

Idaho Housing and Finance Association

2023 Combined Annual LIHTC Application Information

Areas of Opportunity (Section 6.4.10)

Developments must be located in a census tract with a poverty rate that is equal to or less than the State of Idaho's overall average to receive points in this category:2

FFIEC Online Census Data System- for poverty rates by census tracts:

<https://www.ffiec.gov/census/default.aspx>

Year: Select the most current year

State: 16 Idaho (ID)

Click "Retrieve by County"

Select County that the development will be located in

Click "Get Census Demographic"

Under Data Report Links - Click "Income"

Information is listed by census tract number

% Below Poverty Line - must be equal or less than the State of Idaho Average Poverty Rate to qualify for points

The State of Idaho's current Average Poverty Rate per Census.gov is: 11.0%

Cities without an Allocation of Competitive Tax Credits in the Past 5 Years (Section 6.4.13)

Developments located in a city which has not received an allocation of competitive tax credit the past five (5) calendar years (2018- 2022).3

For 2023, cities that have received an Allocation of competitive tax credits include:

2018	2019	2020	2021	2022
Boise	Boise	Caldwell	Kuna	Boise
Caldwell	Burley	Driggs	Mountain Home	Caldwell
Hayden	Hailey	Homedale	Pocatello	Eagle
Nampa	Idaho Falls	Jerome	Twin Falls	Idaho Falls
New Meadows	Moscow	Ketchum		Meridian
	Rupert	Meridian		Twin Falls
	Sandpoint	Moscow		
	Twin Falls			

Cost Containment (Section 6.4.14)

New Construction or Adaptive Reuse Developments will receive the following points based on the average per residential square foot costs from applications submitted in the most recent three competitive rounds (Calendar Years 2020-2022) adjusted upward by 7.5% for inflation, with the single highest and single lowest cost developments in each round excluded in the calculations. Points from the three cost categories shall be combined to receive an aggregate score. Max 8

% of Adjusted Average	Land Cost	Hard Construction Costs	All Remaining Development Costs
80%	20 Points	20 Points	40 Points
80.1% to 90.0%	15 Points	15 Points	30 Points
90.1% to 100.0%	10 Point	10 Point	20 Points
100.1% to 125.0%	05 Point	05 Point	10 Point
125.1%	00 Point	00 Point	00 Point

2020-2022 Round Applications (with highest & lowest cost developments excluded)	Land Cost	Hard Construction Costs	All Remaining Development Costs
Average Cost Per Residential Sq Ft (adjusted upward 7.5% for inflation)	\$1533	\$20333	\$9988

Acquisition/Rehabilitation or Rehabilitation-only developments are not included in the Average Cost Per Residential Square Foot calculations.

Residential Square Footage is the sum of the interior square footage of each individual unit contained in a development (including employee units). Interior square footage of each unit should be of similar size to comparable units in the primary market. Exaggerated sizing of units to lower per costs is discouraged.

Square footage from commercial or common areas, such as hallways, storage, or community rooms is excluded in this calculation. Cost per Residential Square Foot is determined on an individual development basis before results are averaged.

Land and Hard Construction Costs will be scored separately, with all remaining development costs included in a combined category. Scoring of costs will be based on the calculation as included on the application proforma.

