

Quick Guide to Housing Disaster Victims

- 1) Victims of declared disasters do not take priority over others on your waitlist. The only exception is RD properties with a Letter of Priority Entitlement (LOPE letter)
- 2) To obtain the housing, the displaced household must certify under penalty of perjury:
 - a. Their Name
 - b. Address at the time of the disaster
 - c. SSN (if applicable)
 - d. That they were displaced by the disaster
 - e. That their housing was within the disaster area declared by the President
 - f. That they are eligible for FEMA assistance
- 3) The Declared disaster areas can be found on this website:
<https://www.fema.gov/faq-details/Maps-of-Federally-Declared-Disasters>
- 4) Households are eligible for up to 12 months from the last day of the month in which the area was declared a disaster area.
 - a. If a household can be certified eligible-Do so, then they become a regular LIHTC qualified household.
 - b. The eligibility of over income households ends on the last day of the twelfth month after the area was declared a disaster.
 - c. Check with your State Agency to see if they require pre-approval to house displaced over income household. Some do, some don't.
- 5) Even over income households can be original qualifying tenants, but if they are still over income at the end of the twelve months described above, you have 60 days to replace them (or the end of your first year of credit).
- 6) The Lease should note that it cannot be renewed if the household is over income.

Reference: <https://www.irs.gov/newsroom/help-for-victims-of-hurricanes-irma-and-maria>