



Tennessee Housing
Development Agency

Housing Credit Monitoring 2025

COMPLIANCE AND ASSET MANAGEMENT DIVISION

Housing Credit Monitoring 2025

Annual Reporting Requirements:

- Due the first business day in March, each year (deadline for both the OAC & the Tenant Events).
- Late fees will be assessed in accordance with the applicable Qualified Allocation Plan (QAP).

Owner's Annual Certification (OAC):

- The OAC is in the form of a questionnaire that must be completed in THOMAS. This requirement can only be submitted by the property's assigned Owner Administrator (Owner Admin).

Tenant Events Upload:

- All tenant files from the previous reporting year (1/1 thru 12/31) must be uploaded for all tenants. This requirement can be completed by the property's assigned Owner Admin or the Compliance Admin.
- Tenant Events can be entered manually or via XML (NAHMA 5.0 format).

Ownership/General Partner/Property Management Verification & Changes:

- 30 days prior to any proposed changes taking place.
- Initial notification is required via email to TNCompliance@thda.org.
- If the property is a TCAP or 1602 Property, any change must be approved prior to any change.
- Additional documentation will need to be submitted via email, and uploaded in THOMAS by the current and/or successor Owner Admin.

Housing Credit Monitoring 2025

Monday, September 23, 2024 12:22 PM

qathomas.thda.org/Compliance/DevelopmentSummary/Edit/91

Microsoft Word - T... National Council of... Novogradac & Com... Login - THDA THO... IT Tips & Tricks

Hello philip.vaughn@vaughndevelopment.com! Log off

Tennessee Housing Development Agency

Tennessee Housing Online Multifamily Application System

28:57

Home Roles

Project #: [REDACTED] Project Name: [REDACTED] Address: [REDACTED]

Development Summary

Owners Annual Certification

Utility Allowances

Tenant Events

Desk Review Info

Desk Review Documents Upload

Tenant Documents Upload

Responses to Findings

Development Summary

Guidance from the Current Compliance Manager

Property Details

[REDACTED]

Make Change

Owner Entity Information

[REDACTED]

Request Change

View and download Exhibit B-1

View and download Exhibit B-2

Owner Admin: [REDACTED]

12:22 PM 9/23/2024

Housing Credit Monitoring 2025

SALE OF PROPERTY OR TRANSFER OF OWNERSHIP

As outlined in the Land Use Restrictive Covenants (LURC), the ownership entity shall notify THDA in writing at least 30 days prior to any sale, transfer, exchange, or refinance of the property, including foreclosure or instrument in lieu of foreclosure. Form Exhibit B-1 must be completed and submitted to THDA. In addition to a completed Exhibit B-1, the following documentation must be provided, if requested by THDA, as applicable:

- Executed property sales contract (for sales transactions);
- Copy of all the closing documents with evidence of recording satisfactory to THDA on all recorded documents (for sales or refinance transactions);
- Copy of permanent financing documentation (for sales or refinance transactions);
- Subordination agreement to permanent financing document, when applicable (for sales or refinance transactions);
- Amendments or attachments to the LURC after recordation, when applicable (for sales or refinance transactions);
- Additional assignment and assumption of interests (for sales or refinance transactions);
- New partnership agreement, if applicable (for sales or refinance transactions);
- Organizational chart of the current and new ownership entity;
- Attachment 23 Disclosures for all individuals identified in the ownership structure (for sales and refinance transactions).

Housing Credit Monitoring 2025

GENERAL PARTNER CHANGE OR TRANSFER

If a property has a change in General Partner, a letter from the owner must be provided notifying THDA thirty (30) days prior to the change. Form Exhibit B-2 must be completed and submitted to THDA.

In addition to a completed Exhibit B-2, the following documentation should be provided:

- Amended and restated partnership agreement (for OVERALL and MANAGING GP changes);
- Assignment and assumption of General Partner interests (for OVERALL changes);
- Organizational chart of the new ownership entity (for OVERALL changes);
- Attachment 23 Disclosures for all individuals identified in the ownership structure (for OVERALL changes).

