

Demystifying Effective Dates

Move In Dates	HTC New Construction	The effective date of the Income Certification is the date the household actually moves into the unit	8823 Audit Guide (Chapter 4- page 4-22)
	Current HTC property that received a new allocation HTC credits	Households determined to be income-qualified for purposes under the current HTC LURA are concurrently income-qualified households for purposes of subsequent allocation of credits; maintain the original move in date as the effective date, as long as the household was eligible under all provisions of section 42 (e.g. student status, utility allowance, and fees)	8823 Audit Guide (Chapter 4- page 4-26/28)
	HTC Acquisition/Rehabilitation	If the Household signs the Income Certification within 120 days of when the acquisition is placed in service, the date of acquisition is the effective date of the Income Certification	8823 Audit Guide (Chapter 4- page 4-25)
		If the Household signs the Income Certification after 120 days of when the acquisition is placed in service, the effective date is the date the last adult household member signs the Income Certification	
	For all new move ins after the acquisition placed in service date, the effective date of the Income Certification is the date the Household actually moves into the unit	8823 Audit Guide (Chapter 4- page 4-25)	
Effective Dates for Transfers	Within the same building	Regardless of the Household's income at the last certification, the units "swap status" and the move in date is the date the HH moved into the building and NOT when the Household transferred to another unit in the building (see Example 1 on page 4-24). All annual requirements are due from the date the Household originally moved into the building and NOT when they transferred	8823 Audit Guide (Chapter 4- page 4-23/24) 10TAC §10.616(c)
	100 percent low-income multiple building Projects (as defined by Line 8b on Form 8609)	Households may transfer to any unit in a 100 percent low-income multiple building project and retain their program designation. The household does not need to be and should NOT be certified at the time of transfer. The move in date remains the date the household was first designated under the program	10TAC §10.616(a)(1)
	Each building is its own Project (as defined by Line 8b on Form 8609) for both 100 percent low-income and mixed income projects	Households must be treated as a new applicant and be screened under current sources of income/assets/student status and qualify under the income limits in effect at the time of the certification. The effective date of the Income Certification is the date the household moves into the new unit in another Project.	10TAC §10.616(a)(2)
	Mixed income multiple building Projects (as defined by Line 8b on Form 8609)	As long as, at the most recent certification, the Household was less than/equal to the 60% income limit for the Household size and NOT Over-Income ("OI"), which means exceeding 140% of the 60% income limit for the Household size, the units "swap status" and the move in date is the date the Household moved into the Project and NOT when the Household transferred to another unit in the Project (see Example 1 on page 4-24)	8823 Audit Guide (Chapter 4- page 4-24)
		If the Household was ("OI"), exceeding 140% of the 60% income limit for the Household size at the last certification, then they CANNOT transfer. They must be treated as a new applicant and be screened under current sources of income/assets/student status and qualify under the income limits in effect at the time of the certification.	10TAC §10.616(a)(3)
	Bond, HTF, HOME, and NSP Buildings	Households may transfer to any Unit within the Development. A certification is not required at the time of transfer. If the Development is required to perform annual income recertifications, the recertification is due on the anniversary date the household originally moved onto the Development. If the Development is layered with Housing Tax Credits, you are required to use the transfer guidelines described above (relating to Household Unit Transfer Requirements §10.616(a)).	10TAC §10.616(b)