



2016 Low Income Housing Tax Credit Results

May 2016

2016 Credit Set-Asides

Set-Aside	% of Total	Available Credit
General	43%	\$6,281,326
Preservation	20%	\$2,921,547
Nonprofit	10%	\$1,460,774
Rural	10%	\$1,460,774
Supportive	10%	\$1,460,774
HIPR	7%	\$1,022,541
Total	100%	\$14,607,736



2016 Sources of Available Credit

- Approximately \$14.6 million of competitive credit was available in the 2016 LIHTC cycle
 - Through the competitive scoring process, WHEDA incents developers to maximize financial participation and credit usage points. This creates a condition where developments request less LIHTC than they would be entitled to by the eligible basis calculation. The amount of LIHTC leverage created through this mechanism was an additional \$3,283,034 or 23%.
- Sources:

• Annual Per-Capita Allocation	\$13,562,641
• Unused 2015 Credits	\$345,629
• Returned Credits	\$699,466



2016 LIHTC Applications

- 39 applications were submitted for developments in 22 Wisconsin communities, including:
 - Milwaukee (12)
 - Madison (5)
 - Fond du Lac (2)
 - Superior (2)



2016 LIHTC Awards

- On May 2, LIHTC awards were made to properties in 15 Wisconsin communities, including Milwaukee (9), Madison (5), and Fond du Lac (2)
- The 28 LIHTC awards will assist in the development or rehabilitation of 1,307 residential units – including 1,166 affordable units
- The 28 projects represent more than \$250 million of construction, rehabilitation and related soft costs



2016 Applications & Awards

Set-Aside	Credit Available	Appl.	Credit Requested	Awards	Credit Awarded
General	\$6,281,326	18	\$9,145,778	14	\$6,735,664
Preservation	\$2,921,547	11	\$5,698,071	4	\$2,988,463
Nonprofit**	\$1,460,774	3	\$1,679,852	2.65**	\$1,460,774**
Rural	\$1,460,774	5	\$1,777,612	4	\$1,340,129
Supportive	\$1,460,774	2	\$1,231,058	2	\$1,231,058
HIPR*	\$1,022,541	2*	\$1,130,017*	1*	\$515,502*
Total	\$14,607,736	39*	\$19,532,371	27.65	\$14,271,590

*Note: Both HIPR Applications were submitted in the General Set-Aside and the HIPR Set-Aside concurrently.

**Note: The third project in the Non-Profit Set-Aside received a partial award of credit at approximately 65% of total credit request.



Average 2016 LIHTC Requests & Awards

Set-Aside	Average Credit Request		Average Credit Award	
	Total	Per- LI Unit	Total	Per- LI Unit
General*	\$508,099	\$12,494	\$483,411	\$12,249
Preservation	\$518,006	\$8,973	\$747,116	\$12,198
Nonprofit**	\$559,951	\$13,657	\$486,924**	\$13,532**
Rural	\$355,522	\$14,108	\$335,032	\$13,269
Supportive	\$615,529	\$11,724	\$615,529	\$11,724
Total	\$500,830	\$11,349	\$509,700	\$12,400

*Note: Both HIPR Applications were submitted in the General Set-Aside and the HIPR Set-Aside concurrently.

**Note: The third project in the Non-Profit Set-Aside received a partial award of credit at approximately 65% of total credit request.



Household Type - 2016

Household Type	Average Credit Request			Average Credit Award		
	Appl	Total	Per-LI Unit	Awards	Total	Per-LI Unit
Family	30	\$520,443	\$12,227	22.65*	\$527,200*	\$12,605*
Elderly	7	\$384,003	\$7,929	3	\$304,981	\$10,892
Supportive	2	\$615,529	\$11,724	2	\$615,529	\$11,724
Total	39	\$500,830	\$11,349	27.65*	\$509,700	\$12,400

**Note: The third project in the Non-Profit Set-Aside was a Family Household type that received a partial award of credit at approximately 65% of total credit request.



Construction Type - 2016

Construction Type	Average Credit Request			Average Credit Award		
	Appl	Total	Per-LI Unit	Awards	Total	Per-LI Unit
New Construction	20	\$500,888	\$13,357	15.65*	\$469,848*	\$12,918*
Adaptive Reuse	11	\$504,151	\$11,651	10	\$505,402	\$11,645
Acquisition & Rehab	8	\$496,119	\$8,018	2	\$850,000	\$12,593
Total	39	\$500,830	\$11,349	27.65*	\$509,700*	\$12,400*

*Note: The third project in the Non-Profit Set-Aside received a partial award of credit at approximately 65% of total credit request.



