

Wisconsin 2025-26 Qualified Allocation Plan

Appendix P: Development Team

Revised September 2025

Development Team scoring will be calculated based on scores of the Primary Developer and the Co-Developer(s) (if any). WHEDA will use the higher of the following:

- Total points for the primary developer individually
- The average of the total points of the primary developer and co-developer(s)

The lead developer and co-developer(s) (if any) should complete the Developer Experience form (found on www.wheda.com).

Development Team scoring will be based on the following components:

- A. Emerging Developers:** An application may receive points for one of the items below. A completed self-certification, found on page two of this document, along with all supporting documentation, must be enclosed with the initial application for Credit. Emerging developer status applies to the individual principal of the entity and the legal entity.
- Applications that include an emerging developer or co-developer that have at least 49% stake in all aspects of the development including but not limited to ownership, cash-flow, and voting rights: 2 points
 - Applications that include an emerging developer or co-developer that have at least 24% stake in all aspects of the development including but not limited to ownership, cash-flow, and voting rights: 1 point
- B. WHEDA evaluation of capacity, performance of prior HTC properties and timely & accurate completion of prior HTC applications and awards in the State of Wisconsin.**
- Items for consideration will include: Successful completion of LIHTC and other multifamily housing development, Late submissions for all tax credit deadlines including Application 2 (carryover/tier one), Construction Start Deadline, and 8609 applications; unpaid fees as required in the Housing Tax Credit program; noncompliance with WHEDA's Strategic Business Program; or any other Housing Tax Credit program requirements. WHEDA will take into consideration experience from other states but Wisconsin will be more heavily weighted.
- C. Nonprofit Developers**
- Applications that include a nonprofit organization, acting as Developer and an Owner, that meets the requirements on the 2025-26 Wisconsin QAP Appendix B. Note: Developers and Co-developers for properties owned by Public Housing Authorities or Tribal Housing Authorities will not be required to have an ownership role in the property to be eligible for Nonprofit Developer points.

WHEDA will continue to reserve the right to deduct points for non-compliance with a previous HTC award's representation of scope, support services, design, energy efficiency, amenities, score, certifications, or nonpayment of fees.

Applicants may supply additional information about their organization that the applicant feels may be beneficial for WHEDA as it reviews the applicant's "...capacity, performance of prior HTC properties and timely & accurate completion of prior HTC applications and awards" as noted above.

WHEDA Housing Tax Credit Development Team Scoring

Emerging Developer Self-Certification

Emerging Developer entities must be at least 51% owned, controlled, and actively managed by an individual that meets all eligibility criteria described below.

| Eligibility Criteria | Supporting Documents Required |
|--|--|
| Controlling member of entity must have previous experience in development and/or operation of housing similar to that proposed in application or is a graduate of a Real Estate educational program. | <ul style="list-style-type: none">• Diploma or completion certificate from educational program.• Resume or personal statement detailing nature and duration of comparable experience. |
| Controlling member of entity may not have substantial participation in more than 6 multifamily real estate development projects (commercial residential real estate projects) that have placed in service. | <ul style="list-style-type: none">• Developer Experience form for each completed development project in which the Emerging Developer entity holds ownership. |
| Must be at least one (1) year old under current ownership at the time of Housing Tax Credit application submission. | <ul style="list-style-type: none">• Articles of Incorporation of the Emerging Developer entity.• Sole proprietors may submit a self-certification attesting to the business model and commencement of business date in lieu of formation documents. |

I certify that I am authorized to sign on behalf of the company. I certify that the Emerging Developer Entity serves a "useful business function" and has customers other than the State of Wisconsin. I certify to the best of my knowledge and believe that the business listed conforms to each of the eligibility criteria defined above.

Emerging Developer Company Name: _____

By: _____

Name: _____

Its: _____

Date: _____