


RI Housing

PROGRAM BULLETIN

Date: November 27, 2018
To: All Owners of Low Income Housing Tax Credit Projects
From: Michael DiChiaro, Assistant Director Asset Management/Compliance
Subject: California Wildfires Emergency Housing Relief
Bulletin #: 2018- 09 with attachment



This Notice is to advise all owners of Housing Tax Credit properties in the State of Rhode Island that approval is granted to provide temporary emergency housing to displaced individuals affected by the California Wildfires in accordance with Revenue Procedures 2014-49 and 2014-50. The temporary housing period ends November 30, 2019.

- The California Wildfires received a Major Disaster Declaration on November 12, 2018, with a FEMA "incident period" beginning on November 8, 2018 (DR-4407).

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.

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

Owners must obtain a statement signed by the displaced individual under penalties of perjury containing the following information (use the Hurricane Emergency Housing Relief Certification form- attached):

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 Program Bulletin in its property files as it may be subject to review by the Internal Revenue Service.

Owners must provide RIHousing with the names of displaced individuals and the dates the displaced individuals covered by this relief began and ended occupancy. Prior to entering move-in information in WTC, please contact Lenore Coughlin, Multifamily Compliance Supervisor for further instruction.

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.

All questions regarding this Notice should be directed to the attention of Lenore Coughlin, Multifamily Compliance Supervisor at 401-457-1258 or lcoughlin@rihousing.com