EF-267-L-R17-1217-07000852-1 BOE-267-L (P1) REV. 17 (12-17)

WELFARE EXEMPTION SUPPLEMENTAL AFFIDAVIT, **HOUSING — LOWER INCOME HOUSEHOLDS**

Gus Kramer County Assessor

2530 Arnold Drive, Suite 100 Martinez, CA 94553-4359 FAX: (925) 313-7488 Telephone: (925) 313-7400

http://www.cccounty.us/assessor

This claim is filed for fiscal year 20 — 20
This is a Supplemental Affidavit filed with
☐ BOE-267, Claim for Welfare Exemption (First Filing)
☐ BOE-267-A, Claim for Welfare Exemption (Annual Filing)

riis is a Sup	Diemental Anidavit nied with						
∏ ВО	E-267, Claim for Welfare Exemption (First Filing)						
☐ BOE-267-A, Claim for Welfare Exemption (Annual Filing)							
SECTION 1.	IDENTIFICATION OF APPLICANT						
Name of Orga		Corporate ID or LLC Number					
Mailing Addre	ss (number and street)						
City, State, Zi	p Code						
SECTION 2.	IDENTIFICATION OF PROPERTY						
Address of pr	operty (number and street)						
City, County,	Zip Code	Date Property Acquired					
SECTION 3.	GOVERNMENT FINANCING OR TAX CREDITS; USE RESTRICTION						
As to the low-	income housing property for which this claim is made, the applicant certifies that (check all appli	icable boxes):					
the plant that the property th	e is an enforceable and verifiable agreement with a public agency or a recorded deed restrict project's usage and that provides that the units designated for use by lower income household ower income households at rents that do not exceed those prescribed by section 50053 of the terms of federal, state, or local financing or financial assistance conflicts with section 50053 are terms of the financing or financial assistance. For property tax exemption purposes, a unit sehold if the occupants were qualified when their occupancy began, as long as the household incomer-income" tenants), the unit is rent restricted, and the property receives federal low-income house section 214(g)(2)(A)(iii). The property is an expectation of the regulatory of the regulatory regal document.	is are continuously available to or occupied a Health and Safety Code, or, to the extent is, rents that do not exceed those prescribed is considered occupied by a lower income ne is not above 140% of area median income sing tax credits. See Revenue and Taxation					
	unds which would have been necessary to pay property taxes are used to maintain the affordabil nits occupied by lower income households.	lity of, reduce rents otherwise necessary for,					
C. At lea	ast one of the following criteria is applicable (check one):						
<u> </u>	The acquisition, construction, rehabilitation, development, or operation of the property is finar of tax-exempt mortgage revenue bonds; general obligation bonds; local, state, or federal loa guaranteed by the federal government; or project—based federal funding under section 8 of the Ffinancing" does not include federal rental assistance through tenant rent-subsidy vouchers under	ans or grants; or any loan insured, held, or lousing Act of 1937. (The term "government					
☐ (2)	The owner is eligible for and receives state low-income housing tax credits pursuant to Revenue 17057.5, 17058, 23610.4, and 23610.5 or federal low-income housing tax credits pursuant to see						
☐ (3)	Ninety (90) percent or more of the occupants of the property are lower income households whos section 50053 of the Health and Safety Code. The total exemption amount allowed under Reve to a taxpayer, with respect to a single property or multiple properties for any fiscal year on the so may not exceed ten million dollars (\$10,000,000) in assessed value.	nue and Taxation Code section 214(g)(1)(C)					
	If this is the basis for seeking exemption, you must also complete form BOE-267-L2, <i>V. Housing - Lower Income Household - Tenant Data</i> . (Please note: unlike other welfare exemp forms, BOE-267-L2 is confidential.)						

SECTION 4. HOUSEHOLD INFORMATION

A1. Eligibility Based on Family Household Income - Lower Income Households

Section 214(g) of the California Revenue and Taxation Code provides that property owned by a nonprofit organization or eligible limited liability company providing housing for lower income households can qualify for the welfare exemption from property taxes to the extent that the income of the households residing therein do not exceed amounts listed below: (See Section 4.A2 for income limit exception)

NO. OF PERSONS IN HOUSEHOLD	MAXIMUM INCOME						
1	\$56,300	3	\$72,400	5	\$86,850	7	\$99,700
2	\$64,350	4	\$80,400	6	\$93,300	8	\$106,150

