



Date: January 9, 2012

To: 2012 LIHTC Applicants

From: Multifamily Housing Group

Re: 2012 LIHTC Program – Scoring Category 12, Financial Participation & the Applicable Federal Rate

This memo provides guidance for applicants in the 2012 LIHTC Program.

Applicants, please be aware that the Long Term annual AFR has fallen substantially during the past 12 months. The January 2012 Long Term annual AFR is 2.63%.

Item (C) in scoring category 12 of the LIHTC application indicates: "only loans which provide permanent financing for a minimum term of ten (10) years will be considered for points in this category. The loan must be at a rate equal to, or less than, the Long Term Applicable Federal Rate (compounded annually). Origination fees may not exceed 2.5%."

LIHTC applicants requesting points in category 12 should include supporting documentation indicating that the loan rate is indeed below the AFR at the time of application.

Questions may be directed to your WHEDA Senior Underwriter, or Bill Boerigter - Manager, MF Lending and Credit.