

Northern Ponca Housing Authority

Section O Omaha Tax Credit Units LIHTC NETC99-001

Section O -1

Admissions and occupancy of any housing or apartment units which are financed in whole or in part with Low Income Housing Tax Credits (LIHTC,) or any other funds, other than, or in conjunction with NAHASDA funds, shall be given by any and all applicable laws pertaining to such funding.

LIHTC NETC99-001 shall benefit families with incomes at 50% or below Douglas County median income determined by Nebraska Investment Finance Authority (NIFA.)

Section O - 2

Northern Ponca housing Authority on behalf of Northern Ponca Tribal Housing-Nebraska, LP adopts all existing Resident Policy and Procedure where applicable for rental housing units with the following exceptions and or additions:

Section O - 2a Application Process

- a. All members of a family applying for occupancy in a single unit who are 18 years of age or older shall become leaseholders and required to be income certified

Section O - 2b Verification & Certification

- a. No dependent child, medical care, or child care deductions are allowed
- b. The re-certification process will commence 90 days before lease expiration. For example: If a current lease expires on 6-1-01, re-certification must be completed by 5-31-01. Failure to follow this guideline will result in non-compliance of IRS code, breach of rental agreement, and termination of lease
- c. Income verification is valid for no more than 90 days
- d. Initial lease term is one year
- e. Income from a foster child, a foster adult or a live - in attendant will not be considered
- f. Earned income of a full time student 18 years old or older who is not the head, co-head or spouse is excluded to the extent that it exceeds \$480.00

Section O - 3 Section 42 of the IRS Code

- a. Section 42 of the IRS code prohibits discrimination
- b. Tax Credit Project Housing Units are available to native Americans as well as non-native Americans
- c. Tax Credit Projects deduct a utility allowance required by law, rather than offer a utility credit. No refunds will be given annually
- d. Should a conflict arise between NPHA policy and Section 42 of the IRS code, IRS code will dictate

Section O - 4 Waiting List

- a. NPHA is a local housing Authority
- b. NPHA maintain a waiting list
- c. Individuals on the waiting list will be considered for occupancy
- d. If the NPHA waiting list cannot be provide certified tenants for the existing units, potential residents will be sought from other sources

Section O - 5 Native American Subsidy

- a. NPHA will offer a rent subsidy to Native Americans who qualify
- b. Subsidies will be determined according to income

Section O - 6 Rent Calculation

Rent will be determined by annual income. 30% of your annual income divided into 12 months less utility allowance.