

LIHTC Allocation COVID-19 Pandemic Update

May 7, 2020



The Nebraska Investment Finance Authority (“NIFA”) remains committed to serving our partners, stakeholders, and residents during the ongoing COVID -19 Pandemic (the “Pandemic”). NIFA continues to closely monitor and evaluate guidance provided by state and federal agencies, including the Internal Revenue Service (“IRS”).

Due to the potential disruptions to LIHTC development and construction activities as a result of the Pandemic, the IRS has confirmed the use of previously released guidance for developments located in major disaster areas and has provided additional relief for certain LIHTC deadlines for developments impacted by the Pandemic. Below is a summary of the IRS guidance for developments that have received a 2018 or 2019 LIHTC Carryover Agreement.

Issue	IRS Revenue Procedures 2014-49 and 2014-50	IRS Notice 2020-23 and IRS Revenue Procedure 2018-58
10% Test deadline as required in IRC Section 42(h)(1)(E)(ii)	6-month extension for developments located in Major Disaster areas at the discretion of NIFA	10% Test deadlines falling between April 1 and July 14, 2020, extended to July 15, 2020
Rehabilitation expenditure deadlines as required in IRC Sections 42(e)(3) and 42(e)(4)	Not Applicable	Deadlines falling between April 1 and July 14, 2020, extended to July 15, 2020
Placed in service deadline as required in IRC Section 42(h)(1)(E)(i)	12-month extension for developments in Major Disaster areas at the discretion of NIFA	Not Applicable

NIFA is committed to providing the extensions as permitted under the IRS. If an LIHTC owner is experiencing difficulties meeting any of the above-outlined deadlines, please submit this form to NIFA:

Request for Carryover Allocation Relief Form

Please contact Sara Tichota, LIHTC Allocation Manager, at 402-434-3916 with any questions.

