



PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO

LOW INCOME HOUSING TAX CREDIT PROGRAM
Department of State

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Secretary of State

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QUALIFIED ALLOCATION PLAN

2004

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LOW INCOME HOUSING TAX CREDIT ALLOCATION PLAN

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FOREWORD

Created in the Tax Reform Act of 1986, the low income tax credit provides an incentive for investors to develop and own low-income housing, targeted to increase the number of available rental units for very low-income families. A 10-year tax credit is available for each unit set-aside for low-income use as long as eligible households occupy a specific proportion of units in a building or project. The rents charged on the set-aside units are restricted and eligible households must occupy them for at least 15 years, plus a minimum of 15 additional years required by the Puerto Rico Housing Finance Authority (the Agency).

On December 15, 2000 Congress passed a tax bill that increased the annual per capita credit to \$1.50 in calendar year 2001 and to \$1.75 per capita in calendar year 2002. Beginning in calendar year 2003, the per capita portion of the credit cap will be adjusted annually for inflation in accordance with the consumer price index. The annual volume cap of 2004, \$1.80 per capita, multiplied by the population of Puerto Rico, currently represents a minimum of approximately \$6,981,357 in tax credits based on the most recent update of the US census (2003).

PUERTO RICO HOUSING FINANCE AUTHORITY

A SUBSIDIARY OF THE GOVERNMENT DEVELOPMENT BANK FOR PUERTO RICO
STATE CREDIT AGENCY

Low Income Housing Tax Credit Allocation Plan for the Commonwealth of Puerto Rico

I. Legislative Requirements for the State Allocation Plan

The Omnibus Budget Reconciliation Act of 1989 mandated that the housing credit agencies adopt plans for the allocation of the credits among the projects. The Governor must approve the Allocation Plan after the public has had the opportunity to comment through a public hearing.

The guidelines and requirements set forth in this Plan will be utilized in the processing of new applications for the program.

II. Internal Revenue Code (IRC) Requirements

The Internal Revenue Code, in its Section 42(m)(1)(B), requires that in the Allocation Plan the housing credit agency, which in the Commonwealth of Puerto Rico is the Puerto Rico Housing Finance Authority (the Agency), shall:

- A. Set forth the selection criteria to be used to determine housing priorities of the housing credit agency which are appropriate to local conditions;
- B. Give preference in allocating housing credit dollar amounts among the selected projects to:
 - 1. Projects serving the lowest income tenants, and
 - 2. Projects obligated to serve qualified tenants for the longest periods;

3. Projects that are located in qualified census tracts and the development of which contributes to a concerted community revitalization plan.
- C. Provide a procedure that the Agency will follow in monitoring noncompliance and in notifying the Internal Revenue Service of such noncompliance, and in monitoring for noncompliance with the provisions of the tax credit program, if any.

Also, the Internal Revenue code requires in Section 42 (m)(1)(C) that certain selection criteria be included in the plan, such as:

1. Project location;
2. Housing needs characteristics;
3. Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan;
4. Sponsor characteristics;
5. Tenant populations with special housing needs;
6. Public housing waiting lists;
7. Tenant populations of individuals with children; and
8. Projects intended for eventual tenant ownership.

Every project, including those financed with tax-exempt bonds issued after December 31, 1989, shall satisfy the requirements for allocation of a housing credit dollar amount under the Agency's Allocation Plan.

III. Housing Needs Assessment

In reviewing the Allocation Plan, the Agency utilized the tables from the 2000 US Census and the most recent State Action Plan submitted by the Government of Puerto Rico to the U.S. Department of Housing and Urban Development, dated May 2003. The State Action Plan pursues three main goals for the benefit of low and very low income persons:

- To expand economic opportunities
- To provide a suitable living environment
- To provide decent housing

The State Consolidated Plan prepared by the Government of Puerto Rico for the years 2000 through 2005 analyzed the Island's housing needs. The needs identified by the Government of Puerto Rico are as follows ¹:

1. There is a need to increase and preserve the availability of safe, decent and affordable housing for very low, low and moderate-income persons and families throughout the entire Island.
2. The need for housing has increased since 1995 due to population growth, deterioration of existing housing units and the passage of two hurricanes. The Department of Housing estimates that a total of 150,571 housing units are needed as of 2000.
3. Low-income renters form 26% (55,857) of the entire renters' population. Extremely low-income renters constitute 74% of the entire renters' population of 219,043.

4. The 1990 census population for Puerto Rico is 3,522,037. Of this total, 62.3% is economically disadvantaged, while 84.3% of all families are below the poverty level. It is estimated that 20% of the economically disadvantaged population is under age 21.
5. The municipalities with the highest percentage of rental units were either densely urbanized or metropolitan. Those with the lowest proportions were located in coastal sectors.
6. Nearly 19% of all rental housing units were one-bedroom or efficiencies.

The goals of the Puerto Rico Department of Housing are to:

1. Expand supply of affordable housing for low and very low-income families;
2. Strengthen partnerships among all levels of government, municipalities, private sector and nonprofit entities in the design and development of affordable housing;
3. Promote and encourage the participation of community based nonprofit organizations in addressing affordable needs and set-aside funds to assure their involvement in the housing strategies; and
4. Provide financial and technical assistance to participating jurisdictions, including the development of model programs for low and very low-income families.

The Puerto Rico Department of Housing is also the participating jurisdiction for the HOME program in Puerto Rico. Among the State HOME program objectives and priorities we found:

1. Provide subsidy for the rehabilitation of existing units for rental;
2. Provide funds to Community Housing Development Organizations (CHDOs);
3. Assist municipalities (Island-wide) in the development and implementation of plans and strategies to address their communities and urban centers housing needs, focusing in the following initiatives:
 - a) Special Communities: This innovative program will be funded with State funds managed by the Perpetual Trust Fund for Special Communities. The program will be matched by State, private and federal funds to develop or rehabilitate housing for low and very low-income families.
 - b) Revitalization of Urban Centers: This is another initiative of the Government of the Commonwealth of Puerto Rico that has become a priority for the government administration.

IV. Establishment of Housing Priorities

In recognition of the housing needs and priorities set up by the government on the Commonwealth of Puerto Rico identified above, the Agency has established the following priorities:

- A. The development of new projects for families with income at or below 50% of median income for the area that will positively impact a designated Special Community.
- B. The rehabilitation of existing structures with or without deteriorated housing units within an urban center revitalization program.
- C. The development of special needs projects which add new units to the affordable rental housing stock for low income households while providing supportive living services as part of the projects' management and operation. The special needs projects are:
 - 1. Elderly
 - 2. Persons with disabilities
 - 3. Homeless
 - 4. Victims of Domestic Violence
- D. The development of projects with a large proportion of units with three bedrooms (75% or more of the total units of the project);
- E. The development of projects in areas with the greatest need and projected demand, as defined in Annex A, *Housing Needs in Puerto Rico*; and Annex B, *Estimated Total Housing Deficit 2002-2006*;
- F. The involvement of tax exempt organizations under Section 501(a) and (c) of the Internal Revenue Code in the development of low income housing projects;

- G. The development of projects in which the percentage of the housing credit dollar amount for intermediaries is below 10%;
- H. The rehabilitation of properties previously owned, sponsored or financed by the government;
- I. Project developments that demonstrate readiness to proceed through and have completion of the approval process of the regulatory agencies;
- J. Project developments that are placed in service during the same calendar year in which the application for credits is submitted; and,
- K. The preservation of Section 8- Project Based Projects.

