

CHFA MULTIFAMILY ANNOUNCEMENT

Agency Approval for Providing Hurricane Emergency Housing Relief



The Connecticut Housing Finance Authority is permitting all owners of Housing Tax Credit properties in the State of Connecticut to provide temporary emergency housing to displaced individuals affected by Hurricane Harvey, in accordance with Revenue Procedures 2014-49 and 2014-50.

Hurricane Harvey received a Major Disaster Declaration on August 25, 2017, with a FEMA "incident period" beginning on August 23, 2017 (FEMA Disaster # DR-4332).

What this Means

- **Revenue Procedure 2014-49:** Provides temporary relief from certain requirements of Section 42 of the Internal Revenue Code for owners of LIHTC buildings after the declaration of a Major Disaster by the President.
- **Revenue Procedure 2014-50:** Provides temporary relief from certain requirements of Section 142 of the Internal Revenue Code for owners of bond projects or bond/LIHTC projects.
- **Section 12 of Rev Proc 2014-49 and Section 6 of Rev Proc 2014-50 (Emergency Housing Relief):** Allows the owners of LIHTC properties to provide temporary housing for displaced individuals for a period of 12 months with approval from the state housing credit agency.

This notice serves as an Agency approval for owners/managers of all tax credit properties in Connecticut to provide Emergency Housing Relief to families displaced by the federally declared disaster. **The Temporary Housing Period ends August 31, 2018.**

How to Help

Tenant Eligibility: If owners choose to provide Emergency Housing Relief to Displaced Individuals that cannot establish eligibility for Section 42, they may disregard the income of the Displaced Individual's household during the Temporary Housing Period and the unit retains the status it had prior to occupancy by the Displaced Individual (see section 13.04 of Revenue Procedure 2014-49 regarding treatment of units in the first year of the credit period).

No existing low-income household may be evicted or otherwise have his or her occupancy terminated solely to provide emergency housing relief for a Displaced Individual.

Rent: The rent charged cannot exceed the applicable Section 42 rent limit.

Disaster Certification Form: Owners must obtain a statement signed by the Displaced Individual under penalties of perjury containing the following information (use the [Disaster Certification form](#)):

1. The name of the Displaced Individual (including the names of all household members);
2. The address of the Displaced Individual's principal residence at the time of the Major Disaster;
3. The Displaced Individual's social security number; and
4. A statement that he or she was displaced from his or her principal residence as a result of a Major Disaster and that the residence was located in a city, county or other local jurisdiction that is covered by the President's declaration of a Major Disaster and that is designated as eligible for the Individual Assistance by FEMA because of the Major Disaster.

Owners must retain a record of this approval in its property files as it may be subject to review by the Internal Revenue Service.

Reporting: Owners must provide Connecticut Housing Finance Authority with the names of Displaced Individuals and the dates the Displaced Individuals covered by this relief began and ended occupancy. When entering move-in information in PORT, use the Notes section to record that the "tenant is receiving Emergency Housing Relief as a displaced resident from the Hurricane Harvey Major Disaster Declaration."

End of Temporary Housing Period: If a Displaced Individual wishes to continue to occupy a low-income unit after the end of the Temporary Housing Period, the household must be initially qualified for Section 42 and all documentation rules apply. Owners must complete a full and complete initial Tenant Income Certification and Annual Student Certification. The effective date must be no later than the day following the end of the above-identified Temporary Housing Period.

Please contact George Rapp at CHFA at [860-571-4265](tel:860-571-4265) or at George.Rapp@CHFA.org with a list of vacancies by bedroom size or with any questions you may have regarding this announcement.

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