

OWNER'S CERTIFICATION OF CONTINUING PROGRAM COMPLIANCE

NOTE: An AOC Report is required of all active HTC developments excluding developments that have not received IRS form 8609 AND have not met their targeted applicable fraction as of 12/31 of the reporting period. A development that met its targeted applicable fraction during the reporting period; yet, did NOT have an IRS form(s) 8609 issued by MHC must submit a complete AOC Report.

Part I – Development Data

Certification Period:	From: January 1, 20__	To: December 31, 20__
Development Name:	Dev. No: MS	
Development Address:	City:	Zip:
GP (Owner) Name:		
Tax ID # of Ownership Entity:		

Part II – Current Development Status

No building (s) have/has been placed in service
 At least one building has been placed in service but owner elects to begin credit period in the following year.
If either of the above applies, please check the appropriate box and proceed to page 2 to sign and date this form.

Resyndication Properties Only:

No building (s) have been placed in service under the recent allocation.
 At least one building has been placed in service under the most recent allocation, but the owner elects to begin credit period in the following year.
If either of the above applies, please check the appropriate box and complete the certification for the original allocation.

The Owner hereby certifies that:

- The project meets the minimum requirements of: (check one)
 - 20 - 50 test under Section 42(g)(1)(A) of the Code
 - 40 - 60 test under Section 42(g)(1)(B) of the Code
 - 15 - 40 test for "deep rent-skewed" projects under Section 42(g)(4) and 142(d)(4)(B) of the Code
- There has been **no change in the applicable fraction** (as defined in Section 42(c)(1)(B) of the Code) for any building in the project:
 - NO CHANGE CHANGE *(List the applicable fraction to be reported to the IRS for each affected building on page 3)*
- The owner has received an annual Tenant Income Certification from each low-income resident and documentation to support that certification, or the owner has a re-certification waiver letter from the IRS in good standing, has received an annual Tenant Income Certification from each low-income resident, and documentation to support the certification at their initial occupancy.
 - YES NO
- The owner has received an annual Student Self Certification for each low-income household.
 - YES NO
- Each low-income unit in the project has been rent-restricted under Section 42(g)(2) of the Code:
 - YES NO
- All low-income units in the project are and have been for use by the general public and used on a non-transient basis (except for transitional housing for the homeless provided under Section 42 (i)(3)(B)(iii) of the Code):
 - YES NO HOMELESS
- No finding of discrimination under the Fair Housing Act, 42 U.S.C 3601-3619, has occurred for this project. A finding of discrimination includes an adverse final decision by the Secretary of Housing and Urban Development (HUD), 24 CFR 180.680, an adverse final decision by a substantially equivalent state or local fair housing agency, 42 U.S.C 3616a(a)(1), or an adverse judgment from a federal court:
 - NO FINDING FINDING
- Each building in the project is and has been suitable for occupancy, taking into account local health, safety, and building codes (or other habitability standards), and the state or local government unit responsible for making building code inspections did not issue a report of a violation for any building or low income unit in the project:
 - YES NO

If "No", state nature of violation on page 3 and attach a copy of the violation report as required by 26 CFR 1.42-5 and any documentation of correction.
- There has been **no change in the eligible basis** (as defined in Section 42(d) of the Code) of any building in the project since last certification submission:
 - NO CHANGE CHANGE

If "Change", state nature of change (e.g., a common area has become commercial space, a fee is now charged for a tenant facility formerly provided without charge, or the project owner has received federal subsidies with respect to the project which had not been disclosed to the allocating authority in writing) on page 3.