The purpose of this Allocation Plan is to use the Low Income Housing Tax Credits to the fullest extent possible as a tool for the creation and preservation of housing for low and very low-income households through the achievement of the above stated priorities.

V. Project Selection Criteria

A. Initial Submission - Basic Threshold Qualifications

To be considered for a reservation of tax credits, an applicant must first submit a complete application, including full payment of application fees and demonstrate that the owner and the project meet the following initial qualifications:

1. The project is or will be a qualified residential rental project which meets the basic income and rent restrictions of Section 42 of the Internal Revenue Code of 1986, as amended (See Annex C, Low

Income Housing Tax Credits Program Maximum Rents), evidenced through the Owners' Certification, the Accountant's Opinion, and the Attorney's Opinion (see proposed models for these documents on Annexes G, H, and I, respectively).

2. The owner, developer or applicant and their shareholders, directors, officers and partners, as applicable, must demonstrate that they have not been involved in any way (either personally or as shareholders, directors, officers or partners of a corporation, partnership or other form of business organization or joint venture) in any other project for which the Agency has provided any financing and in which a default under the terms and conditions of the applicable financing documents occurred that resulted in the foreclosure of the project or in the substitution of the Owner or any shareholder, director, officer or partner thereof, as applicable. The developer shall identify the existence of an identity of interest with any other party of the project.
3. The owner, developer or applicant and their shareholders, directors, officers and partners, as applicable, with previous participation in the program, must demonstrate that they are in compliance with Section 42 requirements and that there is no

outstanding finding of noncompliance at the date of filing the application in any other project that received tax credit and in which they have an interest.

4. The readiness to proceed as demonstrated through the following information and documents:
 - a) Evidence of site control;
 - b) Consultation of Ubication approved by the Planning Board of PR (*Junta de Planificación*), and/or Preliminary Development (*Desarrollo Preliminar*) approved by the Regulations & Permits Administration (ARPE, abbreviation in Spanish).
 - c) Availability of financing evidenced through a letter of intent from financing institution specifying possible terms;
 - d) Development team in place: identify the architect/designer, general contractor, management agent, and provide copies of their resumes and copies of their contracts, if available;
 - e) Schematic drawings and outline specifications;
 - f) Cost breakdown signed by contractor or architect/designer;
 - g) The availability of private equity evidenced through a letter of intent from a syndication firm;
 - h) Original of Accountant's Opinion (Annex H);
 - i) Original of Attorney's opinion (Annex I);

- j) Applying entities governing documents, such as:
 - Certificate of Special Partnership;
 - Certificate of Limited Partnership; and
 - Certificate of Limited Liability Corporation, among others
 - k) Referral Agreement with Public Housing Authority (PHA), if applicable;
 - l) IRS assignment form of Tax Payer identification number;
5. The Owner must demonstrate its commitment to extend the initial 15-year period of compliance with the tax credit program's income and rent restriction requirements for a minimum of 15 additional years. (See Annex J)
6. For projects to be sponsored or developed by non-profit organizations and receiving a tax credit reservation and allocation from the non-profit set-aside, a non-profit principal must meet the following requirements:
- a) The entity must be a qualified organization as defined in Section 42(h)(5)(C) of the Code; and
 - b) Domiciled in Puerto Rico for at least twelve months prior to submitting an application.
 - c) Have local community involvement on its board of directors.
 - d) The organization must materially participate in the acquisition, development and ongoing operation of the

project throughout the entire compliance period. This includes, but is not limited to, having an ownership interest in the project and being at least co-general partner.

- e) Must have, as one of its exempt purposes, the fostering of low-income housing.

Material Participation is defined in Section 469(h) of the Code and Treasury Regulation as being involved on a regular continuous and substantial basis in the development and operation of the project throughout the full tax credit compliance period. The non-profit entity must submit a narrative statement, certified by a resolution of its Boards of Directors describing the non-profit plan for material participation during the Compliance Period.

- 7. For projects financed or sponsored by the Rural Housing Service (RHS), the RHS commitment letter, identifying the funding amount for the project.
- 8. Compliance with the Fair Housing Act accessibility requirements must be demonstrated. See Annex F for details on these requirements.
- 9. Certification from the applicant as to any Federal, State, or Local subsidies received, or expects to received, for the development and operation of the project

B. Evaluation Criteria

Only those applications meeting all of the above stated initial qualifications applicable to them would be further considered for the Point Ranking System. Project owners whose applications do not meet the initial basic qualifications will be so informed in writing. A period of thirty days will be given to the applicant to correct the deficiencies noted by the Agency. After that period the application will be dropped out of the competition, if the applicant has failed to provide the information requested or corrected the deficiencies noted.

The Agency will set-aside 10% of its annual tax credit ceiling for qualified non-profit projects as required by the IRS Code. A qualified non-profit is a 501(c)(3) or 501(c)(4) entity in existence in Puerto Rico for at least twelve months prior to applying for credits and that has, as one of its exempt purposes, the fostering of low-income housing. The non-profit entity must have material participation in the development ownership and management of the proposed project throughout the tax credit compliance period. The non-profit cannot be controlled by or affiliated with or have an identity of interests with the for-profit organization. The non-profit entity must be able to demonstrate that it meets the material participation clause of Section 469(n) by being involved on a regular, continuous and substantial basis in the development and operation of the project throughout the full tax credit compliance period.

The Agency reserves the rights to adopt and implement such other set-asides as it may deem appropriate, in the future.

Following its determination that a project satisfies all the basic qualification factors, the Agency will consider the qualified applications for a housing credit allocation using the evaluation and point systems established hereinafter. The project can accumulate a total of 525 points on the Point Ranking System hereinafter described. The project must accumulate a minimum of 175 points to be entitled to receive a reservation or an allocation of credits. The Agency anticipates reserving credits for those projects scoring highest under the Selection Criteria up to the amount permitted by law and this Allocation Plan. However, the ranking under the Selection Criteria does not vest an applicant or project any right to a reservation or allocation of credits in any amount. Applications for new construction projects that will be placed in service within the calendar year in which the application is submitted will receive the highest priority. Likewise, projects returning tax credits from a previous year allocation and not placed in service within the established two-year period will receive the lowest priority. The Agency is also encouraging to apply for the credits when the process to obtain the necessary approvals and permits for the development and construction of the project has finalized or is at the final stage.

