



# Wyoming

## Low Income Housing Preservation in 2010

### Low Income Housing Tax Credits (9% Tax Credits)

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In Wyoming's 2011 QAP, rehabilitation properties must have a minimum expenditure of \$15,000 of actual rehabilitation hard costs per apartment in Life, Safety, Health, or Code Requirements which includes required major systems repairs or replacements of electrical, heating, roofing, foundation/structural, major energy upgrades. No more than 30% of rehabilitation costs can go for required General Property Improvements, (non-Life, Safety, Health, or Code Requirements).

A property will receive up to 10 points if the current property involves use of existing housing as part of a community revitalization plan. Under the tie-breaker criteria, rehabilitation properties can receive up to 40 points for amenities and/or cost-effective upgrades.

Wyoming awards up to 35 points for extending up to 20 years beyond the initial 30 year affordability period. The basis boost is directed toward difficult to develop areas.

#### **Allocations (2003-2009)**

*Properties Preserved:* 6

*Apartments Preserved:* 355

*Additional Info:* In 2009, Wyoming allocated 15% of its 9% tax credits to preservation projects.

### Private Activity Bonds with 4% Tax Credits

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#### **Allocations (2003-2009)**

*Properties Preserved:* 1

*Apartments Preserved:* 48

*Additional Info:* Since 2003, 4% tax credits have only been used to preserve one property in Wyoming, in 2008. That year, 100% of Wyoming's 4% credits went to preservation.

### Green Multifamily Preservation Initiatives

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#### **Green Incentives in State Tax Credit Allocation Plan**

Wyoming's 2011 QAP provides up to 10 points for projects that implement energy efficient measures that go above and beyond code requirements and normal construction practices. Projects may earn up to 62 points for LEED certification. All projects must meet a variety of building codes including the International Energy Conservation Code.

#### **Other Green Incentives Relevant to Preservation**

Incentives include a sales tax exemption on renewable energy systems and grants for PV installations.

*For additional information on green initiatives, visit [www.aceee.org](http://www.aceee.org) for more on policies related to energy efficiency or [www.dsireusa.org](http://www.dsireusa.org) for programs that may be available to developers to incentivize renewable energy or energy efficiency.*

### Sustainable Communities & Transit-Oriented Development Incentives

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Wyoming's 2011 QAP awards 5 points for projects that contribute to a community revitalization plan in a Qualified Census Tract, and 10 additional points if the project involves use of existing housing as part of a community revitalization plan.

Projects located within 1.5 miles of public transit will receive 3 points.