Date: May 4, 2020
To: LIHTC Property Owners & Managers
From: NIFA’s LIHTC Compliance Department
RE: LIHTC Compliance Monitoring and Site Inspection guidance as a result of the COVID-19 Pandemic - UPDATED

As the Nebraska Investment Finance Authority (NIFA) continues to monitor the COVID-19 pandemic in Nebraska, the health and safety of our staff, as well as LIHTC tenants, property managers and owners, is our highest priority. In order to minimize the health risks and exposure for LIHTC tenants, property managers/owners & NIFA inspection staff, in addition to the memo previously sent out on 3/18/2020 we are issuing updated guidance that the IRS & HUD has provided on the following topics:

Recertification Paperwork
Owners/Managers have until July 15, 2020 to complete any recertification paperwork if the recertification is scheduled to occur on or after April 1, 2020 and before July 15, 2020. NIFA encourages you to get any required recertification paperwork gathered prior to this date.

Unemployment Benefits
The temporary $600 per week federal enhancement to unemployment benefits provided by the CARES Act should not be included in calculations of income. Please note that regular payments of unemployment benefits are still counted as income.

Stimulus Payments
The Stimulus payments received by the household in the form of a tax refund should not be counted as income.

Site Inspections
All site inspections are still suspended until further notice. We will be in contact to schedule these inspections when it is safe to do so.

For complete guidance on COVID-19 compliance monitoring click here.

If you have any questions, please email the compliance department at txcr.multifamily@nifa.org. This guidance may be revised and/or updated by NIFA as the COVID-19 circumstances evolve.