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION



A2. Eligibility Base	ed on Family Ho	usehold Income - 1	40% of Area Med	ian Income (AMI)				
Section 214(g)(2)(A housing tax credits	A)(iii) of the Revenu (LIHTC) pursuant	ue and Taxation Cod	e provides that und Internal Revenue	der certain circumstar Code can qualify for	/	,		
☐ If you have ur federal LIHT	nits meeting the cri C and submit BC	teria in A2, that do n	ot meet the criteria Exemption Supple	of A1 upon which you mental Affidavit, Hou				
NO. OF PERSONS IN HOUSEHOLD	140% AMI	NO. OF PERSONS IN HOUSEHOLD	140% AMI	NO. OF PERSONS IN HOUSEHOLD	140% AMI	NO. OF PERS	140% AMI	
1	\$95,480	3	\$122,710	5	\$147,280	7	\$1	69,120
2	\$109,060	4	\$136,360	6	\$158,200	8	\$1	79,970
county and char household that of B. List of Qualified Attach a list showin Section 4.A2. Also, of persons in house	nge annually. In oqualifies (you shound Households and Households and Households are desired information of the sehold, maximum and the sehold, and the sehold and th	order to qualify all or ald keep the statement ation for only those vacant units reservent an income for house	r a portion of the ent for future audits households that defended for low-income hehold.	ntact the County Asset property for the exents) and (2) you must con- qualify. Identify which nouseholds. Provide t	nption, you must omplete parts 4B, n units qualify un	have: (1) a signary, 4C, and Section der the 140%	gned statem on 5 below. AMI criteria	ent for each
	•	Income Household		of "units serving lower	rincome			
Note: Under section 214(g), the exemption percentage is the total number of "units serving lower income households" divided by the total number of residential units. This percentage is applied to the entire property including "related facilities".							EXAMPLE	ACTUAL
1. Number of residential units designated for use by or serving lower income households - lower income limits.							88	
2. Number of residential units occupied by households exceeding lower income limits but do not exceed 140% AMI ("over-income" tenants), as reported on BOE-267-L3.							2	
3. Total number of qualified households (C1 + C2)							90	
4. Total number of residential units in property.							100	
5. Percentage which the number of "units serving lower income households" is of the total number of residential units. (C3 / C4 above)							90% (90/100)	
6. Application of L	imitation on Exe		000 of assessed v	value [Revenue & Ta	xation Code sec	tion 214(g)(1)	(C)]	
companies that are in section 214(g)(1)(Use additional sheet	not financed by (B). Claimants with ets if necessary.	government loans, an properties qualifying	as specified in sect g for exemption un	housing properties of ion 214(g)(1)(A) or do der 214(g)(1)(C) mus	o not receive low- it list all the counti	income housin es in which suc	g tax credits ch properties	, as provided
	LIST ALL LOW-I	NCOME PROPER	TIES SUBJECT	TO \$10,000,000 OF	ASSESSED VA	LUE EXEMP	TION	
COUNTY APN PROPERTY STREET ADDRESS CITY / ZIP C		/ ZIP CODE	AMOUNT OF \$10,000,000 ASSESSED VALUE EXEMPTION TO BE APPLIED					
I certify (or declare	e) under penalty of	f perjury under the la	ws of the State of	FICATION California that the forect, and complete to	regoing and all in	formation conta	ained herein	, including
NAME OF CLAIMANT	, accompanying	catemonio or docur		TITLE	Jool of my Ki	ago ana b	DATI	<u> </u>
SIGNATURE OF CLAIMA	NT		DAY	/TIME TELEPHONE		EMAIL ADDRES	SS	

INSTRUCTIONS FOR FILING WELFARE EXEMPTION SUPPLEMENTAL AFFIDAVIT, HOUSING — LOWER INCOME HOUSEHOLDS

FILING OF AFFIDAVIT

This affidavit is required under the provisions of sections 214(g), 214.15, 251, and 254.5 of the Revenue and Taxation Code and must be filed when seeking exemption on low-income housing property owned and operated by a nonprofit corporation or eligible limited liability company. A separate affidavit must be filed for each location and the income of the occupants must not exceed certain limits (see section 4 of this form). This affidavit supplements the claim for Welfare Exemption and must be filed with the county assessor by February 15 to avoid a late filing penalty under section 270. If the property for which exemption is sought is used for low-income rental housing and is owned by a nonprofit corporation or eligible limited liability company, you must complete and file this form; failure to do so will result in denial of the exemption. If the low-income rental housing is owned by a limited partnership, do not complete this supplemental affidavit form; use BOE-267-L1, *Welfare Exemption Supplemental Affidavit, Low – Income Housing Property of Limited Partnership*. The claimant should provide each household living on the property with a copy of BOE-267-L-A, *Lower Income Households – Family Household Income Reporting Worksheet*.