C. Evaluation System

1. Evaluation Factors

Federal legislation precludes the state allocating agencies from allocating credits to a project in any amount beyond that required for the financial feasibility of the project and its viability as a qualified low-income housing project throughout the compliance period. To determine the level of allocable credits, the Agency will perform a financial analysis on each application, using the following factors:

- a) Development costs, including developer fees;
- b) Sources and uses of funds;
- c) Projected operating income and expenses;
- d) Projected syndication proceeds; and
- e) Capital Assessment Review, if applicable, performed by the Agency.

2. Intermediary Costs

In reviewing applications for financial feasibility, the Agency does not anticipate allowing intermediary costs to exceed 25% of total development costs and will give priority to those projects with the lowest intermediary costs. The intermediary costs will include, but are not limited to:

- Organizational Costs

- Developer's Fees (payments of fees to the developer, overhead, profit and consultants)
- Syndication Fees, and
- Professional Fees (such as architect/designer's, attorney's, and accountant's fees).

A maximum of 25 points will be given to a project with intermediary costs below 10% of total development costs.

3. Maximum Developer Fee

The maximum fee allowed to the developer is 15% of the total development costs. The developer fee includes the developer's overhead, profit and consultants' fees. To compute the maximum developer fee, total development costs include the cost to purchase the building, site work, construction costs, architectural and engineering fees, interim costs, financing fees and expenses, soft costs, syndication costs, reserves and working capital. It does not include the cost of purchasing land. See page 36 for additional comments on developer fees.

4. Per Unit Standards

The Authority hereby adopts the following per unit standards as maximums of the Tax Credit Program:

a) Maximum cost per unit: The cost of a unit will not exceed the following standards:

(1) New Construction: \$90,000

(2) Rehabilitation: \$65,000

b) Maximum Tax Credit per unit: \$9,500 per year

The Agency reserves the right, at its sole discretion, to exceed these standards, if deemed necessary.

5. General Contractor Maximum Charges

The Authority hereby adopts the following as maximum builder or general contractor charges:

a) Builders Profit - 6% of hard Construction Costs

b) Builder's Overhead - 2% of hard Construction Costs

c) General Requirements - 2% of hard Construction Costs

D. Financial Analysis:

The Agency is required to consider the reasonableness of the development and operational costs of the project as an additional factor in making its determination as to the proper amount of tax credit to allocate to a project.

The Agency will use the costs, incomes and expenses submitted in the Application, as determined by the Agency to be reasonable.

The determination of the tax credit dollar amount with respect to any building will be determined at each of the following times:

1. Application/Reservation of credits: The Agency will notify, in writing, to each successful applicant of an initial reservation of Tax Credits. The Reservation letter will specify what additional information and documentation is required and will specify a date by which such information and documentation must be submitted to the Agency in order to receive the final allocation.
2. Carryover Allocation: a development with a reservation, but which will not be placed in service by December 31, may be eligible for a Carryover Allocation. For the signing of the Carryover Allocation the owner must provide evidence of ARPE's approval of: (1) the preliminary development and (2) the schematic drawings of the project. Also the Owner's Certification as to any Federal, State, or Local subsidies received, or expects to receive, for the development and operation of the project must be submitted.
3. Placed-in-Service: after the placed in service the Agency will issue IRS form 8609 only after receipt of the following:
 - a) Final Cost Certification of development from an independent CPA (see model of this certification in Annex L).
 - b) Certificate of Occupancy (*Permiso de Uso*).
 - c) Owner's Certification as to any Federal, State, or Local subsidies received, or expects to receive, for the development and operation of the project

- d) A physical inspection and cost certification review, to be prepared by an independent consultant appointed by the Agency (randomly, at the sole discretion of the Agency).

The amount of Tax Credits allocated to each project in the IRS form 8609 may be different from the amount requested in the Application, the amount specified in the Reservation letter or the amount reflected in a Carryover Allocation.

Some of the many factors that might impact the financial analysis of an application are:

- (1) Capital Needs Assessment Review / Feasibility Study:

In order to validate construction or rehabilitation costs, projects that passed the Point Ranking Review may be subject to an assessment review that can be performed by an independent consultant to be appointed by the Agency. The construction or rehabilitation budgets will be adjusted according to the results of the review, therefore affecting the tax credit calculations. After any adjustments to the budget recommended by the Agency are made, the budget cannot be changed without the consent of the Agency. Only changes due to unforeseen or exceptional circumstances will be taken under consideration.

The following components will be examined and analyzed for the capital needs assessment:

- Site, including topography, drainage, pavement, curving, sidewalks, parking, landscaping, water sewer, storm drainage, gas and electric utilities and lines.
- Structural systems
- Interiors, including units, common area finishes, and handicapped access.
- Mechanical systems
- Elevators

(2) Tax Credit Percentage: In reserving a housing credit dollar amount to any project, the Agency will use the percentage published by the IRS for the month when the reservation is made. The Agency, at its own discretion, could lower this percentage or use the 9% or 4% rate, as applicable to the project. At the time of the Tax Credit allocation the applicant must choose the Tax Credit Percentage for either (1) the Carryover Allocation month or (2) the month the project is or will be placed in service.

(3) Decrease of actual development costs: The Agency reserves the right, in its sole discretion, to reserve or allocate an amount of tax credits less than the amount requested in the application based on the information submitted by the applicant or any independent consultant and Section 42 requirements.

E. Notification to Local Chief Executive

The Mayor of the Municipality in which the project is to be located will be notified by the Agency of the proposal at the time of the tax credits' reservation and will have a reasonable opportunity to comment on the project.

F. Lowest Income Tenants and Serving the Tenants During the Longest Term

The federal legislation requires allocating agencies to give preference in allocating the amount of tax credits among eligible projects to those projects serving the lowest income tenants and to those projects committed to serve qualified tenants for the longest period. The Agency will conduct its application review in accordance with these statutory requirements.

G. Project Selection Criteria

The Agency will use the selection criteria stated below for the purpose of ranking projects eligible for allocation. The results of the evaluation and ranking will be determined at the sole discretion of the Agency and will

not be subject to challenge or appeal by the applicant. The numerical ranking does not operate to vest in an applicant or project any right to reservation or allocation of tax credits in any amount. The Agency will, in all instances, reserve and allocate tax credits consistent with its sound and reasonable judgment, prudent business practices, and the exercise of its inherent discretion.

