



Date: August 19, 2013

To: LIHTC Development Community

From: Wyman Winston, Executive Director

Re: Modification #3 to 2013-14 Qualified Allocation Plan and
2014 Application Scoring Revisions

WHEDA modifies its LIHTC Qualified Allocation Plan from time to time.

The attached "Modification #3" describes WHEDA's 2014 "HFA basis boost policy".

Section 9.A. of the 2013-2014 Qualified Allocation Plan refers to an annual publication of WHEDA's HFA basis boost policy. For 2014, Competitive Credit applicants may select a QCT or HFA basis boost of up to 30% of eligible basis for new construction or rehabilitation costs in order to make their project financially feasible. The currently-fixed 9% LIHTC rate was extended by Congress last year for all allocations made before January 1, 2014. At this time, WHEDA does not anticipate that the 9% rate will be extended again prior to the 2014 cycle. Therefore, we will return to the monthly rates published by the Treasury Department. Allowing up to a 30% basis boost may help offset some of the loss of credit resulting from the lower floating rate.

In addition, WHEDA has made the following revisions to the 2014 LIHTC Application Scoring language/methodology:

1. Category 2 Energy Efficiency and Sustainability:

- i. Walkscore calculations for scattered site proposals: WHEDA will use the average of all sites, rather than the average of the two lowest scores. In addition, WHEDA will use the applicant-submitted Walkscore print-out, unless it was done incorrectly.
- ii. Public Transportation: The following language is added:
Projects on Tribal lands with "on call" transportation programs shall be eligible for these points

2. Category 5, Serves Large Families: The following language is added:

Preservation Set Aside applications are limited to a maximum of 2 points in this category.

3. Category 7, Supportive Housing: Maximum points increased from 25 to 35. The following language is added:

10 Point Bonus

 Check here if the supportive services are designed to address the needs of Veterans. Requirements:

- 1. The applicant must document in their Service Plan a plan to deliver Veteran-specific services and resources, and provide a Veteran-specific outreach plan.*
- 2. The applicant must include evidence that the Service Provider listed has a minimum of two year's experience providing Veteran-specific services.*

4. Category 9, Rehab/Neighborhood Stabilization: Points increased from 30 to 40

The above scoring changes will be reflected in WHEDA's 2014 LIHTC Online Application available approximately December 1, 2013. A complete 2014 Scoring Exhibit will also be available for review on WHEDA.com.

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

Thank you for supporting Wisconsin affordable housing.

Wyman Winston
Executive Director

WHEDA
Modification #3 to the 2013-14 LIHTC Qualified Allocation Plan (“QAP”)
HFA Basis Boost Policy

Modification #3: The following language is added to the end of QAP Section 9. A. Credit Calculation.

2014 HFA Basis Boost Policy.

All 2014 Competitive Credit applicants may select a QCT or HFA basis boost of up to 30% of eligible basis for new construction or rehabilitation costs in order to make their project financially feasible. The on-line LIHTC application (LOLA) will allow applicants to select a specific boost amount for their project. The boost policy will apply equally to QCT and non-QCT tract locations.