



Wyoming Community Development Authority
"Financing Affordable Housing in Wyoming"

Wyoming Community Development Authority Approval for providing Temporary Housing Relief for Households Displaced by Hurricane Irma

This communication is being sent to owners and/or managers of tax credit properties located in the State of Wyoming. Attached is Revenue Procedure 2014-49, which allows temporary relief from certain requirements of Sec. 42 of the Internal Revenue Code for owners of low-income housing buildings and housing credit agencies resulting from Major Disaster areas declared by the President. This "Agency Approval" only applies during a Temporary Housing Period not to exceed 12 months from the last day of September 2017, which is September 30, 2018.

Sections 12, 13 and 14 of the Revenue Procedure contain the requirements and restrictions for Emergency Housing Relief. This notification serves as the "Agency Approval" for the State of Wyoming, referred to in 12.02, for owners/managers of Tax Credit or Bond Financed properties to provide Emergency Housing Relief to families displaced by the federally declared disaster, Hurricane Harvey.

If a Tax Credit or Bond Financed property owner chooses to provide Emergency Housing Relief to a Displaced Individual that cannot establish eligibility for Section 42, it 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 regarding treatment of units in the first year of the credit period). However, the rent cannot exceed the applicable Section 42 rent limit and the property owner must obtain a statement signed by the Displaced Individual under penalty of perjury containing the following information (see Disaster 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 s/he 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 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. The Owner must be able to provide the WCDA a list of the names of Displaced Individuals and the dates the Displaced Individuals covered by this relief began and ended occupancy.

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.

If a Displaced Individual wishes to continue to occupy a low-income unit after the end of the Temporary Housing Period (September 30, 2018), the household must be initially qualified for section 42 and all documentation rules apply. Owner must obtain a full and complete initial Tenant Income Certification and Annual Student Certification. The effective date must be no sooner than 12 months from the last day of September 2017, which is September 30, 2018.

Questions may be directed to:

Judy Koski

WCDA Compliance Officer

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Approved by:

A handwritten signature in blue ink, appearing to read "Scott Hoversland", is written over a horizontal line.

Scott Hoversland, Executive Director