



WHEDA 2015-16 Approved QAP and Scoring Changes

Overview- Governor Scott Walker approved the 2015-16 Qualified Allocation Plan (QAP) on June 30, 2014. Below are a list of the QAP and scoring changes. The approved 2015-16 QAP is currently posted on WHEDA.com. All other materials: application, exhibits, appendices, etc. which fully describe these changes and the overall requirements for the LIHTC process will be available on-line approximately December 1, 2014.

- **Scoring Category 2-** "Walkscore" points: Reduced from 15 to 10. Preservation set-aside projects will not be eligible for these points.
- **Scoring Category 5-** Reduced the maximum points awarded for the creation of three-bedroom units from 18 to 8. First floor units with separate entrances will be required for new construction.
- **Scoring Category 6-** Revised bonus criteria from six units minimum to 10% of the total development units.
- **Scoring Category 7-** Revised wording for integrated Supportive Housing points: Require a vacant unit "referral" by the WI DHS in order to help local agencies house qualifying individuals, and require Universal Design elements in applicable units. Supportive Housing set-aside will not be eligible for these points.
- **Scoring Category 9-** Reduced points from 40 to 30 points. Revised criteria for Neighborhood Stabilization points to allow 50% new construction, rather than only 25%. Reduced property clustering from a one-mile radius to a half mile radius.
- **Scoring Category 11-** Eliminated rent subsidy as scoring element in Financial Participation. Preservation set-aside projects can only score points for new unaffiliated financing.
- **Scoring Category 17-** Eliminated Debt Coverage category (6 points) if initial DCR is minimum 1.20
- **Scoring Category 18-** Reduced both Employment Center and High Needs Areas categories from 15 to 10 points: Added one-half mile buffer to listed census tract, Preservation set-aside projects are not eligible for these points. Created an alternative for the High Needs Area points - 10 point scoring element: if a city has awarded a competitive RFP.
- **QAP-** Rural Set Aside: Increased population guideline from 10,000 to 20,000, and allow up to 40 units (previously 24 units)
- **QAP-** Supportive Housing set-aside: 1) Specifically defined that these resources are for projects addressing homelessness. 2) Will require a certification showing the applicable WI Continuum of Care lead contact will act as referral specialist. 3) Will not apply certain scoring elements to these projects (e.g. mixed incomes, eventual ownership, Serves Large Families, Rehab/ Neighborhood Stabilization).
- **QAP-** Reduced Minimum Point Threshold from 140 to 130 points



- **Scoring Category 16-** Adjusted the credit per unit point scale. The scale will be weighted, as it was previously, by unit size. Please refer to the 2014 self-scoring exhibit for the weighted credit-per-unit values.

<i>Acquisition Rehab</i>	
Credit per Unit	Points
\$6,000 or less	30
\$6,001 to \$6,575	25
\$6,576 to \$7,150	20
\$7,151 to \$7,650	15
\$7,651-\$8,150	10
More than \$8,150	0

<i>New Construction and Adaptive Reuse</i>	
Credit per Unit	Points
\$11,000 or less	40
\$11,001 to \$11,500	34
\$11,501 to \$12,000	30
\$12,001 to \$12,500	26
\$12,501 to \$13,000	22
\$13,001 to \$13,500	18
\$13,501 to \$14,000	14
\$14,001 to \$14,500	10
More than \$14,500	0

Questions may be directed to your WHEDA Commercial Loan Officer:

Susan Falch	608-267-4515	susan.falch@wheda.com
Gary Levandoski	608-266-2781	gary.levandoski@wheda.com
Michelle Pobjoy	608-267-2814	michelle.pobjoy@wheda.com
Fausto Rivera	608-266-0584	fausto.rivera@wheda.com
David Sheperd	608-264-6841	david.sheperd@wheda.com