

To: Owners and Managers of Low Income Housing Tax Credit Projects

From: Tim Morlan, Asset Management Director

Date: 12/10/2025

Re: 3 Year Compliance Certification for Projects that have terminated their Extended Use Period Requirements through the Qualified Contract Process

Section 42(h)(6)(E)(ii) provides that the termination of an extended low-income housing commitment under Section 42(h)(6)(E)(ii) will not be construed to permit before the close of the 3 yr. period following the termination (I) the eviction or termination of tenancy (other than for good cause) of an existing tenant of any low-income unit, or (II) any increase in gross rent with respect to a low-income unit not otherwise permitted under Section 42.

Please note: If your project was in the Section 42 program at any time during the calendar year you must also complete the 2025 Annual Compliance Report packet. **The projects listed below must report tenant data for 2025.**

The attached Owner Certification of 3 Yr. Compliance must be completed and received at IFA no later than March 1, 2026.

If you have any questions, please contact your assigned Compliance Officer or myself at Tim.Morlan@iowafinance.com.

Project #	Project Name	City	End of Three Year Period
02-30	Chapel Ridge at Johnston	Johnston	10/22/25
98-72	Forest View Apts	Newton	10/21/26
98-72	Ridge View Apts	Kellogg	10/21/26
98-74	Gateway Apts	Monroe	10/21/26
07-38	Clover Creek (Oakview Terrace)	Des Moines	11/20/28