Development Name: _____
Development Number: MS

10. All tenant facilities included in the eligible basis under Section 42(d) of the Code of any building in the project, such as swimming pools, other recreational facilities, parking areas, washer/dryer hookups, and appliances were provided on a comparable basis without charge to all tenants in the buildings:
 YES NO
11. If a low-income unit in the project has been vacant during the year, reasonable attempts were or are being made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units were or will be rented to tenants not having a qualifying income:
 YES NO
12. If the income of tenants of a low-income unit in any building increased above the limit allowed in Section 42(g)(2)(D)(ii) of the Code, the next available unit of comparable or smaller size in that building was or will be rented to residents having a qualifying income:
 YES NO
13. An extended low-income housing commitment as described in section 42(h)(6) was in effect, including the requirement under section 42(h)(6)(B)(iv) that an owner cannot refuse to lease a unit in the project to an applicant because the applicant holds a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437s. Owner has not refused to lease a unit to an applicant based solely on their status as a holder of a Section 8 voucher and the project otherwise meets the provisions, including any special provisions, as outlined in the extended low-income housing commitment (*not applicable to buildings with tax credits from years 1987-1989*):
 YES NO N/A
14. The owner continues to comply with all terms it agreed to in its application for Credit authority, including all federal and state-level program requirements and any commitments for which it received points or other preferential treatment in its application.
 YES NO
15. The owner received its credit allocation from the portion of the state ceiling set-aside for a project involving "qualified non-profit organizations" under Section 42(h)(5) of the code and its non-profit entity materially participated in the operation of the development within the meaning of Section 469(h) of the Code.
 YES NO N/A
If "Yes" or "No", complete and attach the Non-Profit Addendum to Owner's Certificate of Continuing Program Compliance.
16. The owner has complied with Section 42(h)(6)(E)(ii)(I) and not evicted or terminated the tenancy of an existing tenant of any low-income unit other than for good cause (*only applicable if development went through foreclosure or if no buyer through the qualified contract process was willing to maintain low-income status*).
 YES NO N/A
17. The owner has complied with Section 42(h)(6)(E)(ii)(II) and has not increased the gross rent above the maximum allowed under Section 42 with respect to any low-income unit (*only applicable if development went through foreclosure or if no buyer through the qualified contract process was willing to maintain low-income status*).
 YES NO N/A
18. The property is in compliance with the Violence Against Women Act requirements and all related implementing regulations providing protections for residents and applicants who are victims of domestic violence, dating violence, sexual assault and/or stalking.
 YES NO
19. The property has not suffered a casualty loss resulting in the displacement of residents or placed the affected buildings out of service for a period of at least 30 days.
 YES NO
(If "No" complete and attach the Notice of Physical Damage to Owner's Certificate of Continuing Program Compliance)
20. There has been no change in the ownership or management of the project:
 NO CHANGE CHANGE (*Detail change on page 3*)

Note: Failure to complete this form in its entirety will result in noncompliance with program requirements. In addition, any individual other than an owner or general partner of the project is not permitted to sign this form, unless permitted by the state agency.

The project is otherwise in compliance with the Code, including any Treasury Regulations, the applicable MS Qualified Allocation Plan, and all other applicable laws, rules and regulations. This Certification and any attachments are made UNDER PENALTY OF PERJURY.

By: _____
Title: _____
Date: _____

Signature of Ownership Entity

Development Name: _____
Development Number: MS

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

_____,(Ownership Entity) signed to the foregoing instrument, and who (is) (are) known to me, acknowledged before me on this date that, being informed of the contents of this document, (he) (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 20____.

(Seal)

Notary Public

My Commission Expires:_____

Development Name: _____
 Development Number: MS

A. PLEASE EXPLAIN ANY ITEMS THAT WERE ANSWERED "NO", "CHANGE" OR "FINDING" ON QUESTIONS 1-20 AND ATTACH SUPPORT DOCUMENTATION, WHERE APPLICABLE.

Question #	Explanation

B. CHANGES IN OWNERSHIP OR MANAGEMENT
 (to be completed ONLY if "CHANGE" marked for question 20 above)

1. TRANSFER OF OWNERSHIP

Date of Change:	
Taxpayer ID Number:	
Legal Owner Name:	
General Partnership:	
Status of Partnership (LLC, etc):	

2. CHANGE IN OWNER CONTACT

Date of Change:	
Owner Contact:	
Owner Contact Phone:	
Owner Contact Fax:	
Owner Contact Email:	

3. CHANGE IN MANAGEMENT CONTACT

Date of Change:	
Management Co. Name:	
Management Address:	
Management City, State, Zip:	
Management Contact:	
Management Contact Phone:	
Management Contact Fax:	
Management Contact Email:	