

## **FAQ Sheet**

### **(Frequently Asked Questions) on the Housing Opportunity Tax Credit**

- Q: Does the Tax Credit apply to all properties rented under the Housing Choice Voucher (HCV) Program?
- A: No, the property must be located in a low-poverty census tract (under 10% poverty) within a Qualifying Township.
- Q: What are the Qualifying Townships?
- A: Barrington, Elk Grove, Evanston, Lemont, Leyden, Lyons, Maine, New Trier, Niles, Northfield, Norwood Park, Orland, Palatine, River Forest, Riverside, Schaumburg, Wheeling.
- Q: Are there any other restrictions?
- A: Our records must verify that the rental unit was rented to a HCV participant as of January 1, 2008 (to qualify for tax year 2008 savings), must have passed the Authority's most recent inspection, and must comply with local codes.
- Q: How will I know if my property qualifies?
- A: The Authority is sending an application to each owner of a unit rented under the HCV program as of January 1, 2008, and located in a qualifying township and census tract. The Authority will review each application received to confirm that the unit passed our last inspection, and will rely on owner certification that the unit complies with local code.
- Q: I received an application for the credit along with this "FAQ" sheet. All I have to do is fill it out, return it to the Housing Authority by the date specified and I will get the credit?
- A: Yes, if you are entitled to the credit and return the application by the date specified, the Authority will notify the County Clerk's office to apply the credit. There is nothing else required of you.
- Q: Will I automatically get 19% off my property tax bill for all of my HCV units?
- A: No. The maximum tax saving is 19%. If you own a single-family home rented to a HCV client, you may qualify for 19% savings, as you may if you have a two-flat where both units are rented to HCV clients. The tax savings will be prorated if the building contains units not rented under the HCV program. The greater of 2 units or 20% of the units in a building are eligible.
- Q: I own two condominiums at the same address and each has a separate property index number (PIN). Do I need to submit more than one application?
- A: You must submit a separate application for each PIN in which an eligible housing choice voucher tenant resides, even if the units are located on the same property or have the same address.
- Q: I have property that is not in a qualified township or census tract, but it is rented to an HCV client, and it is a well-kept unit in a good area. I feel that I should be entitled to tax savings, too. Can I ask the Housing Authority for an appeal?
- A: No. The tax savings program is limited by State of Illinois law to units located in qualifying townships and census tracts, as defined by this law. We do not have any control over the law.