Understanding Conflicting Compliance Requirements with Multiple Subsidies: Utility Allowances

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Low Income Housing Tax Credit Program (LIHTC)

• IRC §42(g)(2)(B)(ii)

(B) Gross rent

For purposes of subparagraph (A), gross rent-

 (i) does not include any payment under section 8 of the United States Housing Act of 1937 or any comparable rental assistance program (with respect to such unit or occupants thereof),

 (ii) includes any utility allowance determined by the Secretary after taking into account such determinations under section 8 of the United States Housing Act of 1937,

(iii) does not include any fee for a supportive service which is paid to the owner of the unit (on the basis of the low-income status of the tenant of the unit) by any governmental program of assistance (or by an organization described in section 501(c)(3) and exempt from tax under section 501(a)) if such program (or organization) provides assistance for rent and the amount of assistance provided for rent is not separable from the amount of assistance provided for supportive services, and

(iv) does not include any rental payment to the owner of the unit to the extent such owner pays an equivalent amount to the Farmers' Home Administration under section 515 of the Housing Act of 1949.

• Treasury Regulation §1.42-10



Tax Exempt Bonds (Bonds)

• IRC §142(d)(4)(C)(ii)(II)

(C) Definitions applicable to subparagraph (B)

For purposes of subparagraph (B)-

(i) Low-income unit

The term "low-income unit" means any unit which is required to be occupied by individuals who meet the applicable income limit.

(ii) Gross rent

The term "gross rent" includes-

(I) any payment under section 8 of the United States Housing Act of 1937, and (II) any utility allowance determined by the Secretary after taking into account such determinations under such section 8.



HOME Program

• 24 CFR Part 92- §92.252(d)

(d) Initial rent schedule and utility allowances. (1) The participating jurisdiction must establish maximum monthly allowances for utilities and services (excluding telephone) and update the allowances annually. The participating jurisdiction must use the HUD Utility Schedule Model or otherwise determine the utility allowance for the project based on the type of utilities used at the project.

• HOMEfires - Vol. 13 No. 2, May 2016



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National Housing Trust Fund (NHTF)

• 24 CFR Part 93- §93.302(c)

(c) Initial rent schedule and utility allowance.

(1) The grantee must establish maximum monthly allowances for utilities and services (excluding telephone, television, and Internet service).

(2) The <u>grantee</u> must annually review and approve rents proposed by the owner for HTF units. For all units for which the tenant is paying utilities, the <u>grantee</u> must ensure that the rents do not exceed the maximum rent minus the monthly allowances for utilities.



HUD Programs

Section 8 Project Based

- 24 CFR Part 245- §245.416
- HUD Multifamily Notice H-2015-04

• Housing Choice Voucher (HCV)

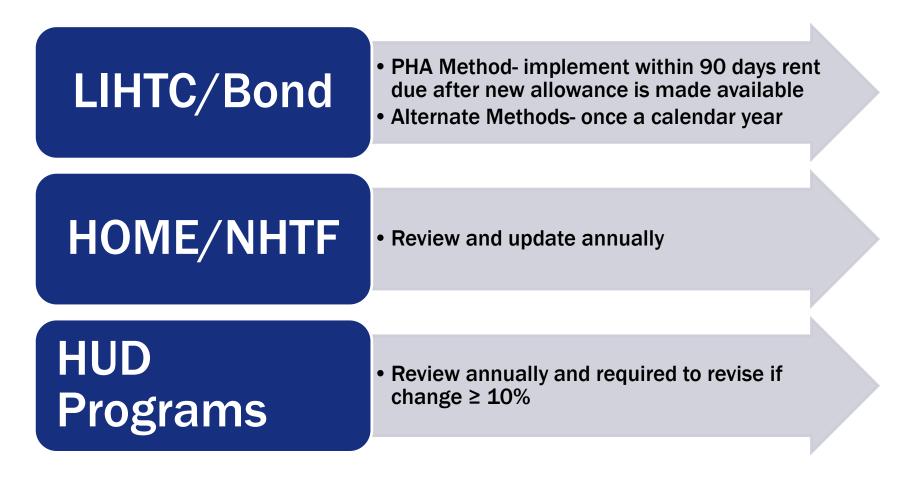
- 24 CFR Part 982- §982.517

• Rental Assistance Demonstration (RAD)

 Follows Section 8 project-based vouchers (PBV) or Section 8 project based rental assistance (PBRA) depending on activity



Annual Review Requirements



How Does This Impact Your Monitoring?

Treasury Regulation §1.42-10(b)(3)

(3) Buildings regulated by the Department of Housing and Urban Development. If neither a building nor any tenant in the building receives RHS housing assistance, and the rents and utility allowances of the building are regulated by HUD (HUD- regulated buildings), the applicable utility allowance for all rent-restricted units in the building is the applicable HUD utility allowance.

• What does this mean?



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