

LOW INCOME HOUSING TAX CREDIT/TCAP/1602 PROGRAM OWNER'S CERTIFICATION OF CONTINUING COMPLIANCE

Development Name: _____ Project ID (PID): _____

Address: _____

During the preceding twelve month period the project met one of the minimum set aside requirements (check one):

20% or more of the residential units are either occupied by or available for occupancy by households whose annual income was or will be, at time of move in, equal to or less than the applicable income limits based on 50% of the area median income.

40% or more of the residential units are either occupied by or available for occupancy by households whose annual income was or will be, at time of move in, equal to or less than the applicable income limits based on 60% of the area median income.

Enter a number for the following questions:

1. _____ Number of units set aside for qualified tenants.
2. _____ Total Units in Project
3. _____ Total Units Occupied by Management Staff.
4. _____ Total Units Occupied by Model/Office
5. _____ Total Units Occupied by Low Income Tenants as of Report Date
6. _____ Total Units Occupied by Market Rate Tenants as Report Date

Enter Yes/No/N/A for the following questions:

7. Has there been a change of the owner or management during the reporting period?

If "Yes" complete the "Contact Directory Change Form" located on the Illinois Housing Development Authority's website at <http://www.ihda.org/>

8. The applicable fraction as defined in Section 42(c) (1) (8) did not change in any building in the project. If there was a change, list the applicable fraction reported to the IRS for each building for the reporting year and describe reason(s) for the change.

9. The owner has received an annual income certification from each low-income tenant, and documentation to support that certification; or, in the case of a tenant receiving Section 8 housing assistance payments, the statement from a public housing authority described in paragraph (b)(1)(vii) of the Record keeping and Retention provisions of IRS Regulation 1.42-5.
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10. _____ Each low-income unit in the project was rent-restricted and no gross rents were increased above the maximum allowed other than that permitted under Section 42(g)(2) with respect to any low income unit.
11. _____ All units in the project are required to be available to the general public , including the requirement that no finding of discrimination under the Fair Housing Act, 42 U.S.C. 3601-3619, occurred for the project. A finding of discrimination includes an adverse final decision by the Secretary of the Department of Housing and Urban Development (HUD), 24 CFR 180.680, an adverse final decision by a substantially equivalent state or local fair housing agency, 42 U.S.C. 3616a (a)(1), or and adverse judgment from a federal court. If "Yes Finding", explain and email a copy of the letter of finding(s) from the adjudicating agency or court.
12. _____ Each building in the project was suitable for occupancy, taking into account local health, safety, and building codes (or other habitability standards), and the State or local government unit responsible for making local health or building safety code inspections did not issue a violation report for any building or low income unit in the project. Additionally, all low income units must have been continuously occupied, vacant but rent ready, or vacant for redecorating/minor repairs for a period of less than 60 days throughout the reporting period. If "No", explain the nature of the violation and email a copy of the violation report as required by 26 CFR 1.42-5 and any documentation of correction. Do not email violations issued by IHDA (e.g. Form 8823) for the reporting year.
13. _____ All tenant facilities included in the eligible basis under Section 42(d) of any building in the project were provided on a comparable basis without a charge to all tenants in the building. (Examples: swimming pools, other recreational facilities, parking areas, driveways).
14. _____ An extended low income housing commitment as described in Section 42(h)(6) was in effect (for buildings subject to Section 7108 (c)(1) of the Omnibus Budget Reconciliation Act of 1989, 103 Stat. 2106, 2308-2311), including the requirement under Section 42(h)(6)(B)(iv) that an owner cannot refuse to lease a unit in the project to an applicant because the applicant holds a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437 (for buildings subject to Section 13142(b)(4) of the Omnibus Budget Reconciliation Act of 1993, 107 Stat. 312,438-439).
15. _____ The owner has complied with Section 42 (h)(6)(E)(ii)(I) and not evicted or terminated the tenancy of an existing tenant of any low income unit other than for good cause.
16. _____ During the twelve month period the project met one of the minimum set aside requirements (select one): (20% or 40%) or more of the residential units are either occupied by or available for occupancy by households whose annual income was or will be, at the time of move in, equal to or less than the applicable income limits base on (50% or 60%) of the area median income.
17. _____ The Project has adequate property and liability coverage to offset any unexpected loss arising from an incident that could be reasonably expected given the value and location of the property.

The undersigned certifies under penalty of perjury that during the preceding twelve month period, the above named project maintained compliance with the Extended Use Agreement relating to the allocation of LIHTC/TCAP/1602 for the said Project.

Project Owner's Signature

Date

Project Owner's Printed Name

Project Owner's Title

Organization's Legal Name

Tax Payer Identification Number/Social Security Number

Project Owner's Address

Project Owner's Telephone Number

Project Owner's Email Address

Telephone Number – where public can gain information