

National Housing Trust Fund

Threshold Criteria

May 2018



All of the threshold items noted below were included in the Wisconsin HTF Allocation Plan, which has been approved by HUD.

- A. *Eligible applicants.* Nonprofit organizations, for-profit organizations and public housing & tribal housing authorities are eligible to apply for HTF proceeds. Identify the type of entity below:

<input type="checkbox"/>	Nonprofit Corporation
<input type="checkbox"/>	For-Profit Corporation
<input type="checkbox"/>	Public Housing Authority
<input type="checkbox"/>	Tribal Housing Authority

- B. *Applicant's ability to obligate HTF funds.* Applicants must have demonstrated experience and capacity to conduct an eligible HTF activity as evidenced by its ability to own, construct or rehabilitate and manage and operate an affordable multifamily rental housing development.

Provide documentation with the HTF application, which demonstrates:

1. Evidence of development and ownership of two or more rental properties in the state of Wisconsin.
2. Ownership history for the properties identified in (1) above for a minimum of four years.
3. Average physical occupancy in the properties during the past three years of no less than 92%. Provide annual occupancy data for each property identified in (1) above
4. Evidence that members of the applicant's staff have experience in the development, ownership or management of rental housing. Include resumes and professional training that have been obtained by the staff.

- C. Applicant's ability to undertake eligible activities in a timely manner:

1. Applicants must submit a timeline/schedule demonstrating the ability to undertake and complete new construction or rehab within 24 months of the anticipated date. The timeline should include a schedule for securing any uncommitted funding sources.
2. Applicants will be required to submit a certification indicating that the housing assisted with HTF funds will comply with all HTF requirements and must include a description of the eligible activities to be accomplished with the HTF funds in accordance with 24 CFR 93.200.
3. Applicants must demonstrate the ability and financial capacity to undertake, manage, complete, and meet all compliance requirements of the eligible activity. Provide a history of development activities and copies of the past three year's financial statements

4. Applicants must only submit projects for funding that include the creation or preservation of permanent rental housing.
5. Applicants must meet at least one of the State's Consolidated Plan housing priorities. See <https://doa.wi.gov/Pages/LocalGovtsGrants/ConsolidatedPlan.aspx>. The priority must be identified within the Threshold documentation that is submitted with the application.