



LOW INCOME HOUSING TAX CREDIT (LIHTC) OWNER'S CERTIFICATE OF CONTINUING PROGRAM COMPLIANCE

The Internal Revenue Service (IRS) Monitoring Regulations require all Owners of Low Income Housing Tax Credit (LIHTC) properties to annually submit an Owner Certification to the Tax Credit Allocating Agency (DHCD). If you have claimed tax credits or are in the extended use period for the property indicated in this report, you must complete the certification and return it to the DC Department of Housing and Community Development (DHCD). If there are low income tenants at the project as of December 31 for any year, an AOC must be completed.

Certification Dates:	From: January 1,	To: December 31,
Project Name:		DCHD Project No:
Project Address:	City: Washington, DC	Zip:
Tax ID # of Ownership Entity:		
<input type="checkbox"/> No buildings have been Placed in Service. <input type="checkbox"/> At least one building has been placed in Service but owner elects to begin credit period in the following year. If either of the above applies, please check the appropriate box, and proceed to page 3 to sign and date this form.		

The undersigned _____ on behalf of
_____ (the "Owner"), hereby certifies that:

1. The project meets the minimum set-aside requirements under Section 42 (g)(1) and Treasury Regulation Section 1.42-5(c)(1)(i). (Check one.)
 - ☐ 20 - 50 test under Section 42(g)(1)(A) of the Code
 - ☐ 40 - 60 test under Section 42(g)(1)(B) of the Code
 - ☐ 15 - 40 test for "deep rent-skewed" projects under Section 42(g)(4) and 1.42(d)(4)(B) of the Code
2. There has been no change in the applicable fraction (as defined in Section 42(c)(1)(B) of the Code) for any building in the project:
 - ☐ NO CHANGE ☐ CHANGE

If “Change”, list the applicable fraction to be reported to the IRS for each building in the project for the certification year on page 4:

3. The owner has received an annual Tenant Income Certification from each low-income resident and documentation to support that certification, or the owner has received a re-certification waiver letter from DHCD stating the property is in good standing, has received an annual Tenant Income Certification from each low-income resident, and documentation to support the certification at their initial occupancy:

☐ YES ☐ NO

4. Each low-income unit in the project has been rent-restricted under Section 42(g)(2) of the Code:

☐ YES ☐ NO

5. All low-income units in the project are and have been available for use by the general public and used on a non-transient basis (except for transitional housing for the homeless provided under Section 42 (i)(3)(B)(iii) of the Code):

☐ YES ☐ NO ☐ HOMELESS

6. No finding of discrimination under the Fair Housing Act, 42 U.S.C 3601-3619, has occurred for this project. A finding of discrimination includes an adverse final decision by the Secretary 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 an adverse judgment from a federal court:

☐ YES ☐ NO

7. On December 31, 2017, each unit and each building in the project is and has been suitable for occupancy, taking into account local health, safety, building codes and UPCS (or other habitability standards). No units are unsuitable for occupancy because of fire, flood, or mold and the state or local government unit responsible for making building code inspections did not issue a report of a violation for any building or low income unit in the project:

☐ YES ☐ NO

If “No”, state nature of violation on page 4 and attach a copy of the violation report as required by 26 CFR 1.42-5 and any documentation of correction.

8. There has been no change in the eligible basis (as defined in Section 42(d) of the Code) of any building in the project since last certification submission:

☐ NO CHANGE ☐ CHANGE

If “Change,” state nature of change (e.g., a common area has become commercial space, a fee is now charged for a tenant facility formerly provided without charge, or the project owner has received federal subsidies with respect to the project that had not been disclosed to the allocating authority in writing) on page 4.

9. All tenant facilities included in the eligible basis under Section 42(d) of the Code of any building in the project, such as swimming pools, other recreational facilities, parking areas, washer/dryer hookups, and appliances were provided on a comparable basis without charge to all tenants in the building:

☐ YES ☐ NO

10. If a low-income unit in the property became vacant during the year, reasonable attempts were or are being made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units in the property were or will be rented to tenants not having a qualifying income:

☐ YES ☐ NO

Was Vacant Unit Rule followed?

☐ YES ☐ NO

11. If the income of tenants of a low-income unit in any building increased above the limit allowed in Section 42(g)(2)(D)(ii) of the Code, the next available unit of comparable or smaller size in that building was or will be rented to tenants having a qualifying income:

☐ YES ☐ NO

Was Next Available Unit rule followed?

☐ YES ☐ NO

12. An extended low-income housing commitment as described in section 42(h)(6) was in effect, 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. 1437s. Owner has not refused to lease a unit to an applicant based solely on their status as a holder of a Section 8 voucher and the project otherwise meets the provisions, including any special provisions, as outlined in the extended low-income housing commitment (not applicable to buildings with tax credits from years 1987-1989):

☐ YES ☐ NO ☐ N/A

Extended Use in place

☐ YES ☐ NO

13. The owner received its credit allocation from the portion of the state ceiling set-aside for a project involving "qualified non-profit organizations" under Section 42(h)(5) of the code and its non-profit entity materially participated in the operation of the development within the meaning of Section 469(h) of the Code:

☐ YES ☐ NO ☐ N/A

14. There has been no change in the ownership or management of the project:

☐ NO CHANGE ☐ CHANGE

If "Change," complete page 4 detailing the changes in ownership or management of the project.

15. IRS form 8609 Part II "First Year Certification" has been completed, signed and dated by the owner. The owner maintains copies of the 8609s for DHCD's inspection. Owner agrees to provide fully executed and signed copies of 8609s to DHCD upon request. Are 8609s completed and available for inspection?

☐ YES ☐ NO

16. I certify that I have included in each tenant's lease a provision prohibiting the termination of tenancy or eviction of the tenant of a Low-Income Housing unit without good cause.

☐ YES ☐ NO

17. I certify that I have advised the District of Columbia Department of Housing and Community Development of any occurrence(s) of tax credit units placed-*out-of*-service.

☐ YES ☐ NO

Note: Failure to complete this form in its entirety will result in noncompliance with Internal Revenue Code Section 42 program requirements. In addition, any individual other than an owner or general partner of the project is not permitted to sign this form, unless authorized by the District of Columbia Department of Housing and Community Development.

The project is otherwise in compliance with the Code, including any Treasury Regulations, the applicable District of Columbia Qualified Allocation Plan, and all other applicable laws, rules and regulations. This Certification and any attachments are made UNDER PENALTY OF PERJURY.

(Ownership Entity)

By: _____

Title: _____

Date: _____

Note: This form must be signed, preferably in blue ink, and mailed to the address on page 6.

PLEASE EXPLAIN ANY ITEMS THAT WERE ANSWERED “NO,” “CHANGE” OR “FINDING”
ON QUESTIONS 1-14.

[illegible]

CHANGES IN OWNERSHIP OR MANAGEMENT
(to be completed ONLY if "CHANGE"
marked for question 14 above)

TRANSFER OF OWNERSHIP

Date of Change:	
Taxpayer ID Number:	
Legal Owner Name:	
General Partnership:	
Status of Partnership (LLC, etc):	

CHANGE IN OWNER CONTACT

Date of Change:	
Owner Contact:	
Owner Contact Phone:	
Owner Contact Fax:	
Owner Contact Email:	

CHANGE IN MANAGEMENT CONTACT

Date of Change:	
Management Co. Name:	
Management Address:	
Management city, state, zip:	
Management Contact:	
Management Contact Phone:	
Management Contact Email:	

Mail To:

Government of the District of Columbia
Department of Housing and Community Development
1800 Martin Luther King Jr. Avenue, SE
Washington, DC 20020