

("Making Best Use of Your LIHTC Dollars: A Planning Paper for State Policy Makers" is available from www.huduser.org.)

PROGRAM ADMINISTRATION

IRS Announces Allocations For 2004 National Pool

Thirty-two states will share slightly more than \$6 billion in low-income housing tax credits in the calendar 2004 national pool of unused 2002 carryover credits.

The Internal Revenue Service announced the pool amounts in Rev. Proc. 2004-52, which was published in the August 23 Internal Revenue Bulletin.

California will receive the largest amount, \$918,183, followed by Texas, \$572,331; New York, \$496,557; Florida, \$440,379; Illinois, \$327,419; and Ohio, \$295,909.

Other state allocations are as follow: Alabama, \$116,460; Arizona, \$144,407; Georgia, \$224,723; Idaho, \$35,355; Indiana, \$160,316; Kansas, \$70,473; Kentucky, \$106,551; Maine, \$33,787; Maryland, \$142,547; Massachusetts, \$166,469; Minnesota, \$130,915; Mississippi, \$74,555; Missouri, \$147,607; Nebraska, \$45,005.

New Hampshire, \$33,320; New Jersey, \$223,524; North Carolina, \$217,543; Oregon, \$92,107; South Carolina, \$107,310; Tennessee, \$151,159; Utah, \$60,846; Vermont, \$16,020; Virginia, \$191,126; Washington, \$158,655; West Virginia, \$46,844; and Wisconsin, \$141,599.

The 2004 pool amount of \$6,090,001 is \$52,045 higher than the 2003 pool, when 27 states received allocations.

PROGRAM ADMINISTRATION

Task Force Seeks to Develop Standards for Computerized State Compliance Reports

A task force of low-income housing tax credit development owners, managers, and software providers is trying to work with state allocating agencies to develop standards that will allow management companies to use one computer program to track tenant information and create compliance reports for projects in different states.

Currently, owners and management companies with tax credit projects in numerous states have had to file compliance reports using state-specific forms.

That has involved keying essentially the same project information into their computer systems several times, according to Kris Cook, executive director of the National Affordable Housing Management Association (NAHMA), which organized the task force.

"Right now they're spending a lot of time and money on paperwork that could be spent addressing the physical needs of each project," she said.

Compliance Software

The standards, or protocols, will allow software companies to develop tax credit compliance software which is

compatible with various programs currently in use by state allocating agencies and curtail the need for multiple programs tailored to individual states, Cook added.

The task force, which was formed in March, needs to get states to agree on the tenant and project information to be collected for reports and is working on a universal system for coding the data so that it can be read by a project's compliance monitoring software as well as various systems in use by state allocating agencies, Cook said.

"Our goal is not to tell the states what they want in the reports. It is to be able to put everything into one bucket and allow the state software to sort out what that state needs," she said. "We need a bridge between the software for housing finance agencies and the software for owners and managers so that a management company with properties in 20 states can put data in one format and output it into the various formats required by each state."

State Participation Sought

NAHMA has been trying to get state allocating agencies to serve on the task force, and the National Council of State Housing Agencies (NCSHA) has agreed to find agencies to participate, Cook said.

The task force has no firm schedule for developing and adopting a protocol, and it hopes to have states working on the task force by this fall, she added. "We would like to get the discussion going as soon as possible," Cook said.

Cook said that she doesn't see any roadblocks in reaching a consensus on compliance reporting protocols. However, once a standard is adopted, it will take time before it becomes widely used because states will have to modify their computer systems and they probably won't make any changes until it is time for scheduled upgrades, according to Cook.

PROGRAM ADMINISTRATION

Wisconsin Adopts New Capital Needs Assessment, Market Study Guidelines

The Wisconsin Housing and Economic Development Authority (WHEDA) has adopted new policies and standards for capital needs assessments (CNAs) and market studies for properties applying for low-income housing tax credits and WHEDA financing.

The new policies take effect September 1 and are considered threshold requirements for low-income housing tax credit projects.

The new CNA policies are required for all applicants proposing to use WHEDA financing or tax credits to purchase, renovate, and/or preserve existing housing. They are not required for adaptive reuse developments.

The assessments must be completed by WHEDA-approved independent CNA providers who cannot have an identity of interest or business association with the applicant, developer, or owner of the property being evaluated.

The CNAs must identify deferred maintenance, physical needs, remaining useful life of key components, building material deficiencies, and material building code