



Washington State  
HOUSING FINANCE COMMISSION

December 2021

## 2021 Annual Tax Credit Report – Post-Year 15 or Re-cert Waivers

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 the Commission by **January 31, 2022**. The attached checklist outlines the documentation required to satisfy the annual reporting requirements. **Please include this checklist with your report submission.**

**Note: Your 2021 Annual Table 1 report should be submitted online via the Web Based Annual Reporting System (WBARS) at [www.wbars.com](http://www.wbars.com).**

**Your property has been approved for Post-Year 15 Monitoring Procedures or a Recertification Waiver. The submission of resident certifications is not required at this time.** Following a review of the *Owner's Annual Certification* and WBARS Table 1 Report, your Portfolio Analyst will contact you with a selection of resident certifications to be submitted.

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>.**

**All report documents must be submitted electronically per the SUBMISSION INSTRUCTIONS at <http://www.wshfc.org/managers/forms-tc.htm>. Please do not send any Tax Credit annual report materials (especially resident packages containing personally identifiable information) to the Commission by email, fax, U.S. postal mail, UPS, Fed Ex, or any other mail service.**

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

*Wubet Biratu*

Wubet Biratu, Director

Asset Management & Compliance Division

## 2021 Annual Tax Credit Report Checklist – Post-Year 15 or Re-Cert Waiver

Property Name: \_\_\_\_\_ OID # \_\_\_\_\_

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

- Annual *Table 1* report submitted via the Combined Funders Annual Reporting System at [www.wbars.com](http://www.wbars.com). Note: Do Not include a printed Table 1 report in your submission.

Items submitted via electronic portal (submit each item as a separate document in the order listed):

- This *2021 Annual Tax Credit Report Checklist – Post-Year 15 or Re-Cert Waiver* **completed checklist**.

- Owner’s Annual Certification* submitted with Owner’s original or electronic signature.

- Copy of the utility allowance schedule(s) used to determine actual rent payments **for the entire 2021 reporting period**. Please **circle or highlight** the amounts used for all buildings in the Project on the allowance schedule. These amounts **must** match what is entered in WBARS.

- Extended Vacancy/Rent-Ready Report* listing all units that were not rent-ready within 30 days of resident move-out and/or 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. Note: For any unit that took longer than 30 days to be made rent-ready also include a detailed timeline of the work done in the unit. Any unit not made rent-ready within 90-days of vacancy will be reported as noncompliance.

- Special-Needs Vacancy Report*, with back-up documentation, if the Special-Needs Commitments elected have not been met.

- Farm Work Move-in Report* (if applicable).

- Homeless/Transitional Report* (if applicable).

- Income Averaging Test – Worksheet* (required if Federal Election is Income Averaging).

- Affirmative Marketing Report* (if applicable). To find out if your project is required to complete this report, check our website at:

[wshfc.org/managers/Reports/BondReports/50\\_BondProjectsWithAWSHFCAffirmativeMarketingReportRequirementList.pdf](http://wshfc.org/managers/Reports/BondReports/50_BondProjectsWithAWSHFCAffirmativeMarketingReportRequirementList.pdf)

- 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.

- Please use this link <https://portal.wshfc.org/Forms/AMC-Report> to submit all your annual report documents. Instructions on how to use this system are on our web site at <http://www.wshfc.org/managers/forms-tc.htm> under SUBMISSION INSTRUCTIONS.

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_