

MEMORANDUM

Date: March 18, 2020
To: LIHTC Property Owners & Managers
From: NIFA's LIHTC Compliance Department
RE: LIHTC Compliance Monitoring and Site Inspection Guidance During the COVID-19 Pandemic



As the Nebraska Investment Finance Authority (NIFA) continues to monitor the circumstances surrounding the COVID-19 pandemic, the health and safety of our staff, as well as LIHTC tenants, property managers and owners, is our highest priority. Accordingly, NIFA is issuing guidance on the following topics:

Site Inspections

All site inspections of LIHTC projects are suspended until further notice. We will contact you when scheduling of such inspections will resume.

Desk Audits

NIFA will proceed with requesting tenant files for the properties that were scheduled to have a site inspection performed this year. The owners and managers will receive a letter via secure email requesting the applicable tenant files that will need to be submitted using a secure upload option. If you have any questions or issues with the electronic submittal of files, please contact NIFA's LIHTC Compliance Department.

Supportive Services

LIHTC owners will not be penalized for temporarily suspending supportive services during this time that include organized tenant activities or group settings. Please document in your file the activity and reason for the cancellation\postponement, along with copies of any notification to the tenants.

Recertification Paperwork

In the event you are having difficulties obtaining recertification paperwork, we would suggestion you use alternative methods (avoiding in-person contact). Alternatives may include corresponding and collecting the information by mail or email.

Documentation drop-off/Responses

NIFA is suspending all documentation drop-offs to the NIFA office at this time. Until further notice, please mail hard copies through the USPS mail. If you would like to submit your documents and any responses electronically, please email txcr.multifamily@nifa.org and we will email you a secure electronic upload option.

If you have any questions, please email the NIFA LIHTC Compliance Department at txcr.multifamily@nifa.org. This Guidance may be revised and/or updated by NIFA as the COVID-19 circumstances evolve.