



**Communities of Opportunity –Virginia Tax Credit Program
Guidelines**

2020

Communities of Opportunity –Virginia Tax Credit

The Communities of Opportunity Program (COP) is a Virginia income tax credit program amended and reenacted by the 2020 General Assembly [§58.1-439.12:04 of the Code of Virginia]. It is intended to decentralize poverty by enhancing low-income Virginians' access to affordable housing units in higher income areas. To do this, COP provides Virginia income tax credits to landlords with property in less-impoverished areas within the Washington-Arlington-Alexandria, Richmond or Virginia Beach-Norfolk-Newport News MSAs who participate in the Housing Choice Voucher program.

Definitions

Qualified census tracts are those census tracts that have less than a ten percent of poverty rate based on the most current U.S. Census data.

Eligible properties include one or more units where the landlord has in place a Housing Choice Voucher Housing Assistance Payments (HAP) contract (s) for all or part of a tax year (**effective January 1, 2020**). Units must have in place an executed Housing Choice Voucher Housing Assistance Payments (HAP) contract (s) with the public housing authority (PHA) or PHA contractor for the tax year. All units must be determined to be rent reasonable and pass PHA or contractor Housing Quality Standards within a year of the applicable tax year.

All eligible properties/units must be located in one of the qualified census tracts within the Washington- Arlington-Alexandria, Richmond or Virginia Beach-Norfolk-Newport News MSAs (see eligible areas).

If a parcel of real property contains four or more dwelling units, then the total number of qualified units on the parcel is limited to 25 percent of the total number of dwelling units on that parcel.

Eligible landlords may be an individual, trust, general partnership, limited partnership (LP), limited liability partnership (LLP), limited liability company (LLC), or elected small business corporation (S corporation). All eligible landlords must be subject to the Virginia Residential Landlord and Tenant Act (VRLTA) in order to be eligible for participation in the Communities of Opportunities Virginia Tax Credit Program.

Eligible Program Area

COP is targeted to landlords leasing qualified housing units located in census tracts with poverty rates of less than ten percent in the Richmond and Virginia Beach-Norfolk-Newport News MSAs. The Richmond MSA includes 20 cities/counties.

Qualified housing units must be located in a qualified census tract in one of the following cities/counties:

Richmond Metropolitan Statistical Area (MSA): includes the following cities/counties	Primary Public Housing Authority*
Chesterfield County	VHDA
Henrico County	VHDA
City of Richmond	Richmond RHA, VHDA
Hanover County	VHDA
Prince George County	VHDA
City of Petersburg	Petersburg RHA, VHDA
Louisa County	VHDA
Powhatan County	VHDA
Caroline County	VHDA
Dinwiddie County	VHDA
City of Hopewell	Hopewell RHA, VHDA
Goochland County	VHDA
City of Colonial Heights	VHDA
New Kent County	VHDA
King William County	VHDA
Amelia County	VHDA
Sussex County	VHDA
Cumberland County	VHDA
Charles City County	VHDA
King and Queen County	VHDA

*Listed is the primary Housing Authority for that county/city, but vouchers from any public housing authority may be eligible

The Virginia Beach-Norfolk-Newport News includes 14 cities/counties.

Qualified housing units must be located in a qualified census tract in one of the following cities/counties:

Virginia Beach, VA Metropolitan Statistical Area (MSA): includes the following cities/counties	Primary Public Housing Authority*
Gloucester County	VHDA
Isle of Wight County	Suffolk RHA
James City County	Williamsburg RHA
Mathews County	VHDA
York County	VHDA
City of Chesapeake	CRHA
City of Hampton	HRHA
City of Newport News	Newport News RHA
City of Norfolk	NRHA
City of Poquoson	VHDA
City of Portsmouth	PRHA
City of Suffolk	Suffolk RHA
City of Virginia Beach	VA Beach Housing & Neighborhood Preservation
City of Williamsburg	Williamsburg RHA

*Listed is the primary Housing Authority for that county/city, but vouchers from any public housing authority may be eligible

The Washington- Arlington-Alexandria MSA includes 15 cities/counties.

