

**NEW YORK CITY HOUSING DEVELOPMENT CORPORATION  
2020 OWNER CERTIFICATION OF COMPLIANCE  
100 PERCENT LOW INCOME HOUSING TAX CREDIT PROJECTS**

**CERTIFICATION PERIOD: January 1, 2020 through December 31, 2020**

**BUILDING IDENTIFICATION NUMBER(S) (BIN):** \_\_\_\_\_

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The New York City Housing Development Corporation's ("HDC") Low Income Housing Tax Credit ("LIHTC") monitoring procedures implement the requirements of Section 42(m)(1)(B)(iii) of the Internal Revenue Code of 1986 ("Code"). The requirements of Section 42(m)(1)(B)(iii) apply to all buildings placed in service for which the LIHTC is, or has been, allowable at any time. The Internal Revenue Service ("IRS") published final regulations on September 2, 1992, as amended effective January 14, 2000 and January 1, 2001 ("IRS Regulations") that create procedures for monitoring compliance with Section 42 of the Code and reporting any noncompliance to the IRS. The IRS Regulations and HDC's Monitoring Procedures effective as of January 1, 1992, as amended, require that an owner of a project that received an allocation of LIHTC from New York City Department of Housing Preservation and Development (HPD) submit certifications annually to HDC for the period during which the project is required to comply with Section 42 of the Code.

THE UNDERSIGNED HEREBY CERTIFIES TO HDC, UNDER PENALTY OF PERJURY, THAT DURING THE CERTIFICATION YEAR SET FORTH ABOVE:

**1. MINIMUM SET ASIDE:**

- A. The project meets the requirements of the 20-50 test under Section 42(g)(1)(A) of the Code ("20-50 test") (i.e. 20% of the project's rental units are rent restricted (as set forth in Certification 3 below) and occupied by individuals whose household income is 50% or less of the area median gross income); or the 25-60 test under Sections 42(g)(4) and 142(d)(6) of the Code ("25-60 test") (i.e. 25% of the project's rental units are rent restricted (as set forth in Certification 3 below) and occupied by individuals whose household income is 60% or less

of area median gross income); or the 40-60 test under Section 42(g)(1)(B) of the Code (“40-60 test”) (i.e. 40% of the project’s rental units are rent restricted (as set forth in Certification 3 below) and occupied by individuals whose household income is 60% or less of area median income).

- B. At initial rent up of the project, 100% of the project’s Low Income Units, as such term is defined in Section 42(i)(3) of the Code were rent restricted (as set forth in Certification 3 below) and occupied by individuals whose household income was 50% or less of area median gross income, or 60% or less of the area median gross income, as required by the minimum set aside certified to in Certification 1A above.

2. **ANNUAL ELIGIBILITY CERTIFICATION:** An income certification (“Tenant Income Certification”) was received at the time of initial rental of a Low Income Unit (as such term is defined in Section 42(i)(3) of the Code) certifying the resident’s eligibility under the appropriate income test and the LIHTC full-time student rule. In addition, the owner documents on an annual basis thereafter each household’s ongoing eligibility for the LIHTC program under the full-time student rule provision

3. **RENT RESTRICTION:** Each Low Income Unit is rent-restricted under Section 42(g)(2) of the Code in accordance with Certification 1 above. **NOTE:** To meet this test the “gross rent” as defined in Section 42(g)(2)(B) of the Code with respect to such unit does not exceed 30% of the project’s applicable income limit (50% of the area median gross income or 60% of area median gross income) as adjusted by the imputed income limitation set forth in Section 42(g)(2)(C) of the Code (i.e. for units which do not have a separate bedroom one occupant is assumed and for units which have one or more separate bedrooms, 1.5 occupants is assumed for each individual bedroom).

4. **USE BY GENERAL PUBLIC:** All units in the project are for use by the general public pursuant to 26 U.S.C. 7805, Section 1.42-9.

5. **NO FINDING OF DISCRIMINATION:** There has been no finding of discrimination under the Fair Housing Act, 42 U.S.C. 3601-3619, with respect to any the units in the project. A finding of discrimination includes an adverse final decision by the Secretary of the Department 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. 3616(a)(1), or an adverse judgment from a federal court.

6. **USE ON NON-TRANSIENT BASIS:** All units in the project are used on a non-transient basis except for transitional housing for the homeless provided under Section 42(i)(3)(B)(iii) of the Code (i.e. the term of the initial lease is at least six months, unless either of the statutorily authorized exceptions set forth in Sections 42(i)(3)(B)(iii)(I) or (II) of the Code apply. If Owner is claiming eligibility for one of these exceptions, specify which applies).

7. **SUITABLE FOR OCCUPANCY:** Each building in the project and all project units are habitable and suitable for occupancy, in accordance with all applicable federal, state and local laws, rules and regulations. These include, but are not limited to, local health, safety and building codes and the state or local government entities responsible for conducting local, health, safety or building code inspections did not issuing a violation report for any building or low income unit in the project. If a violation report or notice was issued by the government entity, including HPD, ECB and DOB, attach a copy of the violation report or notice and provide a brief summary explaining the violation or notice and a statement that the condition which caused the violation or notice has been corrected.

8. **STATUS OF ELIGIBLE BASIS: (Check the appropriate box)**

There has been no change in the eligible basis (as defined in Section 42(d) of the Code) of any building in the project.

