</i></p> <p>Encourages use of WAP for MF. Other incentives include rebates and tax exemptions.</p>	<p>Texas' Housing Trust Fund received \$27.5 million in 2010 and 2011 combined. Of this, over \$300,000 was used for multifamily;</p> <p>Multifamily Housing Preservation Initiatives Demonstration Program finances acquisition, rehab or new construction which replaces</p>
Utah	Points for preservation and rehabilitation.  Non-numerical preference for preservation and rehabilitation.	44	2,301	4	605	<p><i>QAP Incentives:</i></p> <p>Minimum green requirements. Substantial points specifically for preservation projects rehabed according to Energy Star enhancements.</p> <p>Points for existing housing, QCTs, community revitalization plan, and other hard to develop areas.</p> <p>Points and 30% basis boost for projects within certain distance of transit.</p> <p><i>Other Green State Resources:</i></p> <p>Income tax credit for the installation of renewable energy systems.</p>	<p>State tax credit program, with 10 year credit period, administered separately from federal credits;</p> <p>The Olene Walker Housing Loan Fund (OWHLF) is a revolving loan fund overseen by Utah Housing and Community Development;</p> <p>The Salt Lake City Housing Trust</p>
Vermont	Non-numerical preference for preservation and rehabilitation.	26	599	26	570	<p><i>QAP Incentives:</i></p> <p>Non-numerical preference for green, including LEED and Green Communities standards.</p> <p>Project location is a non-numerical priority.</p> <p>Locating within walking distance is a non-numerical priority.</p> <p><i>Other Green State Resources:</i></p> <p>Trying to secure \$12-15 million in WAP funds for MF. SEP funds aimed at improving efficiency of affordable multifamily properties with high energy costs.</p>	<p>State tax credit program with 5 year credit period, administered separately from federal credits;</p> <p>The Vermont Housing and Conservation Trust Fund provides loans and grants for acquisition, rehab and construction of affordable housing, including rental ho</p>

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		9% LIHTC		4% LIHTC			
		Props.	Units	Props.	Units		
Virginia	Points for preservation.  No preservation pool (eliminated).	150	10,716	43	6,844	<p><i>QAP Incentives:</i></p> <p>Points for green, including LEED certification.</p> <p>Points for revitalization area and QCT.</p> <p>Points for locating within 1/2 mile of rail station or 1/4 mile of bus stop.</p> <p><i>Other Green State Resources:</i></p> <p>Encourages use of WAP for MF. Other incentives include a property tax exemption for renewable energy systems (local option) and a renewable energy production incentive through the TVA Green Power Switch Generation Partners Program.</p>	<p>State tax credit program with 5 year credit period, administered separately from federal credits;</p> <p>Virginia has housing trust funds in Fairfax County, Arlington County, and Alexandria.</p>
Washington	Points for preservation and rehabilitation;  Non-numerical priority for preservation and rehabilitation.	52	2,271	43	4,921	<p><i>QAP Incentives:</i></p> <p>All projects must meet Evergreen Sustainable Development Standards, which are closely adapted from Enterprise Green Communities Criteria.</p> <p>Projects in DDAs, QCTs, and target areas are considered second and third for bond cap.</p> <p>Points for locating within close proximity to transit.</p> <p><i>Other Green State Resources:</i></p> <p>Revised weatherization policies to include non-profit owned and HUD-funded MF projects. Other incentives include tax exemptions and grants (Seattle Built Green Grants).</p>	<p>The Washington State Housing Trust Fund provides funds to, among other things, support the construction, acquisition or rehabilitation of 4,500+ units every two years. Programs have also been established in King County and Seattle;</p> <p>Impact Capital provide</p>
West Virginia <sup>3</sup>	15% set-aside for rural preservation.  25% set-aside for "HUD preservation or new construction."  Points for rehabilitation as part of a community revitalization plan.	29	2,235	3	605	<p><i>QAP Incentives:</i></p> <p>Slight increase in points.</p> <p>Points for QCT, community revitalization plan, and DDA.</p> <p><i>Other Green State Resources:</i></p> <p>Encourages use of WAP for MF.</p>	

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		9% LIHTC		4% LIHTC			
		Props.	Units	Props.	Units		
Wisconsin	30% set-aside for preservation (decrease).  Points for acquisition/rehab.	91	5,794	17	1,977	<p><i>QAP Incentives:</i></p> <p>Points for energy efficiency and sustainability.</p> <p>Points for QCT and community revitalization plan.</p> <p><i>Other Green State Resources:</i></p> <p>Seeks to weatherize 3,000 units in large MF buildings. Other incentives include tax exemptions, grants, and rebates.</p>	<p>The Milwaukee Housing Trust Fund provides grants and loans for the construction, rehabilitation, and accessibility modification of affordable housing for low- to moderate-income households;</p> <p>Preservation Plus Financing finances acquisition and substantial</p>
Wyoming	Points for existing housing that is part of a community revitalization plan (decrease).	6	355	1	48	<p><i>QAP Incentives:</i></p> <p>IECC requirements. Points for green, including LEED certification.</p> <p>Points for QCT, community revitalization plan, and use of existing housing.</p> <p>Points for locating 1.5 miles from public transit.</p>	

n/a: allocation data is not available

<sup>0</sup>: allocations for the 9% LIHTCs for this state reflect the years 2003 - 2006.

<sup>1</sup>: allocations for the 9% LIHTCs for this state reflect the years 2003 - 2007.

<sup>2</sup>: allocations for the 4% LIHTCs for this state reflect the years 2003 - 2006.

<sup>3</sup>: allocations for the 4% LIHTCs for this state reflect the years 2003 - 2007.

\*: only includes credits allocated by the Illinois Housing Development Authority and not those suballocated to the City of Chicago.

^: allocations for 9% credits include DHCR and NYC HPD; allocations for 4% credits include NY HFA and NYC HPD.

~PLEASE NOTE: Some of the information on housing trust funds included in this report was generously provided by the Housing Trust Fund Project of the Center for Community Change.