Average Project Size (# units)

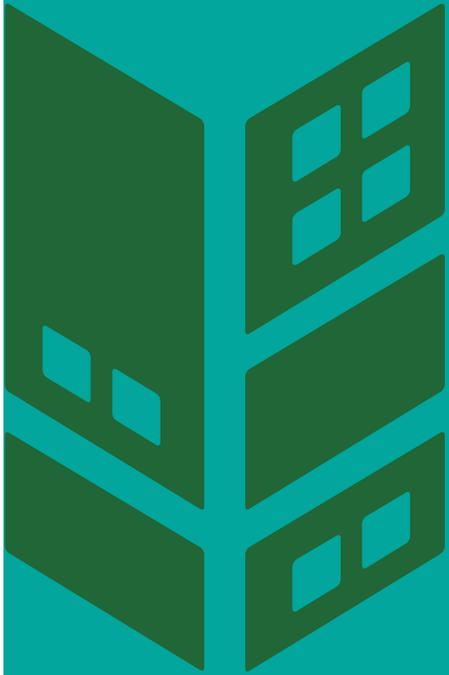
Set-Aside	All Applications	LIHTC Awards
General	47	45
Preservation	61	64
Nonprofit	49	43
Rural	29	30
Supportive	53	53
Total	49	46



Average, Per-Low Income Unit Development Budgets

	All Applications	LIHTC Awards
Overall	\$197,198	\$215,088
Acquisition & Rehab	\$129,375	\$136,346
Adaptive Reuse	\$237,718	\$235,989
New Construction	\$216,245	\$217,766





2016 LIHTC Scoring Results

Scoring Summary

- Scoring Categories: 17
- Maximum Score: 409
- Minimum Eligible Score: 130

- Average Scores
 - All Applications: 275
 - Applications Receiving Awards: 301
 - Applications Not Receiving Awards: 210



Differences: Those that Did, or Didn't Receive an Award

- The average application receiving an LIHTC award scored 91 more points than the average application that didn't receive an award.
 - Note: The 91 point difference is skewed by the number of non-awardees from the preservation set-aside was 7 of the total non-awardees of 11. The preservation set-aside projects typically score about 40% lower than the other set-aside projects.
- Categories in which awarded applications scored noticeably more points:
 - Serves Lowest-Income Residents (+39.1 points)
 - Financial Participation (+12.6 points)
 - Credit Usage (+11.5 points)
 - Employment Centers & High Need Areas (8.8 points)



Differences: Those that Did, or Didn't Receive an Award (Continued)

- WHEDA restricts certain projects from being able to score in certain point categories for the following:
 - Applying in the Preservation Set-Aside
 - Applying in the Supportive Housing Set-Aside
 - Maintaining federal operating subsidies
 - Scoring points in other point categories
- Other times applicants opt to not claim points in certain categories independently. These circumstances can skew the scoring category point averages. When these circumstances are removed from the analysis these are the categories in which awarded applications scored noticeably more points than non-awarded applications:
 - Credit Usage (+10.6 points)
 - Financial Participation (+9.5 points)



2016 Scoring Cut-Offs

- General 317
- Preservation 181
- Nonprofit 317
- Rural 285
- Supportive 259



Category 1

Lower Income Areas

- Points Available: 0 or 5
- Applications Receiving Points: 17 (46%)
- Average Score
 - All Applications(39): 2.2
 - Applications-Receiving points (17): 5.0
 - Applications Receiving Awards (28): 2.3
 - Applications Receiving Awards-Receiving points (13): 5.0
 - Applications Not Receiving Awards (11): 1.5
 - Applications Not Receiving Awards-Receiving points (4): 5.0



Category 2

Energy Efficiency & Sustainability

- Points Available: Up to 43
- Applications Receiving Points: All

- Average Score
 - All Applications(39): 36.1
 - Applications Receiving Awards(28): 37.4
 - Applications Not Receiving Awards(11): 32.4



Category 3

Community Notification & Support

- Points Available: Up to 8
- Applications Receiving Points: All

- Average Score
 - All Applications(39): 7.5
 - Applications Receiving Awards(28): 7.6
 - Applications Not Receiving Awards(11): 7.3



Category 4 Mixed-Income Incentive

- Points Available: Up to 15
- Applications Receiving Points: 28 (72%)
- Average Score
 - All Applications(39): 9.2
 - Applications-Receiving points (28): 12.8
 - Applications Receiving Awards (28): 10.8
 - Applications Receiving Awards-Receiving points (23): 13.1
 - Applications Not Receiving Awards (11): 5.2
 - Applications Not Receiving Awards-Receiving points (5): 11.4
- Supportive Housing Set-Aside applications were not allowed to score points in this category



Category 5

Serves Large Families

- Points Available: Up to 8
- Applications Receiving Points: 25 (64%)
- Average Score
 - All Applications(39): 4.9
 - Applications-Receiving points (25): 7.7
 - Applications Receiving Awards (28): 5.4
 - Applications Receiving Awards-Receiving points (20): 7.6
 - Applications Not Receiving Awards (11): 3.6
 - Applications Not Receiving Awards-Receiving points (5): 8.0
- Supportive Housing Set-Aside applications, and elderly developments, were not allowed to score points in this category



Category 6

Serves Lowest-Income Residents

- Points Available: Up to 80
- Applications Receiving Points: 28 (72%)
- Average Score
 - All Applications(39): 57.1
 - Applications-Receiving Points (28): 79.6
 - Applications Receiving Awards (28): 68.1
 - Applications Receiving Awards-Receiving Points (24): 79.5
 - Applications Not Receiving Awards (11): 29.1
 - Applications Not Receiving Awards-Receiving points (4): 80.0
- Preservation Set-Aside applications were not allowed to score points in this category



