



Date: January 10, 2014
To: LIHTC Development Community
From: Multifamily Group
Re: Tax Credit Percentage Rate and
Equity Pricing
2014 LIHTC Applications

When submitting 2014 LIHTC applications to WHEDA, LIHTC applicants must use the floating Tax Credit Percentage Rates most recently published. For example, for the upcoming Competitive Credit application round, applicants should use the January 2014 rates: 3.26% and 7.60%, as applicable.

Please note that LOLA (WHEDA's LIHTC Online Application) is designed to default to a 9% Credit Percentage Rate. Applicants must insert the applicable floating rate into this field. Do not use 9%.

Applicants may recall the fixed 9% LIHTC rate approved by Congress last year expired at the end of 2013. Therefore, you must return to the floating monthly rates published by the Treasury Department. Per IRS guidelines, applicants may lock this rate either later in the allocation year, or in the month the buildings place in service.

Also, for 2014 equity pricing assumptions, applicants should use any value between 84 cents and 92 cents.

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

Thank you for supporting Wisconsin affordable housing.

-WHEDA Multifamily Group