

State of Wisconsin

Housing Tax Credit Program

2020 9% Federal Housing Tax Credit Reissuance



WHEDA acknowledges unique challenges in the development environment resulting from the COVID-19 pandemic and ongoing market disruptions. A portion of the recipients of 2020 9% Housing Tax Credit have not started construction and face substantial construction scheduling risk to achieve the Placed In Service deadline of December 31, 2022.

In response, WHEDA is providing an option to allow the return of 2020 9% Credits to be reissued with 2021 Program Year deadlines. This opportunity is only available for 2020 9% Credit awards that have not yet submitted construction start confirmation and that have not yet closed. Reissued credits will be included in the calculation of maximum credit eligibility of the Developer and Co-Developer in the 2022 cycle.

Eligibility: Any recipient of an award of 9% Housing Tax Credits in the 2020 Allocation Cycle that satisfies the protocol defined below.

Request Process:

- Submit a written request expressing the intent to return and refresh credits including the following:
 - Reason for request
 - Timeline of development progress from Credit Reservation to present
 - Detailed description of challenges, project impacts and efforts to overcome challenges
 - Letters from General Contractor and Equity Investor supporting necessity of credit reissuance
- Requests will be reviewed by WHEDA staff and subject to approval by Director of Commercial Lending.
- If Reissuance Request is approved, Applicant shall submit a Credit Return Form and updated MFA Workbook. Project must meet all 2020 threshold requirements and maintain awarded score. Any deviations are subject to approval by WHEDA.

Reservation of Credits: Upon approval, WHEDA shall issue a combined Reservation/Carryover Agreement under the 2021 Allocation with the dates defined below. The Agreement will be conditional upon receipt of all required items from the Carryover Submission Checklist by March 31, 2022. Applicant shall pay a fee of 5.0% of the annual Credit reserved.

Deadlines: 2021 Cycle deadlines shall apply to the Reissued Allocation of credits. Failure to meet this timeline may result in the revocation of Credits.

Reissuance request deadline	December 1, 2021
Application deadline	December 15, 2021
Deadline to satisfy Conditional Carryover requirements	March 31, 2022
Construction Start deadline	July 31, 2022
Complete the 10% expenditure test	11 months after Carryover issuance
Place In Service deadline	December 31, 2023

WHEDA may approve or deny requests or modify requirements at its sole discretion.