PROPERTY MANAGEMENT COMPANY CHANGE

If a property has a change in the Management Company, a letter from the owner should be provided notifying THDA thirty (30) days prior to the change. Form Addendum A must be completed and submitted to THDA.

In addition to a completed Addendum A, the property management company must be actively certified in THDA's Certified Property Management (CPM) program.

Housing Credit Monitoring 2025

Please note if the property is a 1602 or TCAP, a sale or change must be approved prior to the sale or change.

Housing Credit Monitoring 2025

Monday, September 23, 2024 12:29 PM

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Tennessee Housing Development Agency

Tennessee Housing Online Multifamily Application System

29:37

Home Roles

Project #: [REDACTED] Project Name: [REDACTED] Address: 142 [REDACTED]

Development Summary
Owners Annual Certification
Utility Allowances
Tenant Events
Desk Review Info
Desk Review Documents Upload
Tenant Documents Upload
Responses to Findings

2024 Owner's Certificate of Continuing Program Compliance

Bold fields must be completed in order to Submit

2016 2017 2018 2019 2020 2021 2022 2023 **2024**

Certification Period: 01/01/2024 to 12/31/2024

1. Please select the current status of the development:

☐ No buildings have been placed in service

☐ At least one building has been placed in service, but owner elects to begin credit period the following year

☒ All buildings have been placed in service and have started their credit period

Building IRS Status

Building Number	Placed In Service	Filed 8609	Filed Schedule A	Signed Form 8609	Schedule A	
TN-[REDACTED]	7/22/2005	✓		View / Upload Last Upload: 5/27/2022	View / Upload	Edit

Housing Credit Monitoring 2025

qathomas.thda.org/Compliance/OwnersAnnualCert/Edit/91?Year=2024

17. There has been no change in the management of the property since the completion of the last Owner's Annual Certification. ☐ True ☐ False

18. The property is in compliance with the Violence Against Women Act requirements and all related implementing regulations providing protections for residents and applicants who are victims of domestic violence, dating violence, sexual assault, and/or stalking. ☐ True ☐ False

19. For the preceding 12-month period, the owner has not evicted any resident, or refused to renew any lease, except for good cause. ☐ True ☐ False

20. The owner continues to comply with all terms it agreed to in its application for Credit authority, including all federal and state-level program requirements and any commitments for which it received points or other preferential treatment in its application. ☐ True ☐ False

21. During the previous 12 months, the property has not suffered a casualty loss resulting in the current displacement of residents. ☐ True ☐ False

22. The owner has not refused to lease a unit to an applicant based solely on their status as a holder of a Section 8 / Housing Choice Voucher. ☐ True ☐ False

23. For the preceding 12-month period, the gross rent for any resident in any low-income unit was not increased beyond the maximum gross rent otherwise permitted under Section 42. ☐ True ☐ False

24. The owner has received an annual Certification of Student Status for each low-income household. ☐ True ☐ False

Note: Failure to complete and submit this form in its entirety to THDA by the specified deadline will result in noncompliance with program requirements and the issuance of an IRS Form 8823.

☐ I, [REDACTED], certify this development is otherwise in compliance with the Internal Revenue Code Section 42, applicable Treasury Regulations, the applicable State Qualified Allocation Plan, and all other applicable laws, rules, and regulations. This certification and any attachments are made UNDER PENALTY OF PERJURY. False statements are punishable as a Class E felony under Tennessee Code Annotated (TCA) Section 13-23-133.

Save Submit

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12:31 PM 9/23/2024

Housing Credit Monitoring 2025

Monday, September 23, 2024 12:33 PM

qathomas.thda.org/Compliance/UtilityAllowances/Edit/91

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Hello phillip.vaughn@vaughnddevelopment.com! Log off

Tennessee Housing Development Agency

Tennessee Housing Online Multifamily Application System

29:11

Home Roles

Project #: [REDACTED] Project Name: [REDACTED] Address: [REDACTED]

Development Summary
Owners Annual Certification
Utility Allowances
Tenant Events
Desk Review Info
Desk Review Documents Upload
Tenant Documents Upload
Responses to Findings

Utility Allowances

Bold fields must be completed in order to Submit

2015 2016 2017 2018 2019 2020 2021 2022 2023 2024

Utility Allowances must be completed before entering or uploading tenant information