The applications will be ranked according to the following selection criteria:

1. Description of Items

a) Intermediary Costs:

Preference will be given to projects with the lowest intermediary costs. Please refer to page 14 for the definition of intermediary costs.

b) Project Location:

Preference will be given to:

- (1) Projects located in difficult to develop areas designated by the U.S. Department of Housing as an area with high construction costs, land costs, and utility costs relative to the area gross median income projects;

- (2) Projects that the owner can demonstrate are located in qualified Census tract as designated by the Secretary of HUD;
- (3) Projects located in municipalities with the greatest low income housing needs as identified by the update of the study on the Demand for Housing in Puerto Rico. See Annex A;
- (4) Projects located in municipalities with the greatest housing deficit as identified by the Study of Demand for Housing in Puerto Rico. See Annex B.

c) Project Characteristics:

Preference will be given to: (1) those projects that can demonstrate their readiness to begin construction immediately; (2) projects in which at least 50% of the units in the project will be rent restricted and affordable to households with incomes less than 50% of the median income adjusted for family size; (3) projects awarded with project-based rental subsidies; (4) projects in which no relocation is needed; (5) projects with the longest period of time committed to low income housing; (6) projects to be placed in service within the calendar year in which the application for credits is submitted for the first time;

(7) project is to acquire and rehabilitate a structure owned or financed by a government agency and to add units to the affordable rental inventory; (8) projects in which the owner and a public housing authority (PHA) have agreed to include the development in any listing of housing opportunities where households with tenant-based subsidies are welcome; (9) project is to preserve existing low-income housing; and (10) project is endorsed by the Local Chief Executive.

d) Housing Needs Characteristics

(1) Preference will be given to those projects, which consist of the larger amounts of three bedroom units.

(2) Preference will be given to projects that will rehabilitate inadequate housing or to relocate families living in flash flood areas.

e) Sponsor/Owner Characteristics:

Preference will be given to projects that involve the use of existing housing as part of a community revitalization plan.

Previous successful participation by sponsor(s) or owner developing and operating tax credit projects located in Puerto Rico will be taken into consideration, as well as previous successful participation by proposed management agents in managing low income housing in Puerto Rico.

Sponsors or developer owners of other projects for which the Agency has provided financing or awarded tax credits and in which a default has occurred that resulted in the foreclosure of the mortgaged property or in the assignment of the mortgage to the Agency or the substitution of the owner has occurred or the project found to be with uncorrected significant noncompliance over six months old will be penalized.

The Agency will evaluate and approve the qualifications of every appointed Management Agents without previous experience in the administration of Tax Credit Project.

f) Financing Characteristic:

Preference will be given to new developments in rural areas sponsored by Rural Housing, an Agency within the US Department of Agriculture. New construction projects with a firm commitment for financing from the Puerto Rico Housing Finance Authority. Developments that meet certain minimum underwriting requirements described below.

g) Tenant Population with Special Housing Needs:

Preference will be given to projects that provide supportive services to families with HIV-Patients, elderly, homeless, handicapped or disabled members.

h) Returned Credits:

Projects returning or that had returned tax credits from a previous year would be penalized. This penalization will only be applied once.

2. Point Ranking System

a) Intermediary Costs (Maximum: 25 points)

- (1) 25 points - Up to 10% of total development cost
- (2) 10 points - More than 10%, up to 15% of total development cost
- (3) 5 points - More than 15%, up to 25% of total development cost.

b) Project Location (Maximum: 30 points)

- (1) 10 points - Project located in a difficult to develop area designated by the Secretary of HUD as an area with high construction costs, land costs, and utility costs relative to the area median gross income.

(See Annex D for areas designated by HUD as Difficult to Develop Areas). Evidence of location of development must be included.

- (2) 20 Points- Projects located in a qualified census track.
(See Annex D for areas designated by HUD as

Qualified Census Tracks). Evidence of location of the development within the qualified census track must be included.

(3) 20 Points - Project located in a municipality that reflects the greatest housing deficit as identified by the Study of Demand for Housing in Puerto Rico prepared by *Estudios Técnicos, Inc.* (See Annex B). The points will be awarded as follows:

(a) Project located in one of the municipalities with the amount of units needed over 2,000 (20 points).

(b) Project located in one of the municipalities with the amount of units needed over a 1,000 (10 points).

(c) Project located in one of the municipalities with the amount of units needed over 500 (5 points).

(d) Project located in one of the municipalities with the amount of units needed less than 500 (1 point).

c) Project Characteristics (Maximum 280 points)

(1) (50 points) - Applicant can demonstrate that has started or that is ready to begin construction of the

project as soon as an allocation of credits is made. The readiness to begin construction will be evidenced with:

- (a) Construction Permit or Notification of Approval of the Construction Permit, issued and approved by ARPE (50 points)
 - (b) Urbanization Permit, issued and approved by ARPE (30 points)
 - (c) Preliminary Development, issued and approved by ARPE (20 points)
 - (d) Land Use Consultation, issued and approved by the Planning Board (10 points)
- (2) (10 points) - At least 50% of the units in the project are targeted for households with incomes at 50% or less of the median income adjusted for family size.
- (3) (10 points) - A written Agreement with a PHA was submitted. In such agreement the PHA agrees to include the project in any listing of housing opportunities where households with tenant-based subsidies are welcomed and where the project's owner or management agent agrees to actively seek referrals from the PHA to apply for units at the project.

- (4) (10 points) - Longest term of affordability. Projects providing guarantees for longer terms of affordability beyond the extended compliance period will be scored as follows:
 - (a) At least 10 more years beyond the required 30-year period - 10 points.
 - (b) At least 5 more years beyond the required 30 year period - 5 points
- (5) (25 points) - Project will be placed in service within the calendar year in which an application for low-income housing tax credits is submitted for the first time.
- (6) (20 points) - Project is to acquire and rehabilitate an existing vacant structure owned or financed by a government agency to add units to the affordable rental housing inventory.
- (7) (10 points) - Project is to substantially rehabilitate an occupied low-income rental housing project in which hard construction costs exceed \$10,000 per unit.
- (8) (10 points) - Project is to acquire, rehabilitate and preserve low-income rental housing which might otherwise be converted from low-income tenancy, including Section 8 projects with expiring contracts.

