



April 15, 2020

## VHDA Compliance & Asset Management

### FY2020 Income Limits Published

April 1, 2020, HUD published the FY2020 Multifamily Tax Subsidy Program (MTSP), HERA Special, Section 8, and Average Income, and the National Non-Metropolitan Income Limits (NNMIL).

The VHDA Program Limits Excel form and FY2020 Income Limits Memo have been updated to include the income and applicable rent for all VHDA monitored programs.

The income limits applicable for Tax Credit and Tax Exempt Bond projects can be found on the [HUD website](#). These limits must be implemented within 45-days for, no later than May 16, 2020, and applied to all new move-in and annual certifications.

Visit: [LIHTC Compliance Forms and Documents](#) and [Program Income and Rent Limits and Fair Market Rents](#).

### Web Tenant Compliance Management System (WTCMS)

The FY2020 income limits are available in WTCMS for all initial, interim, and annual certifications.

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### COVID-19 Property Operations

Compliance & Asset Management suspended on-site compliance monitoring visits and is waiting on guidance from the IRS and Treasury on other compliance monitoring requirements included in Internal Revenue Code Section 42 and Section 142. Regional Compliance Officers and Asset Managers are available by email during normal business hours. See the [Contact Us](#) page on our website.

In consideration of the effects of COVID-19 on property operations and compliance requirements, we are reviewing statutory requirements and our internal policies to adapt to issues such as these to provide practical guidance on compliance monitoring and tenant eligibility procedures.

Email your property specific questions to [compliance-assetmanagement@vhda.com](mailto:compliance-assetmanagement@vhda.com), and include **COVID-19 Guidance** in the subject line. Your questions and feedback will assist us in the review of compliance monitoring procedures and property operations affected by the COVID-19 pandemic.

Please read the [COVID-19 Compliance Monitoring Guidance Memo](#) posted to our website for additional details on audit extension requests, required annual re-certifications, updating WTCMS, property operations, and the use of electronic signatures and document storage for tenant files. The document is also saved to our [Updates and Announcements](#) web page.

Check the [VHDA.com](#) website, and make sure you are signed up to receive VHDA updates via email.

### COVID-19 Resources

[VHDA Updates & Announcements](#)

[Virginia.gov](http://Virginia.gov)

[Virginia Department of Health](#)

[CDC](#)

[HUD Programs COVID-19 Resources](#)

[Rural Development COVID-19 Guidance](#)

[National Multifamily Housing Council](#)

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## April is Fair Housing Month

[Virginia's Fair Housing Law](#) makes it illegal to discriminate in residential housing on the basis of race, color, religion, national origin, sex, elderliness, familial status and disability. In these extraordinary times, communication within your communities must be continuous and consistent. To ensure continued compliance with Fair Housing laws, review the law and seek opportunities for annual training.

### Fair Housing Resources

[Department of Professional & Occupational Regulation \(DPOR\)](#)

[HUD Fair Housing](#)

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Visit our [Website](#) and [Blog](#) and use the links below to follow us on social media.  
*Our blog provides general VHDA updates that may not be specific to Rental Compliance & Asset Management.*



The information contained herein (including but not limited to any description of VHDA and its lending programs and products, eligibility criteria, interest rates, fees and all other loan terms) is subject to change without notice.