+ Add a Utility Allowance

Description	Allowance Type	Bedrooms	Effective Date	Total Owner Paid	Total Tenant Paid
-------------	----------------	----------	----------------	------------------	-------------------

10 items per page

No items to display

12:33 PM 9/23/2024

Housing Credit Monitoring 2025

The screenshot displays a web browser window with two tabs: 'Home Page - THDA THOMAS' and 'Utility Allowances - THDA THO...'. The address bar shows the URL 'qathomas.thda.org/Compliance/UtilityAllowances/Edit/91'. The browser's taskbar at the bottom includes icons for Microsoft Word, National Council of..., Novogradac & Com..., Login - THDA THO..., and IT Tips & Tricks.

The application interface has a dark blue header with the 'Tennessee Housing Development Agency' logo on the left and the title 'Tennessee Housing Online Multifamily Application System' in the center. The user is logged in as 'Hello philip.vaughn@vaughndevelopment.com!' with a 'Log off' link. The date and time 'Monday, September 23, 2024 12:34 PM' are shown in the top left, and '28:35' in the top right.

A sidebar on the left contains a menu with the following items: 'Home', 'Roles', 'Development Summary', 'Owners Annual Certification', 'Utility Allowances' (highlighted), 'Tenant Events', 'Desk Review Info', 'Desk Review Documents Upload', 'Tenant Documents Upload', and 'Responses to Findings'.

The main content area features a breadcrumb trail: 'Project #: [redacted] > Project [redacted] > Address: [redacted]'. A modal dialog box titled 'Add Utility Allowance' is open in the center. It contains four input fields: 'Description' (text), 'Bedrooms' (dropdown), 'Effective Date' (calendar icon), and 'Allowance Type' (dropdown). Below the fields is a message: 'Please wait after clicking Continue, you will be redirected to the next page.' At the bottom of the dialog are 'Continue' and 'Cancel' buttons.

In the background, a table is partially visible with columns for 'Total Tenant Paid' and 'Information'. The 'Total Tenant Paid' column shows '\$0'. To the right of the table are 'Copy', 'Edit', and 'Delete' buttons. A note at the top right of the main area states: 'Bold fields must be completed in order to Submit'.

The Windows taskbar at the bottom shows various application icons, including the Start button, Search, Task View, File Explorer, Word, Excel, PowerPoint, and Chrome. The system clock in the bottom right corner displays '12:34 PM' and '9/23/2024'.

Housing Credit Monitoring 2025

Monday, September 23, 2024 12:36 PM

qathomas.thda.org/Compliance/TenantEvents/Edit/91?Year=2024

Microsoft Word - T... National Council of... Novogradac & Com... Login - THDA THO... IT Tips & Tricks

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Tennessee Housing Development Agency

Tennessee Housing Online Multifamily Application System

29:51

Home Roles

Project #: [REDACTED] Project Name: [REDACTED] Address: [REDACTED]

Tenant Events

Bold fields must be completed in order to Submit

2015 2016 2017 2018 2019 2020 2021 2022 2023 2024

Utility Allowances must be completed before entering or uploading tenant information

Building ID	Building Address	Number of Units	Low-Income Applicable Fraction	Placed in Service Date
TN- [REDACTED]	[REDACTED]	8	100.0000 %	
TN- [REDACTED]	[REDACTED]	8	100.0000 %	
TN- [REDACTED]	[REDACTED]	8	100.0000 %	
TN- [REDACTED]	[REDACTED]	8	100.0000 %	

Housing Credit Monitoring 2025

Monday, September 23, 2024 12:37 PM

qathomas.thda.org/Compliance/TenantEvents/Edit/91?Year=2024

Microsoft Word - T... National Council of... Novogradac & Com... Login - THDA THO... IT Tips & Tricks

Hello philip.vaughn@vaughndevelopment.com! Log off

Tennessee Housing Development Agency

Tennessee Housing Online Multifamily Application System

28:13

Home Roles

Project # [REDACTED] Project Name: [REDACTED] Address: [REDACTED]