There has been a change in the eligible basis (as defined in Section 42(d) of the Code) of a building(s) in the project. The nature of the change(s) is as follows: *(Identify changes, building by building, using building address and Building Identification Number noted on IRS form 8609. If there has been a reduction in the eligible basis, attach copies of completed IRS forms 8609 and 8586. Attach additional sheets if necessary).*

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9. **TENANT FACILITIES:** All tenant facilities included in the eligible basis (as defined in Section 42(d) of the Code) of any building in the project (such as swimming pools, other recreational facilities, and parking areas) were provided on a comparable basis without a charge to all tenants in such building.

10. **AN EXTENDED LOW INCOME USE AGREEMENT** as described in Section 42(h)(6) of the Code was in effect (for buildings subject to Section 7108(c)(1) of the Omnibus Budget Reconciliation Act of 1989), including the requirement under Section 42(h)(6)(B)(iv) of the Code that an owner cannot refuse to lease a unit in the project to an applicant who holds a voucher or a certificate of eligibility under Section 8. This requirement does not apply to any project that received an allocation of LIHTC from HPD pursuant to a Credit Reservation Agreement entered into by HDC prior to January 1, 1990.

11.1 **VACANCIES: (Check the appropriate box)**

There were no vacancies in any Low Income Unit during this certification period.

There were vacancies in one or more Low Income Units in the project. When and if an LIHTC unit in the project became vacant, reasonable attempts were or are being made to rent that unit or the next available unit of comparable or smaller size to applicants having a qualifying income, before any units in the projects were or will be rented to applicants not having a qualifying income.

There were vacancies in one or more Low Income Units in the project. When and if an LIHTC unit in the project became vacant, reasonable attempts were not or have not been made to rent that unit or the next available unit of comparable or smaller size to applicants having a qualifying income, before any units in the projects were or will be rented to applicants not having a qualifying income.

There were vacancies in one or more Low Income Units in the project, which resulted in the units

not being suitable for occupancy. The nature of the vacancy is as follows: *(If any units were placed offline because of necessary repairs, list of the affected unit(s), the reason the unit(s) were unsuitable for occupancy (e.g. fire damage), the date(s) the unit(s) went offline, and the date(s) that all repairs were completed. Attach additional sheets if necessary).*

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**11.2 SUPPLEMENTAL CERTIFICATION FOR 100% LOW INCOME PROJECT:** If a vacancy occurred in a Low Income Unit, such unit was rented, or reasonable attempts are being made to rent such unit, to tenants having a qualifying income under the 20-50 test, the 25-60 test or the 40-60 test, as required in Certification 1 above. For any rented unit, (i) the Owner obtained a Tenant Income Certification (see Certification 2 above) from the tenants thereof and (ii) the unit is rent restricted pursuant to the rent restriction provisions of the Code (set forth in Certification 3 above).

**12. INCOME LIMITATIONS:** Based upon the review of the Tenant Income Certification (certified as received and reviewed in Certification 2 above) for each Low Income Unit in each building in the project: Each resident was certified eligible under the appropriate income test (50% of the area median gross income or 60% of the area median gross income) and under the LIHTC full-time student rule, prior to their occupancy, and the owner certifies on an annual basis each resident's ongoing eligibility under the LIHTC full-time student rule provision.

**13. VIOLENCE AGAINST WOMEN ACT (VAWA):** The project has complied with the Violence Against Women Act (VAWA), which provides protections for residents and applicants who are victims of domestic violence, dating violence, or stalking and any other situation or incidence mandated by VAWA. Compliance requirements mandated by VAWA include, but are not limited to, honoring civil protection orders, eviction protection, and bifurcation of lease when required.

**14. EXTENDED USE AGREEMENT:** An extended low income housing commitment as described in Section 42(h)(6) of the Code is in effect for the project.

15. **OWNERSHIP STATUS:** There has been no change in the ownership status of any building in the project.
16. **ATTACHMENT:** The information set forth in the summary and attachment hereto has been obtained from the owner's records.
17. **AUTHORITY:** I am authorized to execute this document on behalf of owner.

The undersigned acknowledges that he/she is making this certification under penalty of perjury, and further certifies to HDC that all of the information set forth in this Owner Certification is, and for the Certification Period was, true, correct and is based upon a review of the records kept by the project owner pursuant to the IRS Regulations and HDC's Monitoring Procedures.

**PLEASE NOTE: IF OWNER IS UNABLE TO CERTIFY TO ALL THE ABOVE STATEMENTS, PLEASE SPECIFY IN A SEPARATE SHEET ATTACHED HERETO IN WHAT RESPECT EACH BUILDING IN THE PROJECT DOES NOT CONFORM TO THE FOREGOING CERTIFICATION.**

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**AUTHORIZED SIGNATURE**

**PRINT NAME:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**STATE OF NEW YORK )**

**COUNTY OF \_\_\_\_\_)**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally came \_\_\_\_\_, to who being by me duly sworn, did depose and say that they are the \_\_\_\_\_ of \_\_\_\_\_, owner of the above-referenced project; and that they are authorized to execute this document on behalf of owner; and that the above statements are true, correct and are based upon a review of the records kept by the project owner pursuant to the IRS Regulations and the HDC Monitoring Procedures.

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**NOTARY PUBLIC**