EF-267-L-R17-1217-38000786-1 BOE-267-L (P1) REV. 17 (12-17)

WELFARE EXEMPTION SUPPLEMENTAL AFFIDAVIT, HOUSING — LOWER INCOME HOUSEHOLDS

Joaquín Torres **Assessor-Recorder**

1 Dr. Carlton B. Goodlett Place City Hall - Room 190 San Francisco, CA 94102-4698

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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 (Appual Filing)

This is a Supplemental Affidavit filed with			
☐ BOE-267, Claim for Welfare Exemption (First Filing)			
☐ BOE-267-A, Claim for Welfare Exemption (Annual Filing)			
SECTION 1. IDENTIFICATION OF APPLICANT			
Name of Organization	Corporate ID or LLC Number		
Mailing Address (number and street)			
City, State, Zip Code			
SECTION 2. IDENTIFICATION OF PROPERTY			
Address of property (number and street)			
City, County, Zip Code	Date Property Acquired		
SECTION 3. GOVERNMENT FINANCING OR TAX CREDITS; USE RESTRICTION	1		
As to the low-income housing property for which this claim is made, the applicant certifies that (check all app	licable boxes):		
the project's usage and that provides that the units designated for use by lower income household by lower income households at rents that do not exceed those prescribed by section 50053 of the that the terms of federal, state, or local financing or financial assistance conflicts with section 5005 by the terms of the financing or financial assistance. For property tax exemption purposes, a unit household if the occupants were qualified when their occupancy began, as long as the household inco ("over-income" tenants), the unit is rent restricted, and the property receives federal low-income hou Code section 214(g)(2)(A)(iii).	e Health and Safety Code, or, to the extent 3, rents that do not exceed those prescribed t is considered occupied by a lower income me is not above 140% of area median income using tax credits. See Revenue and Taxation		
If you are filing this supplemental affidavit with BOE-267 (First Filing), submit a copy of the regulator other legal document.	ry agreement, recorded deed restriction, or		
☐ B. The funds which would have been necessary to pay property taxes are used to maintain the affordab the units occupied by lower income households.	ility of, reduce rents otherwise necessary for,		
C. At least one of the following criteria is applicable (check one):			
(1) The acquisition, construction, rehabilitation, development, or operation of the property is fination of tax-exempt mortgage revenue bonds; general obligation bonds; local, state, or federal loguaranteed 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 the contract of the property is final tax-exempt.	ans or grants; or any loan insured, held, or Housing Act of 1937. (The term "government		
(2) The owner is eligible for and receives state low-income housing tax credits pursuant to Revenu 17057.5, 17058, 23610.4, and 23610.5 or federal low-income housing tax credits pursuant to s			
(3) Ninety (90) percent or more of the occupants of the property are lower income households who 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.	enue and Taxation Code section 214(g)(1)(C)		
If this is the basis for seeking exemption, you must also complete form BOE-267-L2, Housing - Lower Income Household - Tenant Data. (Please note: unlike other welfare exemplements, 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	\$73,750	3	\$94,850	5	\$113,800	7	\$130,650
2	\$84,300	4	\$105,350	6	\$122,250	8	\$139,100

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION



A2. Eligibility Base	ed on Family Hou	ısehold Income - 14	40% of Area Med	ian Income (AMI)				
Section 214(g)(2)(A housing tax credits	.)(iii) of the Revenu (LIHTC) pursuant	ie and Taxation Code	e provides that und Internal Revenue	der certain circumstar Code can qualify for				
federal LIHT	C and submit BO		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 PERSO IN HOUSEHOL		
1	\$112,980	3	\$145,250	5	\$174,300	7	\$2	00,130
2	\$129,150	4	\$161,420	6	\$187,250	8	\$213,080	
county and char household that c B. List of Qualified Attach a list showin Section 4.A2. Also, p	nge annually. In o qualifies (you shou d Households ng desired informa blease identify the	rder to qualify all or ald keep the stateme ation for only those vacant units reserve	a portion of the part for future audits households that of the for low-income h	stact the County Asset oroperty for the exercity and (2) you must conqualify. Identify which nouseholds. Provide to	mption, you must omplete parts 4B, on units qualify un	have: (1) a sign 4C, and Section der the 140% A	ned statem n 5 below. MI criteria	ent for each indicated in
of persons in hous	•							
C. Number of Unit	•			f "units servina lowei	r income			
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".						E	EXAMPLE	ACTUAL
1. Number of residential units designated for use by or serving lower income households - lower income limits.							88	
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)	
Property Use								
Does this proper	rty include nonexe	mpt commercial spa	ace? Yes	☐ No If yes, provi	de a brief descrip	tion of the nonex	empt com	mercial spac
This limitation on the companies that are in section 214(g)(1)(Use additional shee	e amount of the ex not financed by g B). Claimants with ts if necessary.	cemption applies solo povernment loans, a properties qualifying	ely to low-income as specified in sect g for exemption un	ralue [Revenue & Ta housing properties or ion 214(g)(1)(A) or do der 214(g)(1)(C) mus	wned by nonprofit o not receive lowest list all the counti	t organizations o income housing es in which such	r eligible lir tax credits properties	, as provided
	LIST ALL LOW-I	INCOME PROPER	TIES SUBSECT	10 \$10,000,000 OF	ASSESSED VA	LOC EXCIVIT II		
COUNTY		APN	PROPERTY STREET ADDRESS CITY / ZIP CODE		/ ZIP CODE	AMOUNT OF \$10,000,000 ASSESSED VALUE EXEMPTION TO BE APPLIED		
	I		CERTIF	FICATION			l	
l certify (or declare ai) under penalty of ny accompanying	perjury under the la statements or docun	ws of the State of	California that the forect, and complete to	regoing and all in the best of my kr	formation contain owledge and be	ned herein, lief.	including
NAME OF CLAIMANT	· · · · · · · · · · · · · · · · · · ·			TITLE	-		DATE	
SIGNATURE OF CLAIMA	NT		DAY	/TIME 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.

