

2018 LIHTC Program

LIHTC Announcement: Revision to Credit Usage Scoring Category

November 03, 2017



In the past several weeks, WHEDA has received information from a number of our LIHTC development partners, indicating that hard construction costs are rising rapidly, which has been compounded by difficulties in finding subcontractors necessary to complete construction projects. Recent natural disasters across the nation are likely to contribute to increasing construction budgets in the near future.

In response to the rising construction costs, WHEDA will be increasing the Credit Usage scoring ranges (category 13) for the 2018 LIHTC application cycle. The revised ranges can be found at the end of this announcement.

As a reminder, the deadline for competitive 2018 LIHTC applications is 5:00 Central Time on December 8, 2017.

As a number of LIHTC applications are already in process within WHEDA's on-line LIHTC application (LOLA), we will not be able to accommodate the changes to the Credit Usage scoring ranges within LOLA. Applicants will be required to submit a printed one-page Excel document which mimics the current Credit Usage category (including the revised Credit Usage ranges) with their LIHTC application. WHEDA staff will be able to adjust the Credit Usage scoring within LOLA during our application review and underwriting process. That Excel file can be found on <https://www.wheda.com/LIHTC/2018-Program/>, and has been included with the notice being sent through WHEDA's e-mail subscription service.

Additionally, WHEDA will be modifying the Maximum Cost Model found in LIHTC Appendix F. Prior to the 2018 cycle, the ceiling for the Maximum Cost model was increased by 3% over the model used in the 2017 LIHTC cycle. The revision to Appendix F will result in a total increase of 6%-7% above the 2017 model (dependent on construction type and location).

If you have questions, please feel free to contact David Ginger, Commercial Lending Product Manager, at david.ginger@wheda.com or 414.227.2296.

Credit Usage Ranges: 2018 LIHTC Cycle
Revised November 2017

New Construction and Adaptive Reuse				
Dane County and Metropolitan Milwaukee*			Other Areas	
Credit per Unit	Points		Credit per Unit	Points
\$14,815 or Less	30		\$14,375 or Less	30
\$14,816 to \$15,465	25		\$14,376 to \$15,010	25
\$15,466 to \$16,120	21		\$15,011 to \$15,640	21
\$16,121 to \$16,770	17		\$15,641 to \$16,275	17
\$16,771 to \$17,425	13		\$16,276 to \$16,910	13
\$17,426 to \$18,075	10		\$16,911 to \$17,540	10
\$18,076 to \$18,730	7		\$17,541 to \$18,180	7
\$18,731 to \$19,380	4		\$18,181 to \$18,810	4
Over \$19,380	0		Over \$18,810	0

Acquisition/Rehab				
Dane County and Metropolitan Milwaukee*			Other Areas	
Credit per Unit	Points		Credit per Unit	Points
\$8,120 or Less	20		\$7,805 or Less	20
\$8,121 to \$8,815	16		\$7,806 to \$8,475	16
\$8,816 to \$9,515	12		\$8,476 to \$9,145	12
\$9,516 to \$10,200	8		\$9,146 to \$9,810	8
\$10,201 to \$10,910	4		\$9,811 to \$10,485	4
Over \$10,910	0		Over \$10,485	0

* Milwaukee, Ozaukee, Washington and Waukesha Counties