Qualified housing units must be located in a qualified census tract in one of the following cities/counties:

Washington – Arlington – Alexandria Metropolitan Statistical Area (MSA): includes the following cities/counties	Primary Public Housing Authority*
City of Alexandria	ARHA
Arlington County	Arlington Co Dept of Human Services
Clarke County	VHDA
City of Fairfax	FCRHA
Fairfax County	FCRHA
Fauquier County	VHDA
City of Falls Church	Fairfax Co DHCD
City of Fredericksburg	VHDA
Loudoun County	Loudoun Co Dept of Family Services
City of Manassas	VHDA
City of Manassas Park	VHDA
Prince William County	Pr William Office of Housing and CD
Warren County	VHDA
Spotsylvania County	VHDA
Stafford County	VHDA

*Listed is the primary Housing Authority for that county/city, but vouchers from any public housing authority may be eligible

To determine if a specific property is located in an eligible census tract in the Washington-Arlington-Alexandria, Richmond MSA or Virginia Beach-Norfolk-Newport News MSAs, follow link below and enter address:

<http://www.ffiec.gov/Geocode/default.aspx>

Address Search Instructions

1. Type in address and select “Search” (at current, must users must use 2019 from the dropdown menu “Year”)
2. Select “Census Demographic Data”
3. Select “Income Data”
4. Under “% Below Poverty Line”, the percentage must be below ten percent

Tax Credits

The amount of tax credit for an eligible property will be based on ten percent of annual Fair Market Rent for that specific unit and prorated when units are qualified for less than the full tax year. Pro rations will be based on full calendar months.

A landlord may receive tax credits on one or more units within the same tax year.

Credits taken for any one tax year cannot exceed the tax liability for that year.

Credits not taken for the year in which they are allocated may be carried forward, but cannot be carried forward for more than five years.

Beginning in 2010 there was a total of \$450,000 per tax year that was available for tax credits for participating landlords. In 2013, the total tax year amount was reduced to \$250,000 per tax year that will be available for tax credits.

Applications must be received by January 31st and will be processed by April 15th. Tax credit certificates will be mailed to eligible landlords prior to the Virginia state tax deadline. Pass-through entities must file Form PTE with the Department of Taxation to allocate the credit.

Should eligible applications received by the January 31st deadline exceed the available tax credit amount, it will be prorated based on the total amount of qualified requests received and the total amount of credits available.

Credits granted to partnership, limited liability companies, or elected small business corporation (S corporation) shall be allocated to the individual partners, members, or shareholders in proportion to their ownership or interest in such business entity. The landlord must assume responsibility for distributing credits in this manner.

Application Process

Landlord must sign, date, and submit the following a completed COP Tax Credit Application

Applications will only be accepted on DHCD's COP tax credit application forms. All forms must be attached and fully completed.

Incomplete or incorrect applications may result in ineligibility for COP tax credits.

DHCD will process each application and verify unit eligibility with the appropriate Housing Choice Voucher administrator. DHCD will determine tax credit allocations and issue eligible landlords a tax credit certificate. It is the landlord's responsibility to submit the tax certificate with the appropriate State tax return in order to use the allocated tax credit. For more information on how to claim the credit on your state tax return, see instructions for Schedule CR (individuals) OR 500CR (C-Corporations). In the cases where a landlord is comprised of multiple individuals, the landlord assumes the responsibility of distributing the tax credits to all partners.

COP complete application packages should be mailed to:

Department of Housing and Community Development
Communities of Opportunity Program, Dawn Scott
Main Street Centre
600 East Main Street, Suite 1100
Richmond, Virginia 23219

For questions please contact:

Dawn Scott
(804) 401-0511
dawn.scott@dhcd.virginia.gov
(804) 371-7000 (main office line)

Resources

Virginia Housing Search: <http://www.virginiahousingsearch.com/>

Eligible Property Search: <http://www.ffiec.gov/Geocode/default.aspx>

Communities of Opportunity Program: <https://lis.virginia.gov/cgi-bin/legp604.exe?201+ful+CHAP1032>

Landlord Tenant Resources: <https://www.dhcd.virginia.gov/landlord-tenant-resources>

Pass Through Entity (PTE) form (as updated by Dept. of Taxation):
<https://www.tax.virginia.gov/sites/default/files/taxforms/credits-subtractions-and-deductions/2019/pte-2019.pdf>