



Washington State
HOUSING FINANCE COMMISSION

Karen Miller
Chair

Kim Herman
Executive Director

December 14, 2016

2016 Annual Tax Credit Report - Regular

In accordance with the terms and provisions of the Low-Income Housing Tax Credit Program, the Owner is required to submit an annual compliance report to this office by **January 31, 2017**. The attached checklist outlines the documentation required to satisfy the annual reporting requirements. **Please include this checklist with your report submission.**

NOTE: Your 2016 Annual Table 1 report should be submitted online via the Web Based Annual Reporting System (WBARS) at www.wbars.com.

For your convenience, the Commission's website features the complete Tax Credit Compliance Manual, the latest tax credit compliance reporting forms, reporting requirements, resident certification package forms, current income limits, the tax credit workshops schedule and online registration process. **You may also register to receive regular WSHFC Compliance updates via email at <http://www.wshfc.org/managers/broadcastemail.htm>.**

If you have made any changes to staff, please update the information in WBARS and notify your Portfolio Analyst of the change.

Please mail your report to WSHFC, 1000 2nd Ave., Ste. 2700, Seattle, WA 98104, attention Asset Management & Compliance Division.

If Chrystal White is your Portfolio Analyst, mail your report materials to WSHFC, P.O. Box 781, Liberty Lake, WA 99019.

If you require further assistance contact your Portfolio Analyst. To locate your Portfolio Analyst, go to <http://www.wshfc.org/managers/Other/ProjectAssignments.pdf>.

Sincerely,

Valeri Pate

Valeri Pate, Director

Asset Management & Compliance Division

2016 Annual Tax Credit Report Checklist - Regular

Property Name: _____ OID #: _____

The following documentation is attached in support of the annual report:

- Owner's Annual Certification* (print the **Annual Summary** from WBARS and the additional *OAC* pages from our website), submitted with Owner's **original** signature.
- Annual *Table 1* report submitted via the Combined Funders Annual Reporting System at www.wbars.com.
- Copy of the utility allowance schedule(s) used to determine actual rent payments **for the entire 2016 reporting period**. Please **circle** the amounts used for all buildings in the Project on the allowance schedule. These amounts **must** match what is entered in WBARS.
- Written explanation or completed *Extended Vacancy/Rent-Ready Report*, for all units that were vacant 90 days or more at any time during the reporting year. Explanation must include the date units became vacant, when they became rent ready, and the reason for the extended turn-time and/or vacancy.
- 2016 move-in certifications for 5% of your total units, (minimum 5 units). If less than 5% of property/5 units turned over in 2016, then submit all move-ins plus re-certifications until you reach 5% or minimum of 5.**
- Move-in package and current certification package for all households whose income exceeded 140% at the first year re-certification. Include an explanation for the increase.
- Special-Needs Vacancy Report*, with back-up documentation, if the Special-Needs Commitments elected have not been met.
- Affirmative Marketing Report* (if applicable). To find out if your project is required to complete this report, check our web site at:
<http://www.wshfc.org/managers/Reports/BondReports/BondProjectsWithAWSHFCAffirmativeMarketingReporRequirementList.pdf>
- Homeless/Transitional Report* (if applicable).
- Farm Work Move-in Report* (if applicable).
- Mail your report to WSHFC, 1000 2nd Ave., Ste. 2700, Seattle, WA 98104, **attention Asset Management & Compliance Division**.

If Chrystal White is your Portfolio Analyst, mail to WSHFC, P.O. Box 781, Liberty Lake, WA 99019.

Prepared By: _____ Date: _____

Phone Number: _____ Email: _____

2016 Annual Tax Credit Report - Regular

Property Name: _____ OID #: _____

Reporting Period: January 1, 2016 through December 31, 2016

Certifications must include, but are not limited to, the following documents assembled in the following order:

- *Household Eligibility Certification or RD Form 3560-8 Tenant Certification or HUD 50058/50059*
- *Rental Eligibility Application or HUD or RD equivalent*
- *Authorization to Release Confidential Information*
- Income verification documentation which must comply with the **Tax Credit Compliance Procedures Manual**, Chapter 5
- Verification of assets or *Under \$5000 Asset Certification or Sworn Statement of Net Household Assets* form
- *Disabled Certification* (for projects with the Persons with Disabilities commitment)
- *Disability Verification* if applicable
- Age verification for elderly-designated projects
- *Homeless Certification* (if applicable)
- *Student Certification* (for projects using RD form 3560-8 or HUD Form 50058 and 50059)

For assistance or copies of the most recent forms and instructions, visit our website
<http://www.wshfc.org/managers/forms-tc.htm>