

WEST VIRGINIA HOUSING DEVELOPMENT FUND  
LOW-INCOME HOUSING TAX CREDIT PROGRAM

2023 AND 2024 ALLOCATION PLAN

STATE HOUSING CREDIT CEILING – SET-ASIDE CATEGORIES AND AMOUNTS  
FOR THE 2023 CALENDAR YEAR

Set-Aside Category and Description of the Features and Characteristics of the Category	Percentage of the State's Housing Credit Ceiling	Estimate of the Amount Set-Aside	Amount of 2022 Binding Agreements	Estimate of the Balance of the Amount Set-Aside
a. <b>Qualified Non-Profit:</b> Category for the exclusive use of a Qualified Non-Profit Organization as defined in the Selection and Preference Criteria, Property Characteristics, Set-Aside Categories section of the Plan.	10.0%	\$488,168	-0-	\$488,168
b. <b>Existing Low-Income Housing Preservation:</b> Category for the exclusive use for the preservation of Existing Low-Income Housing. The property will <u>not</u> result in a direct increase of the stock of low-income residential rental units.	32.0%	\$1,562,137	-0-	\$1,562,137
c. <b>New Supply Non-Rural:</b> Category for the exclusive use of a newly constructed property, a substantial rehabilitation property, or an acquisition with substantial rehabilitation property, all of which must result in a direct increase of the stock of low-income residential rental units in a non-rural area of the State.	26.5%	\$1,293,645	-0-	\$1,293,645
d. <b>New Supply Rural:</b> Category for the exclusive use of a newly constructed property, a substantial rehabilitation property, or an acquisition with substantial rehabilitation property, all of which must result in a direct increase of the stock of low-income residential rental units in a rural area of the State.	26.5%	\$1,293,645	\$186,944	\$1,106,701
e. <b>Top Off:</b> Category for the exclusive use of a 2021 and/or 2022 (or 2022 and/or 2023) Carryover Allocation Certificate (WVHDF LIHTCP-3 or LIHTCP-3B) recipient for additional Credit.	5.0%	\$244,084	-0-	\$244,084
<b>TOTALS</b>	<b>100%</b>	<b>\$4,881,679</b>	<b>\$186,944</b>	<b>\$4,694,735</b>

In 2022, a Binding Agreement was executed that committed the Fund to allocate (either as a carryover allocation or as a placed-in-service calendar year allocation by December 31, 2023) a total of \$186,944 in annual housing credit dollars to one property from the 2023 State Housing Credit Ceiling.

For 2023, the Fund's policies prohibit any reservation or allocation to any one property that exceeds \$754,500.