Tenant Events

Bold fields must be completed in order to Submit

2015 2016 2017 2018 2019 2020 2021 2022 2023 2024

Utility Allowances must be completed before entering or uploading tenant information

Building ID	Building Address	Number of Units	Low-Income Applicable Fraction	Placed in Service Date
TN-[REDACTED]	[REDACTED]	8	100.0000 %	

Unit #	Unit Type	# of Bedrooms	# of Bathrooms	Status
B-1	Program Unit	2 Bedroom		Occupied
B-2	Program Unit	2 Bedroom		Occupied
B-3	Program Unit	2 Bedroom		Occupied
B-4	Program Unit	2 Bedroom		Occupied
B-5	Program Unit	2 Bedroom		Occupied

https://qathomas.thda.org/Compliance/TenantEvents/Edit/91?Year=2024#

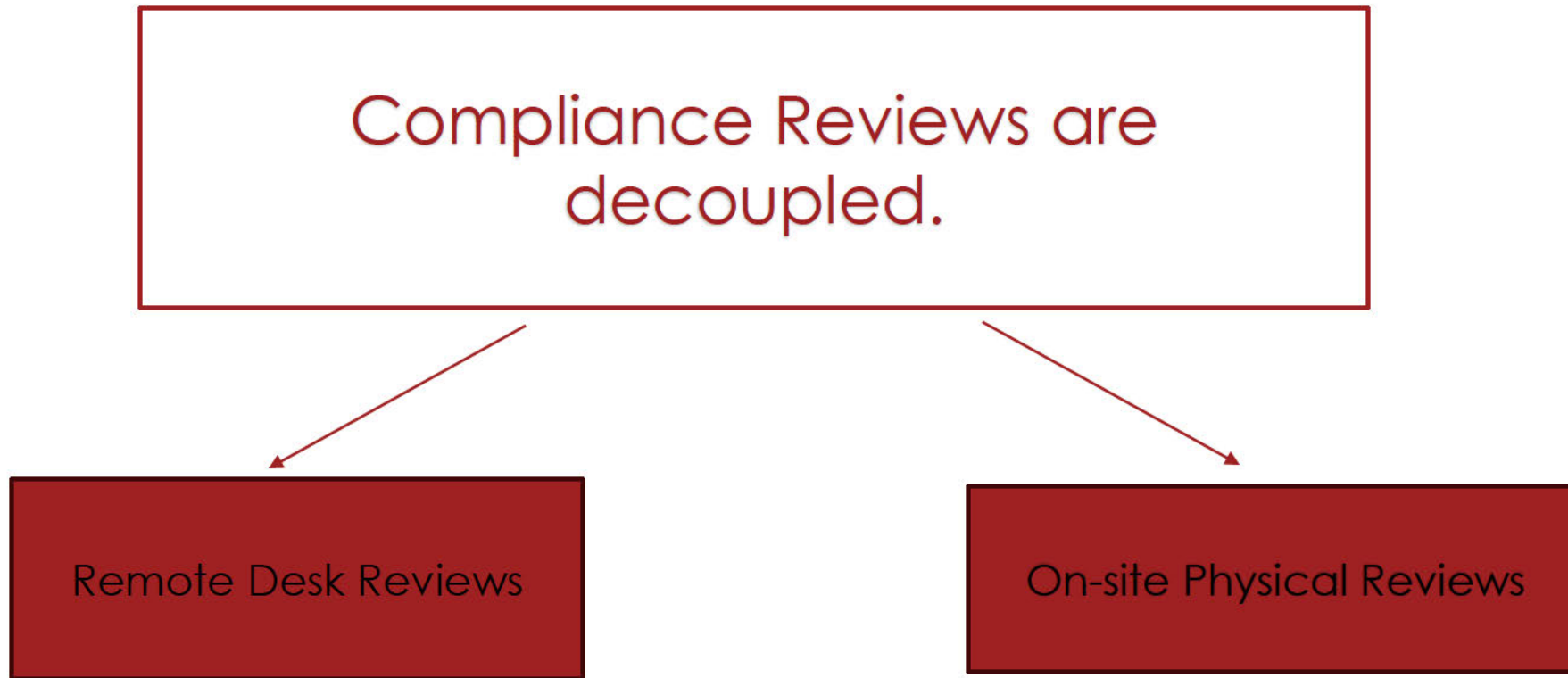
12:38 PM 9/23/2024

Housing Credit Monitoring 2025

Owners, Owner Agents, and Management Companies of Housing Credit Developments are subject to a file review of records and physical review of the buildings at least once every three years to meet IRS requirements.