- (9) (5 points) - Application includes a letter of endorsement from the mayor of the municipality where the project is located.
- (10) (40 points) - FOR REHABILITATION PROJECTS ONLY: Owner includes with the application a proposed scope of rehabilitation based on a capital needs assessment performed by an independent third party professional.
- (11) (40 points) - Owner demonstrates a strong market for the units through a third party independent market analysis.
- (12) (50 points) - The development of the project contributes to a concerted Community Revitalization Plan in a qualified census tract (proper documentation must be provided with the application)

d) Housing Needs Characteristics

(Maximum: 10 points)

- (1) (5 points) - Project bedroom's distribution is 50% or more 3-bedroom units.
- (2) (5 points) - Projects that rehabilitate inadequate housing or that relocate housing in flash flood areas.

e) Sponsor/Project Owner Characteristics

(Maximum: 60 points)

- (1) (20 points) - Owner, federal partner or sponsor, is a federal non-profit entity tax exempt under either Section 501(c) 3 or Section 501(c) 4 of the IRS Code.
 - (a) Qualified non-profit under Section 501(c)(3) or (4) of the Code.
 - (b) Domiciled in Puerto Rico for at least twelve months prior to submitting the application.
 - (c) Have local community involvement on its board of directors.
 - (d) Materially participates in the acquisition, development, ownership and on-going operation of the property for the entire compliance period.
 - (e) Has as one of its exempt purposes the fostering of low-income housing.
- (2) (20 points) - Applicant can demonstrate successful past experience in the development of low income housing tax credit projects in Puerto Rico.
- (3) (20 points) - Contracted Management Agent can demonstrate successful past experience in the

management of low income housing tax credit projects in Puerto Rico. Points will be awarded for projects based on the experience of the management agent to maintain compliance of low-income housing tax credits units in Puerto Rico during the past ten years.

- (4) (Less 20 points) - Sponsor, owner, developer, management agent, or consultant to the applicant has defaulted a financing provided by the Agency in other project and such default resulted in foreclosure, assignment of mortgage or substitution of mortgagor.

f) Financing Characteristics (Maximum: 75 points)

- (1) (15 points) - New construction projects in rural areas that have an obligation of funds from the US Department of Agriculture, Housing Rural Development.
- (2) (15 points) - New constructions projects with a financing firm commitment with the Puerto Rico Housing Finance Authority.
 - (15 points) - Interim and Permanent
 - (7 points) - Interim or Permanent
- (3) (45 points) - The project meets the following underwriting requirements:

(a) (30 points) - Assuming a constant 7% vacancy rate (5% for projects with less than 50 units) with rents and replacement reserve increasing at 3% and operating expenses increasing at 4% annually, project pro-formas reflect at least 1.15 debt coverage ratio (DCR) for the term of the debt financing.

(i) (15 points) - Operating Expenses:

Projects over 50 units:

- New Construction: The per unit per annum (PUPA) operating expenses do not exceed \$2,100 on the first year of operations.
- Substantial Rehabilitation Projects: The PUPA operating expenses do not exceed \$2,300 on the first year of operations.

Projects with less than 50 units:

- The PUPA operating expenses do not exceed \$2,500 on the first year of operations.

- g) (25 points) - Tenant Population with Special Housing Needs Projects developed to give priority and to assist special needs families through a written Plan included in the application to provide supportive services: to head of family victim of domestic violence, elderly, disabled, handicapped or HIV patients.

An endorsement letter from the governmental agency that provides supportive services to the targeted special population must be included with the application.

- h) (Less 25 points) - Projects returning or that have returned tax credits from previous years which were not placed in service within the established two-year period will be penalized by losing 25 points. (This penalization will only be applied once.).

H. Underwriting Standards

1. Owner projected operating expenses will be used in the underwriting by the agency if higher than Agency minimums. The owner must have the proposed management agent sign a statement in the application stating costs were reviewed and agreeing they are reasonable projections.
2. All projects will be underwritten assuming:
 - Vacancy rate of 7% (or 5% for projects with less than 50 units);

- Rents and reserve replacement increasing at 3%
- Operating expenses increasing at 4% annually.
- Project pro-forma must reflect a debt service coverage ratio of at least 1.15 thru the term of the debt financing.

3. Equity Pricing

The Agency will use the average market price for tax credit syndication, as published in the Tax Credit Advisor. Owners are required to submit a letter of intent from the investor confirming the financial assumptions of the purchase.

4. Reserves

a) Rent-up Reserve:

A reasonable amount shall be established based on the projected rent-up time considering the market and target population, but in no event shall be less than \$200 per unit.

b) Operating Reserve:

The operating reserve will be based on a six-month's debt service and operating expenses and must be maintained throughout the term of the tax credit compliance period. Deferring the developer's fees of the project can fund the operating reserve as a loan of the developer to the project owner. In that case, the developer's loan can only be repaid from cash flow; after all required replacement reserve

deposits are made. Such loan will be projected to be repaid within ten years and must meet the standards required by IRS. A statement describing the terms of the loan must be included.

c) Replacement Reserve:

All new construction projects and rehabilitation projects with less than 50 units must budget replacement reserve of \$250 per unit per year. Rehabilitation Projects with more than 50 units must budget a replacement reserve of \$300 per unit per year. The replacement reserve must be capitalized from the project's operations, increasing by 4% annually.

5. Financing Commitment

For all projects proposing private permanent financing, a letter of intent from the bank is required. The letter should state the amount and term of the loan (20 years or more), how the interest rate will be indexed and the current rate at the time of the letter, the amortization period and any prepayment penalties. Applicant must submit a letter of firm commitment for financing within 60 days of receiving a reservation of credits. All projects applying for tax credits and financing from Puerto Rico Housing Finance Authority must submit the loan application to the Agency at the same time as the tax credit application.

6. Developer Fees

Developer's fees shall be a maximum of 15%. In addition, a maximum developer's fee of 4% is allowed on the acquisition cost of buildings (excluding land value or cost, whichever is greater) purchased for substantial rehabilitation. Consulting fees, such as Real Estate Attorney and Consultant Agents, for a project must be paid out of developer fees, so that the aggregate of any consulting fees and developer fees is no more than the maximum developer fee allowed.

7. Investor Services Fees

Investor Services Fees must be paid from net cash flow and not be calculated into the minimum debt coverage ratio.

8. Section 8 Project-Based Rental Assistance

For all projects that propose to utilize Section 8 project-based rental assistance, the Agency will underwrite the rents according to the tax credit limits. These limits are based on data published annually by HUD. If the Section 8 HAP contract allows rents above those limits, the project may receive the additional revenue in practice.

I. Carryover Allocation Requirements

The Code requires more than 10% of the project's reasonably anticipated basis be incurred by:

- The end of the carryover allocation year, if the Carryover Allocation is made before June 30, or
- Within six months of the date of the Carryover Allocation Agreement, if made after July 1.

After the reservation process is final, the owner and the Agency must sign a Carryover Agreement allowing the carryover of tax credits. **Owners must have title to the property and approval for the development by the corresponding governmental agencies by the execution of the Carryover Agreement. The Agency requires expenditure of and cost certification of the 10% costs to be submitted to the Agency within the six months of the date of the Carryover Allocation (see Annex K).**

J. Place in Service Date

1. Carryover Allocations

The building must be placed in service within 24 months after the end of the carryover allocation calendar year.

