



**Millennial Housing Commission
Issues Recommendations**

After completing its 17-month study, the Millennial Housing Commission (MHC), a group of bipartisan individuals appointed by the Senate and House, has released its findings and recommendations concerning the nation's housing. Chief among its findings was that "There is simply not enough affordable housing."

Among other items, the Commission has recommended creation of a tax credit used for homeownership, which would be used to either ease development costs or to lower mortgage rates, preservation of affordable housing units starting with exit tax relief, and changes to the current low-income housing tax credit program.

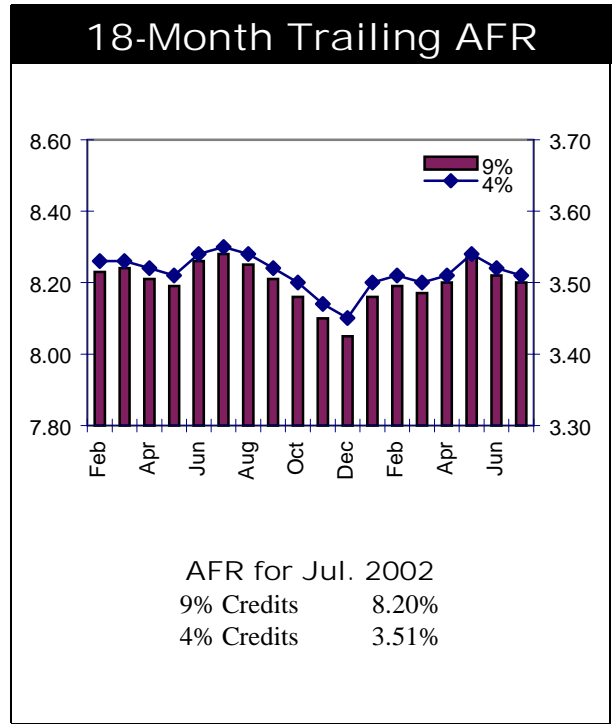
Recommended changes to the LIHTC program included allowing separate rent caps based on statewide median income in rural areas, removal of the 10-year rule regarding the non-acquisition of tax credits for properties which have changed hands within 10 years, and removal of restrictions which ban the combination of LIHTC with assistance under the moderate rehabilitation program.

A copy of the report may be downloaded from the MHC's website at www.mhc.gov.

**WNC Adds to Wisconsin Portfolio,
Originates Construction and Perm Debt**

WNC has recently expanded its Wisconsin portfolio with the acquisition of two properties in America's Dairyland. The two properties will bring WNC's Wisconsin property portfolio to a total of 20 representing more than 900 units valued in excess of \$41 million.

Both communities are designated for seniors and will include many amenities and conveniences. The first property, a 62-unit new construction development



located in North Fond du Lac, is being built next to a community senior center and will include security gates, beauty shop services, and underground parking. In addition to funding the tax credit equity, WNC originated both the construction and permanent financing for this development. The second property, a 186-unit acquisition rehab located in downtown Milwaukee, is a conversion of HUD project base Section 8 property. This single building property will receive new amenities such as a redesigned community center, a bank branch, and beauty shop services.

Per WNC's tradition, both of these properties are being developed by a "repeat" WNC developer.

**WNC Among First to Invest in
NY State Tax Credit**

WNC President Wilfred N. Cooper, Jr., recently met with Governor George Pataki, a strong supporter of housing programs. WNC was introduced to the Governor as one of the first investors in the New York state tax credit, a program that the Governor helped create through his support. WNC has closed more than 20 funds totaling more than \$100 million designed specifically for state tax credits. The New York state tax credit was awarded to one of WNC's current projects located in Manhattan, a 48-unit new construction complex geared towards families making 80% or more of median income. Despite the "middle income" targeting, rents will be 7%-45% below market.

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