§IRS 1.42-5 (c) (2) (A)

Housing Credit Monitoring 2025



Housing Credit Monitoring 2025

Owners, Owner Agents, Management Companies, and THOMAS Compliance Admin will receive a THOMAS automated notice no earlier than 15 days from the date of the Remote Desk Review. The Physical Review process is currently being updated.

§IRS 1.42-5 (c) (2) (iii) (C) (1)

Housing Credit Monitoring 2025

Desk & Physical Review Notification:

- 15 days prior to a scheduled desk review, the property's Owner Admin and all Compliance Admins will be notified via an automated email from THOMAS. The Physical Review process is currently being updated.

Property Detail Verification (THOMAS):

- Owner Admin and Compliance Admin must verify all property details, ownership entity, and property management company info is correct in the Development Summary tab in THOMAS.

Desk Review Info (Questionnaire):

- Completed questionnaire must be submitted one week prior to the scheduled review date.

Desk Review Documents Upload:

- Required documentation must be submitted one week prior to the scheduled review date.

Tenant Documents Upload (Desk Review):

- All required files must be uploaded by 11:59 PM on the scheduled day of the Desk Review (upload window opens at 12:01 AM on the scheduled date).

Housing Credit Monitoring 2025

Monday, September 23, 2024 12:19 PM

qathomas.thda.org/Compliance/DeskReview/Edit/91

Microsoft Word - T... National Council of... Novogradac & Com... Login - THDA THO... IT Tips & Tricks

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Tennessee Housing Development Agency

Tennessee Housing Online Multifamily Application System

29:25

Home Roles

Project #: [REDACTED] Project Name: [REDACTED] Address: [REDACTED]

Desk Review Info

2021 2023

Bold fields must be completed in order to Submit

Contact Info

Is the owner entity information correct on the development summary page? ☐ Yes ☐ No

Is the property management agent information correct on the development summary page? ☐ Yes ☐ No

Is this a 1602 or TCAP property? ☐ Yes ☐ No

Questionnaire

Is the resident responsible for an application fee? ☐ Yes ☐ No ☐ N/A

Are minimum income limits required of your residents? ☐ Yes ☐ No ☐ N/A

Are any other restrictions placed on your residents, i.e., credit standards? ☐ Yes ☐ No ☐ N/A

Is this property listed with the local Section 8 office? ☐ Yes ☐ No ☐ N/A

Are Section 8 applicants being received from the PHA? ☐ Yes ☐ No ☐ N/A

12:19 PM 9/23/2024

Housing Credit Monitoring 2025

Monday, September 23, 2024 12:20 PM

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Tennessee Housing Development Agency

Tennessee Housing Online Multifamily Application System

29:55

Home Roles

Project # [REDACTED] Project Name: [REDACTED] Address: [REDACTED]

Desk Review Documents Upload

Bold fields must be completed in order to Submit

2021 2023

Document Uploads

Please upload a copy of your current lease:

Select files... Drop files here to upload

Please upload a copy of your application for residency:

Select files... Drop files here to upload

Please upload a copy of signed 8609s:

Select files... Drop files here to upload

Please upload a copy of your rental policy:

Select files... Drop files here to upload

Please upload a copy of your resident billing and payment records from December 2023 (rent roll/ledger) - Rent roll should include U/A apartment

12:20 PM 9/23/2024

Housing Credit Monitoring 2025

Owners/OA/Management Companies - THOMAS Steps on the day of the Remote Desk Review

1. Review the Tenant Document Upload Screen (Tab #7) in THOMAS to identify the resident file information to be uploaded.
2. For each resident, upload the requested documents in the specific portals identified in THOMAS.
3. The deadline to upload resident file information is 11:59 PM on the date of the review.