- For new construction and existing buildings, placed in service usually means the date the building receives a Certificate of Occupancy (*Permiso de Uso*).
- For substantial rehabilitation, placed in service means the last day of the 24-month period (or shorter period, if elected by the owner) for aggregating rehabilitation costs.

K. Returned Credits (less 25 points)

Projects returning or that have returned tax credits from previous years which were not placed in service within the established two-year period will be penalized by losing 25 points. This penalization will be applied only once.

VI. Application Procedures

A. Credit Allocation Charged to State Volume Cap for a Current Taxable Year

Applicants may apply to receive a credit allocation for a certain project by applying through the following time frame:

	<u>1st Cycle</u>	<u>2nd Cycle</u>
Applications Opening Date	April 1	July 15
Applications Closing Date	May 15	Aug 15
Ranking & Reservations	June 1	Sept. 15
Closing of Allocations	June 30	Nov. 15
10% Cost Certification	Dec. 29, 2004	May 14, 2005

Any changes to this time frame will be notified to the public through an advertisement in a newspaper of general circulation. If any of the due dates for application or reservation falls on a non-working day or on an official holiday, it will be moved to the previous working day.

Cost Certifications are due for projects receiving allocations to be placed in service during the same calendar year of the application and 10% certification for projects receiving a carryover allocation. (Model of Report is enclosed on Annex K).

B. Credit Allocation Charged to State Volume Cap for Subsequent Taxable Year

Applicants may apply to reserve credits, and enter into a binding agreement with the Agency to allocate credits at a future date, for a certain project after the agency ceiling for the current year has been reached. To such end, the Agency may reserve credits or bind itself to allocate credits to a project during the taxable year immediately following the year in which the application is made. As mandated in Section 42(h)(1)(C) of the Code, a reservation or binding agreement to allocate credits in a future year has no effect on the state housing credit ceiling until the year in which the Agency actually makes the allocation. (See Annex E for an example of the Binding Agreement).

To be considered for a reservation of credits from future year cap or for a binding agreement to allocate credits at a future date, the applicant must demonstrate that the project falls within one of the following categories:

1. Credit is deemed necessary to facilitate the restructuring of financing provided to a project confronting economic difficulties.
2. Credit is deemed necessary to preserve the low-income housing status of the project or to maintain the total number of available low-income housing units within Puerto Rico.

3. Credit is requested in connection with the acquisition of a project from the federal, state or local governments, or any department, agency, entity or political subdivision thereof.
4. Credit is requested in connection with a project utilizing the Tax Credit Program as their only subsidy.
5. Unforeseen circumstances that the Agency, at its sole discretion, might consider are valid.

The Agency might also consider enter into a binding agreement with an owner of a project, even if the credit ceiling for the year has not be reached, if the circumstances of the project, at the Agency's sole discretion deems so necessary.

Projects with Binding Agreements must file an application next year and go through the Basic Threshold Qualification Process and comply with at least, the Minimum Requirement of the Point Ranking System. Nevertheless, the owner will not have to pay the Application Fee, but a Processing Fee of .25% of the annual tax credit requested must be included with the application.

VII. Tax-exempt Financed Projects Not Subject To State Volume Cap

Projects financed with tax-exempt obligations issued after December 31, 1989 (Section 42(h) (4)) must satisfy the Basic Threshold Qualification Requirements and other requirements for allocation under this Plan.

These projects will be subject to the evaluation of housing priorities, and minimum thresholds discussed above and the fees determined in Section VIII. **They will not be subject to the credit allocation process, but must fulfill the Point Ranking System minimum requirement of 175 points.** Applicants must include with the application a letter from the lender stating the tax-exempt status of the obligations issued to finance the project and a certification for its tax attorney or CPA certifying that this requirement is met.

VIII. Procedure for Notification to IRS of Noncompliance

The federal legislation requires that each Allocation Plan include a procedure, which the credit agency will follow in notifying the Internal Revenue Service of noncompliance with the program. To satisfy that mandate, the Agency will require developers to furnish annual certifications of qualified low income tenants, including tenant income and rents charged, and the number of qualifying low income units, as well as any other information pertinent to determine compliance with the program.

The specific requirements of the Agency to fulfill this mandate are covered in the Compliance Monitoring Plan, which is hereby incorporated and made a part of this Plan as Annex M.

In making the application for tax credits, the owner agrees that the Agency and the designees will have access to any information pertaining to the project. This

includes having physical access to the project; to financial records and tenant information for any monitoring that may be deemed necessary to determine compliance with the Code.

Owners are advised that the Agency is required to do compliance monitoring and to notify the IRS and the owner of any discovered noncompliance with tax credit law and regulations, whether corrected or uncorrected.

IX. Fees

Any person interested in obtaining an application for Low Income Housing Tax Credits will request so in writing to the Agency. An application package containing the Allocation Plan, the Compliance Monitoring Plan and the Procedural Steps and Application Instructions will be delivered after payment of \$50.

The Agency will also charge the following fees:

- A. Application Fee: One percent (1%) of the annual requested amount. **This is a non-refundable and non-transferable deposit**, which shall be submitted along with the application. Projects with Binding Agreements will be charged a processing fee of .25% of the annual tax credit requested.
- B. Allocating Fee: One percent (1%) of the total ten years allocated amount. The allocating fee will be paid at the time the allocation is made through certified or manager's check. In case of carryover allocations under Section 42, the fee will be paid at the time of signing the agreement through certified or manager's check. **Allocation fees are neither refundable nor transferable.**

- C. Monitoring Fee: If a housing credit allocation is made, the Agency will charge one half of 1% of each year's allocated amount or \$18.00 for each LIHTC unit, whichever amount is greater, as monitoring fee. This amount will be due and payable by January 31 of each year during the compliance period.
- D. The amounts hereby established may be revised by the Agency from time to time as necessary to insure that such fees cover the agency's administrative expenses for processing applications and monitoring projects for compliance.
- E. If a sponsor, owner, developer or consultant has a past due allocation fee in a previous project, the Agency will not sign an allocation for the new project until the account is paid in full.

X. Limitations

The federal legislation charges the Agency with allocating to a project only that amount of tax credits required to make the project economically feasible. The Agency's determination is made solely at its discretion and in no way constitutes a representation or warranty, express or implied, to any sponsor, lender, investor, or third party as to the feasibility of a given project. By allocating tax credits to a project, the Agency makes no representation or warranty, express or implied, to the project owner, investors, lender, or third party that its allocation

constitutes a determination that the project adheres to the requirements of the Internal Revenue Code, relevant Treasury regulations, or any other laws or requirements governing the tax credit program.

The Plan acknowledges that the Agency will encounter situations that have not been foreseen or provided for in the Plan. The Agency reserves the power and authority to amend the Plan after the public has had the opportunity to comment.