The organization claiming the exemption keeps the completed, signed statements received from households in case of further audit. Do not submit the worksheets with your filing.

FISCAL YEAR

The fiscal year for which an exemption is sought must be entered correctly. The proper fiscal year follows the lien date (12:01 a.m., January 1) as of which the taxable or exempt status of the property is determined. For example, a person filing a timely claim in February 2018 would enter "2018-2019" on line four of the claim; a "2017-2018" entry on a claim filed in February 2018 would signify that a late claim was being filed for the preceding fiscal year.

SECTION 1. Identification of Applicant

Identify the name of the organization seeking exemption on the low-income housing property, corporate identification number or LLC number, and mailing address.

SECTION 2. Identification of Property

Identify the location of the low-income housing property, county in which the property is located, and the date the property was acquired by the organization.

SECTION 3. Government Financing or Tax Credits; Use Restriction

Check all applicable boxes to certify if: (1) the property use is restricted to low-income housing by a recorded regulatory agreement or recorded deed restriction or other legal document, and (2) the funds that would have been necessary to pay property taxes are used to maintain the affordability of the housing or to reduce the rents for the units occupied by lower income households, and (3) the property receives government financing, or state/federal low-income housing tax credits, or 90 percent or more of the occupants of the property are lower income households whose rent does not exceed the rent prescribed by section 50053 of the Health and Safety Code. If the property does not have government financing or low-income housing tax credits and item C(3) in Section 3 of this supplemental affidavit form is checked, then claimant must also submit BOE-267-L2, Welfare Exemption Supplemental Affidavit, Housing – Lower Income Households – Tenant Data.



INSTRUCTIONS FOR FILING WELFARE EXEMPTION SUPPLEMENTAL AFFIDAVIT, HOUSING — LOWER INCOME HOUSEHOLDS

SECTION 4B. List of Qualified Households

Include a list of all of households that qualify for exemption based on the maximum income level for the county for the claim year where the property is located (see dollar amounts in Sections 4.A1 and 4.A2). Additionally, claimant must submit BOE-267-L3 to include a list of households that qualify for exemption under the 140% AMI criteria indicated in Section 4.A2. Also, please list vacant units held for low-income housing tenants.

SECTION 4C

Revenue and Taxation Code section 214(g)(1) states rental housing and "related facilities" are entitled to a partial exemption equal to that percentage of the value of the property that is equal to the percentage that the number of units serving lower income households represents of the total number of residential units. The percentage determined shall apply to the total value of both improvements and land. Identify the number of units designated for use by or serving lower income households and the total number of residential units for the property.

Units Serving Lower Income Households

"Units serving lower income households" shall mean units that are occupied by lower income households at an affordable rent, as defined in section 50053 of the Health and Safety Code or, to the extent that the terms of federal, state, or local financing or financial assistance conflicts with section 50053, rents that do not exceed those prescribed by the terms of the financing or financial assistance. Effective October 13, 2017, pursuant to Revenue and Taxation Code section 214(g)(2)(A)(iii), a unit in a property that receives federal low-income housing tax credits shall continue to be treated as occupied by a lower income household if the occupants were lower income households on the lien date in the fiscal year in which their occupancy of the unit commenced and the unit continues to be rent restricted, notwithstanding an increase in the income of the occupants of the unit to 140 percent of area median income (AMI), adjusted for family size ("over-income" tenants). Units reserved for lower income households at an affordable rent that are temporarily vacant due to tenant turnover or repairs shall be counted as occupied.

Related Facilities

Revenue and Taxation Code section 214(g)(3)(B) states "related facilities" means any manager's units and any and all common area spaces that are included within the physical boundaries of the rental housing development, including, but not limited to, common area space, walkways, balconies, patios, clubhouse space, meeting rooms, laundry facilities, and parking areas, except any portions of the overall development that are nonexempt commercial space.

SECTION 5

This section requests information on any nonexempt commercial space. If applicable, briefly describe the nonexempt commercial space (i.e., multi-story building with residential use on floors 2-5 and retail space on ground floor.)

SECTION 6

This section requests identification of all low-income housing properties in California where the sole basis of exemption claimed is under the provisions of Revenue and Taxation Code section 214(g)(1)(C). If you checked item 3(C) in Section 3 on any supplemental affidavit form BOE-267-L filed with an assessor in California, you must list such properties.