§142.5 (c) (2) (C) (iii)

Housing Credit Monitoring 2025

Monday, September 23, 2024 12:46 PM

Hello philip.vaughn@vaughndevelopment.com! Log off

Tennessee Housing Development Agency

Tennessee Housing Online Multifamily Application System

29:36

Home Roles


Project #: [REDACTED] Project Name: [REDACTED] Address: [REDACTED]

Tenant Documents Upload

Bold fields must be completed in order to Submit

2021 2023

Information must be uploaded for each tenant listed and this page submitted by 11:59PM on 9/20/2024

Building ID	Unit Number	# of Documents	
TN-02-05101	Unit #B-1 [REDACTED] 2/9/2022	0	

12:46 PM 9/23/2024

Housing Credit Monitoring 2025

Monday, September 23, 2024 12:49 PM

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Tennessee Housing Development Agency

Home Roles

Development Summary
Owners Annual Certification
Utility Allowances
Tenant Events
Desk Review Info
Desk Review Documents Upload
Tenant Documents Upload
Responses to Findings

Building ID
TN-02-05101

Upload Tenant Documents

TN-[REDACTED] Unit [REDACTED] 2/9/2022

MI Documentation
This includes, but is not limited to, move-in applications and verification documents. Documents include, but are not limited to, employment verifications, retirement documentation, zero-income certifications, student verifications, >\$5,000 asset certifications, asset verification forms, child support and alimony documentation, and social security award letters.

Select files... Drop files here to upload

MI Tenant Income Certification

Select files... Drop files here to upload

MI Lease

Select files... Drop files here to upload

MI VAWA (Violence Against Women Act) Documents

Select files... Drop files here to upload

Recertification Documentation
This includes recertification for current year and recert verification documents. Documents include, but are not limited to, employment verifications, retirement documentation, zero-income certifications, student verifications, >\$5,000 asset certifications, asset verification forms, child support and alimony documentation, and social security award letters.

Upload Documents

12:49 PM
9/23/2024

Housing Credit Monitoring 2025

UPLOADING TENANT DOCUMENTS (MOVE-INS)

MI Documentation (This section, in order as one attachment):

- Move-in Application
- Verification of Annual Income, Household size, and Utility Allowance by the Section 8 Administrative Agency for Section 8 Assisted Applicants(if applicable)
- Zero Income Certification (if applicable & if utilizing the TIC only)
- THDA Assets Under \$5K Certification **or** Verification of Assets over \$5K (if utilizing the TIC only)
- THDA Certification of Student Status
- Verification/Clarification Forms (as needed)

MI Tenant Income Certification:

- Move-in Tenant Income Certification (TIC)

MI Lease:

- Move-in Lease

MI VAWA (Violence Against Women Act) Documents:

- Signed VAWA Addendum

Housing Credit Monitoring 2025

UPLOADING TENANT DOCUMENTS (RE-CERTS)

Recertification Documentation (This section, in order as one attachment):

- Recert Application/Questionnaire
- Verification of Annual Income, Household size, and Utility Allowance by the Section 8 Administrative Agency for Section 8 Assisted Applicants(if applicable)
- Zero Income Certification (if applicable & if utilizing the TIC only)
- THDA Assets Under \$5K Certification **or** Verification of Assets over \$5K (if utilizing the TIC only)
- THDA Certification of Student Status
- Verification/Clarification Forms (as needed)

Recertification Tenant Income Certification:

- Recertification TIC **or** Continuing Residency Certification (CRC - if permitted)
- Form CRC is permitted only for 100% low-income properties beginning in year three (2nd annual recertification) for any given resident

Current Updated Lease:

- Current Renewal/Updated Lease

Recertification VAWA (Violence Against Women Act) Documents:

- Current VAWA documentation

Housing Credit Monitoring 2025

Desk & Physical Review Findings:

- Findings report will be sent within 30 days of the completed review date.

Desk & Physical Review Responses:

- Property corrections and responses are due 30 days from the date the findings report is sent.

Physical Review:

- Will be conducted, on-site, using the National Standards for the Physical Inspection of Real Estate (NSPIRE).
- Findings will be logged by the assigned inspector.

