

Mississippi Home Corporation
2026 LIHTC Compliance Policies & Procedures
SUMMARY OF UPDATES
Effective August 1, 2026

IMPORTANT NOTICE: Included in this Advisory is a summary of major changes and/or examples to the HTC Compliance Monitoring Plan. Minor updates, additions, clarifications, unintentional omissions, and grammatical errors have not been identified in this Summary.

AUDITS & MONITORING

Category	Type	Description	Form Updated?
Tenant File Audits	NEW	The Monitoring Acknowledgement Form & Pre-Audit Questionnaire (PAQ) in addition to all required and applicable attachments, must be received no later than (7) days of the scheduled audit. Failure to return in the prescribed timeline will result in noncompliance. The Audit will commence as scheduled unless otherwise determined by MHC staff. Forms Affected: Monitoring Acknowledgement; Pre-Audit Questionnaire	YES
Tenant File Audits	NEW	Files must include documentation noting whether file documents are Pre-HOTMA or Post-HOTMA to ensure accurate audit of all files. MHC REQUIRED FORM PROVIDED	YES
Tenant File Audits — File Upload Protocol	NEW	When tenant files are uploaded to COL, all documents should be placed under one folder; within that folder, each file must be labeled by unit number or document type. (REFERENCE MHC UPLOAD Instruction Sheet – COL Portal)	YES
Non-Smoking Policy (applicable to New Construction/SF Homes Only)	NEW	Required of all New Construction Single Family Homes and not by election only: Written non-smoking policy Smoking clause in the Lease (specifying policy and penalties for violation) Signage posted throughout development MS Tobacco Quitline & educational materials to tenants (can be posted in common space) Community rule must be identified in written policies AND Lease Agreement	NO
Quarterly Occupancy Report (QOR)	Retired	The Initial Compliance Status Report (ICR) has replaced the Quarterly Occupancy Report (QOR). (Effective as of 06/2025) Added verbiage requiring submission of the following core LIHTC documents: • IRS Forms 8609, Part II completed • Recorded LURA *Must be submitted to the Compliance Monitoring Department within 15-business days of filing with the IRS and recordation with the county.	YES
Average Income Test (AIT) Minimum Set-aside	NEW	New MSA Election option added to QAP. This new set-aside affects 2026 awards moving forward. Additional information regarding the monitoring of this set-aside is forthcoming.	PENDING
Deeper Income Target Population – MAOI	Revised	Updated Provisions • Referral Network – MOU with Open Doors Homeless Coalition (ODHC) must be maintained throughout the compliance period. • Vacancy Notification – ALL MAOI unit vacancies must be emailed to choice.referral@mhc.com • Documentation – MOU on file, email vacancy notifications retained, signed tenant documentation of MAOI eligibility category; marketing efforts for the NAU.	NO
HTC Eligibility Forms	Revised	We have revised each of the forms, creating a new cohesive and uniform look. Check all instructions, worksheets and attachments for revisions.	YES