



Date: June 17, 2011

To: LIHTC Development Community

From: Wyman Winston, Executive Director

Re: Special Round of 2011 LIHTC

On behalf of Governor Scott Walker, I am pleased to announce that WHEDA has created a Special Round of Competitive 2011 Low Income Housing Tax Credits (LIHTC). The LIHTC program is a valuable resource and these credits will be designated specifically to the purpose of adding quality affordable housing for persons and families in Marinette, WI. Our action is in response to the economic impact of a large ship building contract awarded to Marinette Marine Corporation (MMC).

In December 2010 MMC was awarded a contract from the U.S. Navy to build ten Littoral Combat Ships. The awarding of this contract will create over one thousand new jobs in Wisconsin at MMC, its suppliers and related businesses. The influx of workers and their families will have an unprecedented housing impact on Marinette.

WHEDA believes it necessary and prudent to use its Credit Reserve to fund a Special Round of LIHTC to help address immediate housing needs in Marinette. The current Qualified Allocation Plan (QAP) allows the Executive Director to waive any conditions not mandated by Section 42 to address unforeseen circumstances, and determined by WHEDA to be in the best interests of the citizens of the State of Wisconsin.

If you are interested in applying for these Credits, electronic applications will be accepted via WHEDA's online application system from **August 26 to September 16, 2011 (5:00 p.m. CST)**.

Attached is a "2011 LIHTC Special Round Fact Sheet" which may answer some questions regarding this LIHTC Special Round.

Thank you for supporting Wisconsin affordable housing.

Wyman Winston  
Executive Director

## WHEDA-2011 LIHTC Special Round – Fact Sheet

1. WHEDA's online application system will be available to create new applications by June 24. Special Round electronic applications must be submitted NO LATER THAN 5:00 p.m. September 16, 2011. Paper applications (printed by the applicant after the electronic submission) must also be submitted. The paper application should be submitted in an organized three-ring binder, indexed, with tabs clearly marking each exhibit or enclosure. One original of the application is required. Applications will be accepted by hand-delivery or mail. If mailed, applications must be postmarked NO LATER THAN September 16, 2011. If hand-delivered, the submission deadline is September 16, 2011 at 5:00 p.m. Applications must be mailed or hand-delivered to WHEDA's Madison office.
2. WHEDA will post the list of applicants on its website.
3. Selection Criteria: WHEDA intends to select one application based on the 2011-2012 Qualified Allocation Plan and the 2011 Application threshold and scoring criteria.
4. Award: The award will be made in mid-October. Applicants should be fully prepared to secure investor equity and execute a Carryover Agreement with submission of all applicable fees by December 29, 2011.
5. Standard WHEDA LIHTC application fees will apply.
6. Standard application threshold criteria and submittal requirements apply.
7. Market Study: WHEDA commissioned and has received a Housing Needs Study by Baker Tilly for Marinette, WI. An Executive Summary of this market study will be posted on WHEDA.com for use by all applicants. The complete study may be reviewed in person at WHEDA's Madison WI office. There is no need to submit another study, but can be included by an applicant if desired. The winning application must reimburse WHEDA for the cost of the Baker Tilly market study. The study reflects a need for additional affordable and market rate rental housing.
8. Credit Available: Credit requests must not exceed \$700,000
9. Credit Pricing: 2011 Special Round applicants must use projected LIHTC equity pricing of \$0.82 (unless a term specific, executed commitment accompanies the application). Applicants may assume up to a 30% HFA basis boost. WHEDA will review financial feasibility, credit pricing and the HFA boost on a case by case basis.
10. Development Requirements:
  - Location: Development site must be located within Marinette city limits
  - Type: Family/General Occupancy (not elderly, RCAC, Supportive Housing etc.)
  - Type: New construction or Adaptive Reuse only
  - Number of Units: 40 to 70
  - LI Units/Set asides: At applicant's discretion, except minimum 10% market rate required
  - Unit Mix: At applicant's discretion, except maximum 10% Studios
  - Rents: Generally should not exceed \$0.65 per square foot for all units (see Market Study Summary)
11. All applications will be considered "General Set-Aside"
12. WHEDA has construction and permanent financing available.
13. Marinette City Contact: Brian Miller, [bmiller@marinette.wi.us](mailto:bmiller@marinette.wi.us), or (715) 732 5134