The Agency also reserves the power and authority to administer, operate and manage tax credits allocation in all situations and circumstances, both foreseen and unforeseen in the Plan.

No member, employee, or agent of the Agency shall be personally liable respecting any matter or matters arising out of, or in relation to, the Tax Credit Program.

S:/ _____
Antonio F. Faría
PRESIDENT
PUERTO RICO HOUSING FINANCE
AUTHORITY

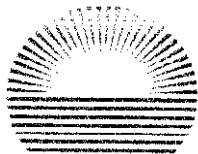
I, Sila María Calderón, Governor of the Commonwealth of Puerto Rico, hereby approve the Low Income Housing Tax Credit Allocation Plan for the Commonwealth of Puerto Rico adopted by the Puerto Rico Housing Finance Authority, a subsidiary of the Government Development Bank for Puerto Rico, as the State Housing Credit Agency under the provisions of Section 42 of the Internal Revenue Code of 1986, as amended.

IN WITNESS WHEREOF, I have hereunto set my
hand and the seal of the Commonwealth of Puerto
Rico, in San Juan, Puerto Rico, this 7th day of May ,
2004.

S: /



Sila María Calderón
GOVERNOR



GDB

PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX A

Qualified Allocation Plan 2004

ANNEX A: HOUSING NEEDS IN PUERTO RICO

HOUSING NEEDS IN PUERTO RICO BY REGION

REGION	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING (2)	UNSATISFIED DEMAND 2001 (2)
Bayamón	715,281	249,576	11,983	11,452
Ponce	478,705	167,343	9,307	7,660
San Juan	534,427	218,927	8,085	7,349
Arecibo	369,410	135,810	7,805	6,395
Mayagüez	311,885	128,179	7,242	6,498
Caguas	363,890	129,640	5,212	4,967
Aguadilla	235,072	88,573	4,860	4,655
Carolina	337,676	123,586	4,703	3,825
Humacao	192,971	70,607	3,200	1,321
Fajardo	141,869	58,545	2,938	2,772
Guayama	127,424	47,690	2,843	1,662
TOTAL	3,808,610	1,418,476	68,178	58,556

All Regions and Municipalities arranged in order of Housing Demand

Sources:

(1) US Census of Housing 2000

(2) Demand for Housing in Puerto Rico 2002-2006, by Estudios Técnicos, Inc.; Table VII.1 and (3) Table VII.2

**HOUSING NEEDS WITHIN
BAYAMON REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
Bayamón	224,044	79,476	2,395	2,396
Vega Baja	61,929	21,990	1,519	1,519
Toa Baja	94,085	33,473	1,294	1,294
Toa Alta	63,929	21,075	961	961
Vega Alta	37,910	13,526	913	913
Cataño	30,071	10,366	813	812
Corozal	36,867	12,386	788	629
Orocovis	23,844	7,946	723	722
Naranjito	29,709	9,758	590	590
Barranquitas	28,909	9,740	562	517
Morovis	29,965	9,462	501	364
Dorado	34,017	13,067	473	380
Comerio	20,002	7,311	451	355
TOTAL	715,281	249,576	11,983	11,452

**HOUSING NEEDS WITHIN
PONCE REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
Ponce	186,475	66,471	3,537	3,277
Yauco	46,384	17,062	961	960
Juana Díaz	50,531	16,490	878	641
Peñuelas	26,719	8,735	741	741
Villalba	27,913	8,465	696	483
Guayanilla	23,072	8,147	601	601
Coamo	37,597	13,249	555	152
Adjuntas	19,143	6,715	493	493
Santa Isabel	21,665	7,569	341	23
Guánica	21,888	8,849	328	113
Jayuya	17,318	5,591	176	176
TOTAL	478,705	167,343	9,307	7,660

All Regions and Municipalities arranged in order of Housing Demand

Sources:

(1) US Census of Housing 2000

(2) Demand for Housing in Puerto Rico 2002-2006, by Estudios Técnicos, Inc.; Table VII.1 and (3) Table VII.2

**HOUSING NEEDS WITHIN
SAN JUAN REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
San Juan	434,374	182,101	6,970	6,234
Guaynabo	100,053	36,826	1,115	1,115
TOTAL	534,427	218,927	8,085	7,349

**HOUSING NEEDS WITHIN
ARECIBO REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
Arecibo	100,131	38,974	2,278	1,421
Utua	35,336	12,471	1,216	1,217
Hatillo	38,925	13,929	920	921
Lares	34,415	12,060	768	768
Manatí	45,409	17,113	735	735
Camuy	35,244	12,520	632	469
Barceloneta	22,322	8,375	456	164
Ciales	19,811	6,886	328	227
Florida	12,367	4,387	239	240
Quebradillas	25,450	9,095	233	233
TOTAL	369,410	135,810	7,805	6,395

All Regions and Municipalities arranged in order of Housing Demand

Sources:

(1) US Census of Housing 2000

(2) Demand for Housing in Puerto Rico 2002-2006, by Estudios Técnicos, Inc.; Table VII.1 and (3) Table VII.2

**HOUSING NEEDS WITHIN
MAYAGÜEZ REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
Mayagüez	98,434	39,364	2,245	2,114
Cabo Rojo	46,911	23,182	1,397	1,300
San Germán	37,105	14,335	1,138	1,137
Lajas	26,261	10,947	625	624
Añasco	28,348	10,723	532	532
Hormigueros	16,614	6,423	356	-
Sabana Grande	25,935	9,982	319	188
Las Marías	11,061	4,124	288	288
Rincón	14,767	6,827	254	255
Maricao	6,449	2,272	88	60
TOTAL	311,885	128,179	7,242	6,498

**HOUSING NEEDS WITHIN
CAGUAS REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
Caguas	140,502	50,568	2,089	1,933
Cayey	47,370	17,782	672	671
Gurabo	36,743	12,854	631	631
Cidra	42,753	14,267	625	375
San Lorenzo	40,997	14,594	467	466
Aguas Buenas	29,032	10,412	462	625
Aibonito	26,493	9,163	266	266
TOTAL	363,890	129,640	5,212	4,967

All Regions and Municipalities arranged in order of Housing Demand

Sources:

(1) US Census of Housing 2000

(2) Demand for Housing in Puerto Rico 2002-2006, by Estudios Técnicos, Inc.; Table VII.1 and (3) Table VII.2

**HOUSING NEEDS WITHIN
AGUADILLA REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
San Sebastián	44,204	16,682	1,313	1,313
Aguadilla	64,685	24,882	1,211	1,211
Isabela	44,444	17,166	808	654
Aguada	42,042	15,590	792	792
Moca	39,697	14,253	736	685
TOTAL	235,072	88,573	4,860	4,655

