



Tennessee Housing Development Agency

Andrew Jackson Building Third Floor
502 Deaderick St., Nashville, TN 37243

Bill Lee
Governor

Ralph M. Perrey
Executive Director

NOTICE FROM THDA MULTIFAMILY PROGRAMS DIVISION ON IRS COVID-19 ISSUED GUIDANCE

February 16, 2021

As you may know, the Internal Revenue Service (IRS) recently issued an extension related to compliance monitoring guidance on COVID-19 for the Low Income Housing Credit. The IRS guidance includes the following:

- 1) *“An Owner of a low-income building is not required to perform income recertifications under § 1.42-5(c)(1)(iii) in the period beginning on April 1, 2020, and ending on September 30, 2021. The Owner must resume the income recertifications as due under § 1.42-5(c)(1)(iii) not later than October 1, 2021.”*

Continuing with previous guidance, THDA will not require owners to perform income recertifications during this time period. The determination to cease income recertifications during this time period is the responsibility of the property owner.

- 2) *For purposes of § 1.42-5, an Agency is not required to conduct compliance monitoring inspections or reviews in the period beginning on April 1, 2020, and ending on September 30, 2021. The Agency must resume compliance-monitoring inspections or reviews as due under § 1.42-5 not later than October 1, 2021.*

THDA will continue to conduct desk reviews of materials submitted via secure electronic file transfer, as we have done throughout the COVID-19 pandemic since March, 2020. On-site compliance inspections and file reviews will continue to be suspended until further notice.

If you have any questions, please email TNCompliance@THDA.org.