Category 7

Integrated Supportive Housing

- Points Available: 0, 15 or 20
- Applications Receiving Points: 36 (92%)
- Average Score
 - All Applications(39): 17.7
 - Applications-Receiving Points(36): 19.2
 - Applications Receiving Awards (28): 18.0
 - Applications Receiving Awards-Receiving Points (26): 19.4
 - Applications Not Receiving Awards (11): 16.8
 - Applications Not Receiving Awards-Receiving Points (10): 18.5
- Supportive Housing Set-Aside applications, and those receiving points in Category 8, were not allowed to score points in this category



Category 8 Elderly Assisted Living

- Points Available: 0 or 18
- Applications Receiving Points: None
- Average Score
 - All Applications: N/A
 - Applications Receiving Awards: N/A
 - Applications Not Receiving Awards: N/A
- Supportive Housing Set-Aside applications, and those scoring points in Category 7, were not allowed to score points in this category



Category 9

Rehab/Neighborhood Stabilization

- Points Available: 0 or 30
- Applications Receiving Points: 1 (3%)
- Average Score
 - All Applications: 0.8
 - Applications-Receiving Points(1): 30.0
 - Applications Receiving Awards (28): 1.1
 - Applications Receiving Awards-Receiving Points (1): 30.0
 - Applications Not Receiving Awards (11): 0
 - Applications Not Receiving Awards-Receiving Points (0): 0
- Supportive Housing Set-Aside applications, and those receiving points in Category 16, were not allowed to score points in this category



Category 10

Universal Design

- Points Available: Up to 23
- Applications Receiving Points: All

- Average Score
 - All Applications: 22.1
 - Applications Receiving Awards: 22.3
 - Applications Not Receiving Awards: 21.6



Category 11

Financial Participation

- Points Available: Up to 25
- Applications Receiving Points: 31 (80%)

- Average Score
 - All Applications (39): 14.0
 - Applications-Receiving Points (31): 14.6
 - Applications Receiving Awards (28): 17.6
 - Applications Receiving Awards-Receiving Points (25): 19.7
 - Applications Not Receiving Awards (11): 5.0
 - Applications Not Receiving Awards-Receiving Points (6): 9.2



Category 12

Ownership Characteristics

- Points Available: 0, 3 or 6
- Applications Receiving Points: 32 (82%)
- Average Score
 - All Applications (39): 4.9
 - Applications-Receiving Points (32): 6.0
 - Applications Receiving Awards (28): 5.1
 - Applications Receiving Awards-Receiving Points (24): 6.0
 - Applications Not Receiving Awards (11): 4.4
 - Applications Not Receiving Awards-Receiving Points (8): 6.0



Category 13

Eventual Resident Ownership

- Points Available: 0 or 3
- Applications Receiving Points: None
- Average Score
 - All Applications: N/A
 - Applications Receiving Awards: N/A
 - Applications Not Receiving Awards: N/A
- Supportive Housing Set-Aside applications were not allowed to score points in this category



Category 14

Development Team

- Points Available: Up to 50 (Developer: up to 28; Management Agent: up to 22)
- Applications Receiving Points: All
- Average Score
 - All Applications: 40.1
 - Applications Receiving Awards: 41.8
 - Applications Not Receiving Awards: 38.5



Category 15

Readiness to Proceed

- Points Available: 0 or 15
- Applications Receiving Points: 37 (95%)
- Average Score
 - All Applications (39): 14.2
 - Applications-Receiving Points (37): 15.0
 - Applications Receiving Awards (28): 13.9
 - Applications Receiving Awards-Receiving Points (26): 15.0
 - Applications Not Receiving Awards (11): 15
 - Applications Not Receiving Awards-Receiving Points (11): 15.0



Category 16

Credit Usage

- Points Available: Up to 30 (Acquisition/Rehab) or 40 (New Construction and Adaptive Reuse)
- Applications Receiving Points: 37 (95%)
- Average Score
 - All Applications(39): 30.2
 - Applications-Receiving Points(37): 31.8
 - Applications Receiving Awards (28): 33.4
 - Applications Receiving Awards-Receiving Points (27): 34.7
 - Applications Not Receiving Awards (11): 21.9
 - Applications Not Receiving Awards-Receiving Points (10): 24.1
- Applications receiving points in Category 9 were not allowed to score points in this category



Category 17

Employment Centers & High Need Areas

- Points Available: 0, 10 or 20
- Applications Receiving Points: 28 (72%)
- Average Score
 - All Applications(39): 16.1
 - Applications-Receiving Points(28): 18.9
 - Applications Receiving Awards (28): 16.1
 - Applications Receiving Awards-Receiving Points (24): 18.8
 - Applications Not Receiving Awards (11): 7.3
 - Applications Not Receiving Awards-Receiving Points (4): 20.0
- Preservation Set-Aside applications were not allowed to score points in this category



Additional Information

- A detailed list of 2016 Low Income Housing Tax Credit applications and awards can be found on www.wheda.com





WHEDA

MULTIFAMILY