Exigent Health & Safety Responses:

- All EH&S deficiencies should be resolved within 24 hours.
- Completed work orders and/or proof that all deficiencies have been resolved should be sent to THDA (via email) within three business days.
- EH&S documentation should also be included with the property's responses to the overall findings report.

Housing Credit Monitoring 2025

THDA will review all information submitted in THOMAS

- Review and test documentation submitted for accuracy and completeness to the Owners' Annual Certification of Compliance (OAC), Form 8609, and Land Use Restrictive Covenant (LURC).
- Document findings, concerns and observations.
- Ensure all designated findings are cited to Internal Revenue Code (IRC) Section 42.
- Generate and send the Findings Report, noting a 30-day correction period for all findings.

Housing Credit Monitoring 2025

Owner Admin/Compliance Admin THOMAS process after receipt of Findings Report

- Review the Findings Report to ensure all findings, concerns and observations have been addressed and corrected.
- Prepare a response and provide documentation of each correction.
- Upload the response on the Response to Findings page (Tab #8) in THOMAS. The response can be uploaded by individual finding or, if there are multiple findings, the response can be consolidated into one document.
- The response must be uploaded by 11:59 PM on the deadline date.

Housing Credit Monitoring 2025

Responses to Findings - THDA x +

ithomas.thda.local/Compliance/SiteReviewFindingResponses/View/1134

Microsoft Word - T... National Council of... Novogradac & Com... Login - THDA THO... IT Tips & Tricks

Monday, September 23, 2024 1:13 PM Hollo CODonnell! Log off

Tennessee Housing Development Agency

Tennessee Housing Online Multifamily Application System 89/29

Home Roles Email Management 8609 Management Administration Allocation Work Papers

Project # [REDACTED] Project Name: [REDACTED] Address: [REDACTED]

Responses to Findings

Document Uploads

Respond to Physical Review Findings

Respond to Desk Review Findings

Bold fields must be completed in order to Submit

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1:13 PM 9/23/2024

Housing Credit Monitoring 2025

After the Findings Report deadline, THDA will:

- Review the response to the Findings Report to ensure the noncompliance has been corrected, then issue a Closure Letter.
- Review response to Findings Report to see if there is proof the owner was always in compliance. If it is proven that owner was always in compliance, a Closure Letter is issued.
- Under section 42(m)(1)(B)(iii), issue Form 8823 and submit to the Internal Revenue Service ("IRS") with copy provided to owner. The 8823 will be submitted to the IRS whether the finding of noncompliance is corrected or not.
- The 8823 will be filed with the IRS no later than 45 days after the end of the correction period, including any extensions that have been granted.

§142.5 (e) (3) (i)

Housing Credit Monitoring 2025

Resources

Internal Revenue Code §42:

[https://uscode.house.gov/view.xhtml?req=\(title:26%20section:42%20edition:prelim\)](https://uscode.house.gov/view.xhtml?req=(title:26%20section:42%20edition:prelim))

Internal Revenue Code §1.42-5:

<https://www.federalregister.gov/documents/2019/02/26/2019-03388/amendments-to-the-low-income-housing-credit-compliance-monitoring-regulations>

Publication 5913 (Guide for Completing Form 8823):

<https://www.irs.gov/pub/irs-pdf/p5913.pdf>

Housing Credit Monitoring 2025

Resources

THDA Housing Credit Compliance Page:

Tennessee Housing Development Agency | Housing Credit Compliance (thda.org)

THOMAS Compliance Guide:

THOMAS Compliance Guide (thda.org)

Qualified Allocation Plans:

Tennessee Housing Development Agency | LIHC Allocations, QAPs, and Statistics

HUD Utility Allowance Schedule:

Tennessee Housing Development Agency | Utility Allowances

Housing Credit Monitoring 2025

Contact Us:

Compliance & Asset Management (CAM) Mailbox:
tncompliance@thda.org

Heather Reynolds (CAM Director)
hreynolds@thda.org

Chuck O'Donnell (Program Compliance Manager)
codonnell@thda.org

Housing Credit Monitoring 2025

Questions?

Housing Credit Monitoring 2025

Thank you for participating in our training.