



COVID-19 TAX CREDIT & WHEDA

Communication is Key

WISCONSIN EMERGENCY ORDERS THAT AFFECT YOU AS A PROPERTY OWNER/AGENT

#12 Safer at Home

Managers should avoid entering apartments except for emergency work orders.

No social gatherings, no use of community spaces (community rooms, business centers, patios, Fitness centers or other community space).

#15 Temporary Ban on Evictions (currently expires 5/26)

No evictions for failure to pay rent. Cannot serve a notice that terminates tenancy for payment of rent. Other lease violation such as domestic violence can commence.

#72 Temporary Ban on Late Fees

Landlords are prohibited from charging late fees or other penalties for 90 days after the end of the public health emergency.



What is the status on performing management reviews for Tax Credit and WHEDA properties?

- WHEDA has temporarily stopped management reviews for Tax Credit and WHEDA.
- We will contact you and work together to schedule when we resume the MOR's.

Please understand that we do have some guidelines that we have to meet. (i.e. the tax credit reviews scheduled to be done in 2020 must be completed by 12/31) Unless an exception is issued by the IRS.



Can I use electronic signatures to complete required tenant paperwork related to HTC and WHEDA financed affordable housing properties?

Requirements:

- Include clear signature, printed name, and date

Acceptable:

- Scanned or faxed documents
- Digital signatures through software that includes date and timestamp

We are working to make this rule permanent for Tax Credit and WHEDA.



Are household payments under the CARES Act reportable as tenant income for affordable housing programs?

- Federal Household stimulus payments - **not** included
- \$600 per week federal enhancement to unemployment insurance - **not** included (CARES Act)
- Regular payments of unemployment insurance - included



MORE ON COVID-19

What should a tenant do if they believe they have COVID-19?

- Contact Disease Control and Prevention
<https://www.cdc.gov/coronavirus/2019-ncov/if-you-are-sick/steps-when-sick.html>

Tenants are asking how they can protect themselves from COVID-19, where can I find guidance on this?

- The best way to prevent illness is to avoid being exposed
[Learn more on how people can protect themselves.](#)

Should I notify tenants of a COVID-19 case in my building?

- Promote social distancing
- Post general notice
- Do Not identify the tenant



OTHER IMPORTANT FACTS

The Fair Housing Act applies even within extenuating circumstances of the COVID-19 virus. All responses to a COVID-19 virus situation must adhere to the prohibition of unlawful discrimination by race, color, religion, national origin, sex, disability or family status.



Does the April 10th Internal Revenue Service [Notice 2020-23](#) impact any tax credit deadlines related to compliance?

- Annual tenant certifications that were originally due to be performed on or after April 1, 2020, and before July 15, 2020, will be due July 15, 2020. WHEDA has adapted this guideline for WHEDA financed projects too.

For additional guidance, please visit the NCSHA website here:

<https://www.ncsha.org/blog/irs-provides-short-term-extensions-to-certain-housing-credit-housing-bond-deadlines-due-to-covid-19/>



Amendments to the Low-Income Housing Credit Compliance-Monitoring Regulations

IRS Federal Registry - 02/26/19

- The Tax Credit Final Rule will go into effect for WHEDA clients on January 1, 2021. This rule will change the number of files we review and the numbers of units for the physical inspections. It will increase the time we spend at the property.

<https://bit.ly/2IGpFxs>



Important Upcoming Tax Credit Information

The QAP is in the process of a re-write that will be effective on January 1, 2021.

Working Timeline:

- Shared views with Advisory Committee for both the Federal Housing Tax Credits and the State of Wisconsin Housing Tax Credits in 2021/22
- Public input was gathered and reviewed for input and commentary from stakeholders.
- Final drafts sent to WHEDA committees on May 14th
- Public Hearings scheduled though June 4th
- To Governor Evers for signature June 10th
- Presented to WHEDA BOD on June 17th
- Post Governor letter and final QAP on wheda.com - June 19th



VIOLENCE AGAINST WOMEN ACT (VAWA)

The new QAP will include Violence Against Women Act (VAWA) as a requirement. This will follow the HUD guidelines.

Note: As with other laws, only the VAWA grant program authorizations expire -- the underlying law and all the provisions that are not tied to specific funding levels do not expire. All legal protections for victims and survivors continue, including protections in federally-subsidized housing, special tribal jurisdiction, and protections for immigrant victims. Grant conditions that protect survivor confidentiality and safety remain intact.



WHEDA IS OPEN FOR BUSINESS!

For assistance please contact your Housing Management Officer (HMO)

Name	Phone Number	Email Address
Tyler Grover	608-267-5184	tyler.grover@wheda.com
Barb Mundt	608-266-0730	barbara.mundt@wheda.com
Missy Holcomb	608-267-7748	missy.holcomb@wheda.com
Carmen Nordness	608-267-0608	carmen.nordness@wheda.com
Dawn Parmelee	414-227-3136	dawn.parmelee@wheda.com
Bonnie Robertson	608-266-7367	bonnie.robertson@wheda.com
Scott Strandberg	414-227-1853	scott.strandberg@wheda.com
John Unertl	608-266-2607	john.unertl@wheda.com
Jillian Wielgat	608-266-0389	jillian.wielgat@wheda.com



COVID-19 - Frequently Asked Questions

Our website www.wheda.com has a FAQ page that we update when a change is made or when something is added.

<https://www.wheda.com/about-wheda/press-room/stakeholder-statements/covid-19-update>

❖ Please let us know what other webinars you are interested in.





QUESTIONS?



WHEDA

THANK YOU!



WHEDA