

LIHTC PROGRAM COVID-19 UPDATES



RECERTIFICATION PAPERWORK

Owners/Managers are not required to perform income recertification during the period of April 1, 2020 to September 30, 2021. Income recertifications must resume as due after September 30, 2021.

*Please note all projects must continue to obtain Rental Assistance and Student Status documentation, for household recertifications.

(UPDATED 2/12/2021)



UNEMPLOYMENT BENEFITS

The temporary \$600 per week federal enhancement to unemployment benefits provided by the CARES Act should not be included in calculations of income. Please note that regular payments of unemployment benefits are still counted as income.

(UPDATED 5/4/2020)



STIMULUS PAYMENTS / ADVANCE CHILD TAX CREDIT PAYMENTS

The Stimulus payments received by the household in the form of a tax refund should not be counted as income.

The advance child tax credit payments received July through December 2021 should not be counted as income.

(UPDATED 8/19/2021)

SITE INSPECTIONS

NIFA performed site inspections on building exteriors only in 2021.

Information regarding site inspections in 2022 will be provided at a later date.

(UPDATED 8/19/2021)



DESK AUDITS

NIFA will proceed with requesting tenant files for the properties that were scheduled to have a site inspection performed this year. The owners and managers will receive a letter via secure email requesting the applicable tenant files that will need to be submitted using a secure upload option. If you have any questions or issues with the electronic submittal of files, please contact NIFA's LIHTC Compliance Department.

(UPDATED 3/18/2020)



SUPPORTIVE SERVICES

LIHTC owners will not be penalized for temporarily suspending supportive services during this time that include organized tenant activities or group settings. Please document in your file the activity and reason for the cancellation/postponement, along with copies of any notification to the tenants. If any supportive services can be performed virtually, please utilize that option.

(UPDATED 2/12/2021)



DOCUMENTATION DROP-OFF/RESPONSES

Please submit your documents and any responses electronically, please email txcr.multifamily@nifa.org and we will email you a secure electronic upload option.

(UPDATED 8/19/2021)

If you have any questions, please email the compliance department at txcr.multifamily@nifa.org. This guidance may be revised and/or updated by NIFA as the COVID-19 circumstances evolve.

