Annual Income Recertification Relief

Does this relief suspend the required annual household certification or just the annual income recertification?

The relief for annual income recertifications, as well as the local income certification
time frames, is suspended for the period beginning April 1, 2020, and ending December 31,
2020. Minnesota Housing will not be required to conduct annual income recertifications for
the period beginning April 1, 2020, and ending December 31, 2020.

What is the maximum period in which the owner can complete an annual income
recertification after April 1, 2020, to meet the due date for a recertification required
before April 1, 2020?

The owner is required to complete the income recertification by the date required before
April 1, 2020, as shown on the existing (anniversary date) certification.

For recertifications due between April 1, 2020, and December 31, 2020, the
income recertification must be completed on or before the
next required anniversary date.

For recertifications due on or before April 1, 2020, the income
recertification must be completed on or before 3/1/2021.

For recertifications due between April 1, 2020, and December 31, 2020, the
income recertification must be completed on or before the
next required anniversary date.

No. Since there is no income recertification required, there is no requirement
to submit supporting documentation or to obtain signatures or notarizations.

Minnesota Housing will not file form 8823 if the closure was COVID-related. Regardless
of when the closure occurred, owners should document which amenities or common
areas were out of service. Minnesota Housing will also follow-up, as required, on any
compliance issues or conditions.

Yes. Minnesota Housing has already begun to complete remote inspections and will
continue to complete remote inspections in 2021.

How should owners report continuing compliance on HTC-12 for compliance year
2020? Does this guidance apply to properties in the extended use period?

Yes. Owners are not required to exercise this relief and are permitted to continue
submitting annual income recertifications. Therefore, if the owner follows the
owners' annual certification, under penalty of perjury, as to whether or not each
unit resident's income is reported as required by statute.

When will the next income recertification be due?

All initial certifications still must be completed as required. Since 100% HTC projects
are not required to complete annual income recertifications, the relief applies only to
mixed-income properties and any units needing to satisfy tax-exempt bond
recertifications.

Is document collection and verification of supporting documentation still required?

Yes. Owners must comply with other applicable program recertification requirements.
This relief only applies to HTC and bond income recertifications.

Can owners continue to perform annual income recertifications if they want to?

Yes. Owners are not required to exercise this relief and are permitted to continue
submitting annual income recertifications.

How should owners report continuing compliance on HTC-12 for compliance year
2020?

Yes. Owners are not required to exercise this relief and are permitted to continue
submitting annual income recertifications.

Inspection Relief

Does this guidance apply to properties financed with Section 1602?

Yes. Minnesota Housing has already begun to complete remote inspections and will
continue to complete remote inspections in 2021.

Does this guidance apply to properties in the extended use period?

Yes.

Does this Notice suspend new initial household certifications or just the annual
income recertification?

No. The Notice only relieves the owner from performing an annual income recertification.

Is document collection and verification of supporting documentation still required?

Yes. Owners are not required to exercise this relief and are permitted to continue
submitting annual income recertifications.

Does this guidance apply to properties in the extended use period?

Yes.

Is document collection and verification of supporting documentation still required?

Yes. Owners are not required to exercise this relief and are permitted to continue
submitting annual income recertifications.

Will Minnesota Housing perform 2020 UPCS inspections in 2021?

Yes. Minnesota Housing will perform 2020 UPCS inspections in 2021.

Does the income recertification relief apply to properties in the extended use period?

Yes.

Is document collection and verification of supporting documentation still required?

Yes. Owners are not required to exercise this relief and are permitted to continue
submitting annual income recertifications.

Suspension of Relief

Does the income recertification relief apply to properties in the extended use period?

Yes.

Does this Notice suspend new initial household certifications or just the annual
income recertification?

No. Since there is no income recertification required, there is no requirement
to submit supporting documentation or to obtain signatures or notarizations.

A property at the LPM for the HTC-12 for the period beginning April 1, 2020, to December 31,
2020; Allows temporary closure of property amenities or common areas during the period
beginning April 1, 2020, to December 31, 2020; Suspends the HTC allocating agency requirement to conduct compliance monitoring for
the period beginning April 1, 2020, and ending December 31, 2020; Allows medical personnel or other essential workers providing services during the
COVID-19 pandemic to temporarily occupy HTC units in accordance with the emergency
housing guidance in Notice 2020-53 and in these FAQs it may certify in its HTC 12 for 2020 (due
February 2021) that it has complied with the annual income recertification
requirements. Therefore, if the owner follows the
owners' annual certification, under penalty of perjury, as to whether or not each
unit resident's income is reported as required by statute.

Does this Notice suspend new initial household certifications or just the annual
income recertification?

No. The Notice only relieves the owner from performing an annual income recertification.

Is document collection and verification of supporting documentation still required?

Yes. Owners are not required to exercise this relief and are permitted to continue
submitting annual income recertifications.

Does the income recertification relief apply to properties in the extended use period?

Yes.

Is document collection and verification of supporting documentation still required?

Yes. Owners are not required to exercise this relief and are permitted to continue
submitting annual income recertifications.

Full-year projects still must be certified annually. Projects that are not full-year projects in the 2020 certification year, there were uncorrected UPCS violations or violations of state and local habitation codes or local ordinances in any part of the property or if any units were out of service. Minnesota Housing will also follow-up, as required, on any compliance issues or conditions.