

# Exhibit NV-1b

## Low Income Housing Tax Credit Program

### Instructions for Completing the

### Tenant Income Certification (NV-1) and TIC Addendum (NV-1a)

---

#### Tenant Income Certification (Exhibit NV-1)

The Division requires the use of the NCSHA Standard Practices Form for Tenant Income Certification. The Division also requires the NV-1a (TIC addendum) be incorporated and attached as part of the TIC certification. Both forms are located on our website in a fill-able format.

Instructions for completing NV-1 (TIC) are listed below. **Part I - Development Data**

Check the appropriate box for Initial Certification (move-in), Recertification (annual recertification), or other. If other, designate the purpose of the recertification (i.e., a unit transfer, a change in household composition, or other state-required recertification).

Effective Date	Enter the effective date of the certification. For move-in, this should be the move-in date. For annual recertification, this effective date should be no later than one year from the effective date of the previous (re)certification.
Move-in Date	Enter the date the tenant has or will take occupancy of the unit.
Property Name	Enter the name of the development.
County	Enter the county (or equivalent) in which the building is located.
BIN #	Enter the Building Identification Number (BIN) assigned to the building (from IRS Form 8609).
Address	Enter the address of the building.
Unit Number	Enter the unit number.
# Bedrooms	Enter the number of bedrooms in the unit.

#### **Part II - Household Composition**

List all occupants of the unit. State each household member's relationship to the head of household by using one of the following coded definitions:

H	-	Head of Household	S	-	Spouse
A	-	Adult co-tenant	O	-	Other family member
C	-	Child	F	-	Foster child(ren)/adult(s)

L - Live-in caretaker                      N - None of the above

Enter the date of birth, student status, and last 4 digits of social security number or alien registration number for each occupant.

If there are more than 7 occupants, use an additional sheet of paper to list the remaining household members and attach it to the certification.

### **Part III – Gross Annual Income**

See Chapter 7 of the NHD LIHTC compliance manual and HUD 4350.3 for complete instructions on verifying and calculating income.

From the third party verification forms obtained from each income source, enter the gross amount anticipated to be received for the twelve months from the effective date of the (re)certification. Complete a separate line for each income-earning member. List the respective household member number from Part II.

- Column (A)            Enter the annual amount of wages, salaries, tips, commissions, bonuses, and other income from employment; distributed profits and/or net income from a business.
- Column (B)            Enter the annual amount of Social Security, Supplemental Security Income, pensions, military retirement, etc.
- Column (C)            Enter the annual amount of income received from public assistance (i.e., TANF, general assistance, disability, etc.).
- Column (D)            Enter the annual amount of alimony, child support, unemployment benefits, or any other income regularly received by the household.
- Row (E)                Add the totals from columns (A) through (D), above. Enter this amount.

### **Part IV - Income from Assets**

See sections 5.1 – 5.5 of the NHD LIHTC compliance manual and HUD 4350.3 for complete instructions on verifying and calculating income.

From the third party verification forms obtained from each asset source, list the gross amount anticipated to be received during the twelve months from the effective date of the certification. List the respective household member number from Part II and complete a separate line for each member.

- Column (F)            List the type of asset (i.e., checking account, savings account, etc.)
- Column (G)            Enter C (for current, if the family currently owns or holds the asset), or I (for imputed, if the family has disposed of the asset for less than fair market value within two years of the effective date of (re)certification).
- Column (H)            Enter the cash value of the respective asset.

Column (I) Enter the anticipated annual income from the asset (i.e., savings account balance multiplied by the annual interest rate).

TOTALS Add the total of Column (H) and Column (I), respectively.

If the total in Column (H) is greater than \$5,000, you must do an imputed calculation of asset income. Enter the Total Cash Value, multiply by .06% and enter the amount in (J), Imputed Income.

Row (K) Enter the greater of the total in Column (I) or (J)

Row (L) Total Annual Household Income From all Sources Add (E) and (K) and enter the total

## HOUSEHOLD CERTIFICATION AND SIGNATURES

After all verifications of income and/or assets have been received and calculated, each household member age 18 or older must sign and date the Tenant Income Certification. Tenant Income Certification should be signed on the date of move-in.

### **Part V – Determination of Income Eligibility**

Total Annual Household Income from all Sources Enter the number from item (L).

Current Income Limit per Family Size Enter the Current Move-in Income Limit for the household size.

Household income at move-in Household size at move-in For re-certifications, only. Enter the household income from the move-in certification. On the adjacent line, enter the number of household members from the move-in certification.

Household Meets Income Restriction Check the appropriate box for the income restriction that the household meets according to what is required by the set-aside(s) for the project.

Current Income Limit x 140% For re-certifications only. Multiply the Current Maximum Move-in Income Limit by 140% and enter the total. Below, indicate whether the household income exceeds that total. If the Gross Annual Income at recertification is greater than 140% of the current income limit, then the available unit rule must be followed if the property is not a 100% property.

## **Part VI - Rent**

Tenant Paid Rent	Enter the amount the tenant pays toward rent (not including rent assistance payments such as Section 8).
Rent Assistance	Enter the amount of rent assistance, if any.
Utility Allowance	Enter the utility allowance. If the owner pays all utilities, enter zero.
Other non-optional charges	Enter the amount of <u>non-optional</u> charges, such as mandatory garage rent, storage lockers, charges for services provided by the development, etc.
Gross Rent for Unit	Enter the total of Tenant Paid Rent plus Utility Allowance and other non-optional charges.
Maximum Rent Limit for this unit	Enter the maximum allowable gross rent for the unit.
Unit Meets Rent Restriction at	Check the appropriate rent restriction that the unit meets according to what is required by the set-aside(s) for the project.

## **Part VII - Student Status**

Refer to NV-1a (TIC addendum) for questions regarding student status.

If all household members are full time\* students, check “yes”. If at least one household member is not a full time student, check “no”.

If “yes” is checked, the appropriate exemption must be listed in the box to the right. If no exemptions apply, the household is ineligible to rent the unit.

*\*Full time is determined by the school the student attends.*

## **Part VIII – Program Type**

Mark the program(s) for which this household's unit will be counted toward the property's occupancy requirements. Under each program marked, indicate the household's income status as established by this certification/recertification. If the property does not participate in the HOME, Tax-Exempt Bond, Affordable Housing Disposition, or other housing program, leave those sections blank.

Tax Credit     See Part V above.

HOME            If the property participates in the HOME program and the unit this household will occupy will count towards the HOME program set-asides, mark the appropriate box indicating the household's designation.

Tax Exempt     If the property participates in the Tax Exempt Bond program; mark the appropriate box indicating the household's designation.

AHDP            If the property participates in the Affordable Housing Disposition Program (AHDP), and this household's unit will count towards the set-aside requirements, mark the appropriate box indicating the household's designation.

Other            If the property participates in any other affordable housing program, complete the information as appropriate.

### **SIGNATURE OF OWNER/REPRESENTATIVE**

It is the responsibility of the owner or the owner's representative to sign and date this document immediately following execution by the resident(s).

The responsibility of documenting and determining eligibility (including completing and signing the Tenant Income Certification form) and ensuring such documentation is kept in the tenant file is extremely important and should be conducted by someone well trained in tax credit compliance.

These instructions should not be considered a complete guide on tax credit compliance. The responsibility for compliance with federal program regulations lies with the owner of the building(s) for which the credit is allowable.

### **TIC Addendum NV-1a**

A completed TIC addendum (NV-1a) is required for all certification and re-certification. All sections must be acknowledged and when applicable 3<sup>rd</sup> party verification must be provided. The exhibit must be signed and dated on the same date as the TIC.