



## Low Income Housing Tax Credit 2012 Summary of Program Changes Emerging Business and Workforce Development Program

WHEDA wishes to extend a sincere “thank you” to Program participants for comments and feedback regarding the Emerging Business Program. Input received to date has been extremely valuable in making the Program a success. We strongly encourage Program participants to continue to provide feedback.

**1. Eligible Project Hard Costs:**

Program-eligible hard costs are **redefined** as: "total Demolition" + "total Site Work" + "total New Construction / Rehab (**Subtract Personal Property and Contractor Profit**)" + "total Construction Contingency" and "**total Architectural & Engineering**", based on the initial LIHTC application.

**2. Workforce Hiring Goal:**

The Workforce hiring goal for all 2012 LIHTC applications is being reduced to **twelve (12) hires** per LIHTC project. In order to strengthen Workforce achievement goals and to reflect actual labor performed at LIHTC projects, **four Divisions of Labor are excluded commencing with 2012 LIHTC applications: #8 Doors & Windows, #10 Specialties, #12 Furnishings and #13 Special Construction.**

**3. Income Limits:**

To clarify information in the 2011 Program Manual, owners, or their representative, will use the "**Low Income (80% or below CMI)**" Section 8 income limits applicable to the Workforce participant's family size to determine eligibility for the Workforce Development Program.

**4. Workforce Hires:**

In addition to new hires, WHEDA **may accept individuals who have been employed on a previous LIHTC project if certain conditions are met.** Submit written documentation to WHEDA, including: the full name of the employee you wish to retain as a Workforce Program participant, reasons why you wish to retain this employee on an upcoming project, details of training you provided to the individual, and list what trade/skill(s) the employee has achieved since being hired as a Workforce Program participant.

**5. Military Veterans:**

**New for 2012 -** Best efforts should be made to hire military veterans to work on all Emerging Business projects. Examples: contacts made with veteran's organizations and a list of veterans interviewed for Workforce participation.

**6. Solicitations for Bids:**

**New for 2012 -** Owners may solicit bids for the general construction work, or their general contractors, subcontractors or suppliers may solicit bids for portions of the work on Emerging Business projects. As an accommodation to these parties, WHEDA will provide Solicitation for Bid information on our website for those who may be interested in bidding. All bids must be submitted directly to the owner, contractor, subcontractor or supplier who is soliciting bids. WHEDA will not accept bids. See: [www.wheda.com/emergingbusiness/](http://www.wheda.com/emergingbusiness/)