
Q: What is the effective date of this policy?

A: It is effective beginning with the 2023 Qualified Allocation Plan.

Q: What multifamily programs are subject to this policy?

A: This policy applies to all affordable multifamily properties that receive a WHEDA Housing Tax Credit (HTC) allocation, state or federal, under the 2023 Qualified Allocation Plan and onward for the duration of the compliance and extended use periods.

Q: Does this policy apply to projects that have already received HTCs from previous cycles?

A: No, it does not apply to those properties that were awarded HTC allocations from cycles prior to the 2023 HTC allocation round.

Q: How will this policy be monitored?

A: Owners will be required to certify annually each January that they have not increased rents more than 5% over the previous year. WHEDA will also follow-up on any reports indicating owners may be in violation of this requirement. Finally, WHEDA may sample this requirement and note it as a finding during Management and Occupancy Reviews (MORs).

Q: What is the impact if a violation of the policy is cited?

A: Noncompliance with this requirement may result in a finding on an MOR or Annual Compliance Report and may impact future tax credit awards and management agent certifications.

Q: Does the policy apply to market rate units?

A: No, the rent increase limit does not apply to market rate units.

Q: Does the policy apply to all units at average income properties?

A: Yes, it applies to all units that are income restricted in the applicable HTC Land Use Restriction Agreement.

Q: Does the policy include 80% Affordable Housing Program (AHP) units funded by institutions outside of WHEDA?

A: If a unit is layered with HTCs (state or federal), then it is included in this requirement. If there is not WHEDA monitoring tied to a unit, it is not covered under this policy.

Q: Will the policy apply when signing a new lease for a vacant unit?

A: No, it only applies to existing residents of HTC units. It does not apply to vacant HTC units.

Q: How will OCAF increases be accounted for?

A: OCAF increases are related to the HUD Section 8 program. This policy excludes households receiving rental assistance.