

# I P E D 101 COMPLIANCE QUIZ

1. Who issues an 8823 and why?
  - A) The property owner, to get help from the state
  - B) The IRS, to notify the owner of Non-Compliance
  - C) The state monitoring agency, to notify property owner of corrections needed
  - D) The state monitoring agency, to report Non-Compliance to the property owner
  - E) The state monitoring agency, to report Non-Compliance to the IRS
  
2. The “Next Available Unit Rule” means that when household goes over income, the next available unit in the property must be rented to a tax credit qualified tenant.
  - A) True
  - B) False
  
3. When calculating the 140% limit, you need to take the initial income limit at move-in times 140% to determine the 140% limit at recertification.
  - A) True
  - B) False
  
4. A voucher tenant receives Section 8 assistance. The contract provides for a FMV which is higher than the applicable rent maximum. Upon recertification, the tenant has an increase in income such that their tenant-paid portion increases to an amount \$10 over the applicable limit. The subsidy portion drops to \$25 a month. The amount of rent paid by the tenant must be reduced by \$10 so that it does not exceed the maximum allowable.
  - A) True
  - B) False

5. A household is required to be recertified:
- A) Within 120 days before 1 year from the move-in date
  - B) On the anniversary date of the TIC
  - C) Before the initial lease expires
  - D) Anytime within 1 year of the initial TIC effective date
6. Court-ordered child support payments must be included when determining household eligibility even if the household does not receive all the child support they are entitled to.
- A) True
  - B) False
7. When using pay stubs as a method of income verification, how many weeks of consecutive stubs are required? \_\_\_\_\_
8. Utility allowance tables do not need to be obtained on an annual basis if there is no change from the prior year.
- A) True
  - B) False
9. The applicable fraction for qualified basis is the greater of the percentage of LIHTC units compared to the total number of units and LIHTC square footage as a percentage of total square feet.
- A) True
  - B) False
10. A boyfriend and girlfriend move into a unit together. After a period of time, they split up. The girlfriend still lives in the unit and a new boyfriend moves in. The total household income now exceeds the current move-in income limit. Is the household still qualified?
- A) True
  - B) False

11. In an acquisition/rehab property, credits can only be taken once the rehab has been completed.
- A) True
  - B) False
12. If a HOME loan is issued with a below market interest rate, in order to claim 9% credit and not consider the loan a grant, 40% of the units in the project must be set-aside for households at 50% of area median income.
- A) True
  - B) False
13. It is not necessary to verify an unborn child member of the household.
- A) True
  - B) False
14. All types of units in the LIHTC Program are not to be rented on a transient basis.
- A) True
  - B) False
15. A property with a real estate tax exemption has a policy to non-renew any tenants whose income exceeds 140% upon recertification. Given the fact that over-income tenants will void the tax exemption on that unit, it is permissible to non-renew such tenants based upon the increase in income.
- A) True
  - B) False
16. A utility allowance must be provided for telephone if a telephone is needed in order to permit tenants to grant remote access to visitors.
- A) True
  - B) False

17. Transferring tenants to other units within the same building is always acceptable and will never create a reduction in the building's eligible basis.
- A) True
  - B) False
18. Tenants may move in and occupy a unit before it is placed in service.
- A) True
  - B) False
19. Transfers across buildings are never permitted.
- A) True
  - B) False
20. Unborn children may be considered when determining whether a household is comprised entirely of full-time students.
- A) True
  - B) False