EF-267-L-R17-1217-17000661-1 BOE-267-L (P1) REV. 17 (12-17)

HOUSING — LOWER INCOME HOUSEHOLDS

WELFARE EXEMPTION SUPPLEMENTAL AFFIDAVIT,

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)

Richard Ford County Assessor-Recorder

Lake County Courthouse 255 North Forbes Street Lakeport, CA 95453

Assessor's Office Phone: 707-263-2302 Recorder's Office Phone: 707-263-2293

Fax: 707-263-3703

□ВО	E-267, Claim for Welfare Exemption (First Filing)	
□ВО	E-267-A, Claim for Welfare Exemption (Annual Filing)	
SECTION 1.	IDENTIFICATION OF APPLICANT	
Name of Orga	anization	Corporate ID or LLC Number
Mailing Addre	ess (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 by the house ("ove Code other	re 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 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 incorrer-income" tenants), the unit is rent restricted, and the property receives federal low-income house section 214(g)(2)(A)(iii). The unit is rent restricted, and the property receives federal low-income house section 214(g)(2)(A)(iii).	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 me is not above 140% of area median income sing tax credits. See Revenue and Taxation by agreement, recorded deed restriction, or
	unds which would have been necessary to pay property taxes are used to maintain the affordabiluits 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 Financing" does not include federal rental assistance through tenant rent-subsidy vouchers under	ans or grants; or any loan insured, held, or dousing 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	\$33,550	3	\$43,150	5	\$51,750	7	\$59,400
2	\$38,350	4	\$47,900	6	\$55,600	8	\$63,250

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION



SIGNATURE OF CLAIMANT

Section 214(g)(2)A(iiii) of the Revenue and Taxalion Code provides that under certain circumstances, property sleptile for and receives feoteral law income brousing tax credits (LHTC) pursuant to Section 4 of the Infernal Revenue Code can quality for the vellare exemption from property taxes to the extent that the income of the households residing therein do not exceed amounts listed below. If you have until meeting the criteria in A2, that do not meet the criteria of A1 upon which you seek exemption, check here to confirm the property has footed at LHTC and submit BGE-287-13. Welfare Exemption Supplemental Affidiant, Households Exceeding Low-income Limits - "Over-income" Transar Date (14%) AMID. BCS-271-3 is confidential. No. of PERSONS 1 40%, AMID. BCS-271-3 is confidential. No. of PERSONS 1 40%, AMID. BOSE-287-13. Welfare Exemption Supplemental Affidiant, Households Exceeding Low-income Limits - "Over-income" Transar Date (14%) AMID. BCS-271-3 is confidential. No. of PERSONS 1 40%, AMID. No. of PERSONS 2 \$67,060	A2. Eligibility Bas	ed on Family Ho	usehold Income -	140% of Area Med	lian Income (AMI)					
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IN HOUSEHOLD 1 S.58,730 3 \$.75,460 5 \$.90,580 7 \$.104,020 2 \$67,060 4 \$.83,860 6 \$.97,300 8 \$.110,670 Note: If a dollar amount is not entered for each number of persons, contact the County Assessor for the figures. The amounts are different for each county and change annually. In order to qualify all or a portion of the property for the exemption, you must have; (1) noder to provide a provide the county and change annually. In order to qualify all or a portion of the property for the exemption, you must have; (1) and specification of the property for the exemption, you must have; (1) and specification of the property for the exemption, you must have; (1) and specification of the property for the exemption you must have; (1) and specification of the property of the exemption personal part of the property of the exemption personal part of the property of the propert	federal LIHT	C and submit BC	E-267-L3, Welfare	Exemption Supple						
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county and change annually. In order to qualify all or a portion of the property for the exemption, you must have: (1) a signed statement for each household that qualifies (you should keep the statement for future audits) and (2) you must complete parts 48, 4C, and Section 5 below. B. List of Qualified Households Attach a list showing desired information for only those households that qualify, Identify which units qualify under the 140% AMI criteria indicated in Section 14.2 Kaso, please identify the vacant units reserved for low-income households. Provide the following information: address/unit number, number of persons in household, maximum income for households. C. Number of Units Serving Lower Income Households. Note: Under section 274(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". 1. Number of residential units designated for use by or serving lower income households - lower income limits. 2. Number of residential units occupied by households exceeding lower income households - lower income limits. 3. Total number of qualified households (C1 + C2) 4. Total number of residential units in property. 5. Percentage which the number of "units serving lower income households" is of the total number of residential units. 90% (C3 / C4 above) Property Use 5. Does this property include nonexempt commercial space? Yes No If yes, provide a brief description of the nonexempt commercial space is section 214(g)(1)(A) or do not receive low-income housing tax credits, as provided in section 214(g)(1)(B). Claimanism with properties are located. Use additional sheets if necessary. LIST ALL LOW-INCOME PROPERTIES SUBJECT TO \$10,000,000 Of ASSESSED VALUE EXEMPTION 1. Lentify (or declars) under penalty of perjury under the laws of the Society of California that the foregoing and all information contained herein, including any accompanyi	2 \$67,060 4 \$83,860 6 \$97,300 8								\$110,670	
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". 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 2 2. Number of residential units occupied by households exceeding lower income limits but do not exceed 140% AMI 2 3. Total number of qualified households (C1 + C2) 90 4. Total number of qualified households (C1 + C2) 100 5. Percentage which the number of "units serving lower income households" is of the total number of residential units. 90% (C3 / C4 above) (90/100) Property Use 5. Does this property include nonexempt commercial space? Yes No If yes, provide a brief description of the nonexempt commercial space (C3 / C4 above) (90/100) 6. Application of Limitation on Exemption to \$10,000,000 of assessed value (Revenue & Taxation Code section 214(g)(1)(C)) This limitation on the amount of the exemption applies solely to low-income housing properties owned by norprofit organizations or eligible limited liability companies that are not financed by government loans, as specified in section 214(g)(1)(C) must list all the counties in which such properties are located. Use additional sheets if necessary. LIST ALL LOW-INCOME PROPERTIES SUBJECT TO \$10,000,000 OF ASSESSED VALUE EXEMPTION 1. Certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information contained herein, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.	county and char household that of B. List of Qualifier Attach a list showin Section 4.A2. Also, of persons in house	nge annually. In or qualifies (you show d Households ng desired inform please identify the sehold, maximur	order to qualify all of all did keep the statem attended for only those vacant units reservent income for hous	or a portion of the ent for future audit e households that red for low-income ehold.	property for the exes) and (2) you must qualify. Identify which	emption, you must complete parts 4B ch units qualify ur	t have: (1) a sig s, 4C, and Section ander the 140% A	ned statem on 5 below. AMI criteria	ent for each	
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I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information contained herein, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.										
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	I certify (or declare	e) under penalty o	f perjury under the I	aws of the State of	California that the f	oregoing and all ir	nformation conta	ined herein,	including	
		ny accompanying	statements or docu	iments, is true, con		o the best of my ki	nowleage and b		<u> </u>	

DAYTIME TELEPHONE

EMAIL ADDRESS

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.