**HOUSING NEEDS WITHIN
CAROLINA REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
Carolina	186,076	71,347	1,875	1,329
Canóvanas	43,335	15,071	1,027	1,027
Trujillo Alto	75,728	26,241	949	763
Loíza	32,537	10,927	852	706
TOTAL	337,676	123,586	4,703	3,825

**HOUSING NEEDS WITHIN
HUMACAO REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
Yabucoa	39,246	13,688	908	456
Humacao	59,035	22,559	797	620
Juncos	36,452	13,064	619	87
Naguabo	23,753	8,875	558	115
Las Piedras	34,485	12,421	318	43
TOTAL	192,971	70,607	3,200	1,321

All Regions and Municipalities arranged in order of Housing Demand

Sources:

(1) US Census of Housing 2000

(2) Demand for Housing in Puerto Rico 2002-2006, by Estudios Técnicos, Inc.; Table VII.1 and (3) Table VII.2

**HOUSING NEEDS WITHIN
FAJARDO REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
Río Grande	52,362	19,928	1,132	1,132
Fajardo	40,712	17,136	803	668
Luquillo	19,817	9,327	377	377
Ceiba	18,004	6,742	262	230
Vieques	9,106	4,388	243	243
Culebra	1,868	1,024	121	122
TOTAL	141,869	58,545	2,938	2,772

**HOUSING NEEDS WITHIN
GUAYAMA REGION**

MUNICIPALITY	POPULATION (1)	HOUSING INVENTORY (1)	DEMAND FOR LOW INCOME HOUSING	UNSATISFIED DEMAND 2001 (3)
Salinas	31,113	11,876	913	834
Arroyo	19,117	7,287	746	540
Guayama	44,301	16,368	643	-
Patillas	20,152	7,677	279	80
Maunabo	12,741	4,482	262	208
TOTAL	127,424	47,690	2,843	1,662

All Regions and Municipalities arranged in order of Housing Demand

Sources:

(1) US Census of Housing 2000

(2) Demand for Housing in Puerto Rico 2002-2006, by Estudios Técnicos, Inc.; Table VII.1 and (3) Table VII.2



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PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX B

Qualified Allocation Plan 2004

ANNEX B: ESTIMATED TOTAL HOUSING DEFICIT 2002-2006

Municipality	Housing Deficit
Adjuntas	387
Aguada	504
Aguadilla	863
Aguas Buenas	316
Aibonito	100
Añasco	404
Arecibo	1,738
Arroyo	606
Barceloneta	324
Barranquitas	370
Bayamón	1,357
Cabo Rojo	1,103
Caguas	1,361
Camuy	412
Canóvanas	801
Carolina	1,285
Cataño	463
Cayey	356
Ceiba	194
Ciales	216
Cidra	349
Coamo	361
Comerío	309
Corozal	564
Culebra	113
Dorado	277
Fajardo	605
Florida	171
Guánica	222
Guayama	449
Guayanilla	533
Guaynabo	665
Gurabo	415
Hatillo	688
Hormigueros	280
Humacao	423
Isabela	606
Jayuya	92
Juana Díaz	678

Municipality	Housing Deficit
Juncos	377
Lajas	497
Lares	544
Las Marías	240
Las Piedras	112
Loíza	572
Luquillo	247
Manatí	525
Maricao	80
Maunabo	192
Mayagüez	1,803
Moca	532
Morovis	301
Naguabo	448
Naranjito	400
Orocovis	585
Patillas	119
Peñuelas	587
Ponce	3,055
Quebradillas	89
Rincón	190
Río Grande	770
Sabana Grande	161
Salinas	733
San Germán	960
San Juan	5,746
San Lorenzo	237
San Sebastián	1,045
Santa Isabel	291
Toa Alta	589
Toa Baja	842
Trujillo Alto	685
Utuado	1,064
Vega Alta	659
Vega Baja	1,133
Vieques	209
Villalba	536
Yabucoa	652
Yauco	665

Total Housing Deficit **49,432**

Source: Demand for Housing in Puerto Rico 2002-2006, by Estudios Técnicos, Inc.

(Table VII.2, Projected Housing Deficit Year 2000)

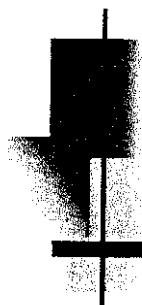


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PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX C

Qualified Allocation Plan 2004

**PUERTO RICO HOUSING FINANCE AUTHORITY
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 Income and Rent Restrictions**

Municipalities within Regions
 (as defined by HUD)

REGION	MUNICIPALITIES
Aguadilla	Aguada, Aguadilla, Moca
Arecibo	Arecibo, Camuy, Hatillo
Caguas	Caguas, Cayey, Cidra, Gurabo, San Lorenzo
Mayagüez	Añasco, Cabo Rojo, Hormigueros, Mayagüez, Sabana Grande, San Germán
Ponce	Guayanilla, Juana Díaz, Peñuelas, Ponce, Villalba, Yauco
San Juan-Bayamón	Aguas Buenas, Barceloneta, Bayamón, Canóvanas, Carolina, Cataño, Ceiba, Comerio, Corozal, Dorado, Fajardo, Florida, Guaynabo, Humacao, Juncos, Las Piedras, Loiza, Luquillo, Manatí, Morovis, Naguabo, Naranjito, Río Grande, San Juan, Toa Alta, Toa Baja, Trujillo Alto, Vega Alta, Vega Baja, Yabucoa
All Other (Nonmetropolitan Area)	Adjuntas, Aibonito, Arroyo, Barranquitas, Ciales, Coamo, Culebra, Guanica, Guayama, Isabela, Jayuya, Lajas, Lares, Las Marías, Maricao, Maunabo, Orocovis, Patillas, Quebradillas, Rincón, Salinas, San Sebastián, Santa Isabel, Utuado, Vieques

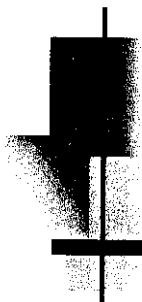


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PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX D

Qualified Allocation Plan 2004

ANNEX D: LIST OF QUALIFIED CENSUS TRACT AND DIFFICULT TO DEVELOP AREAS

2004 IRS SECTION 42(d)(5)(C) QUALIFIED CENSUS TRACTS (2000 DATA, MSA/PMSA DEFINITIONS JUNE 30, 1999)

STATE: Puerto Rico

COUNTY OR COUNTY EQUIVALENT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT
Adjuntas Municipio	9563.00	9564.00	9565.00	9568.00								
Aguada Municipio	4304.02	4305.02										
Aguadilla Municipio	4006.00	4008.00	4009.00	4010.00	4011.00							
Aguas Buenas Municipio	2303.00	2304.00	2305.01									
Arecibo Municipio	3004.00	3005.00	3012.00	3013.00	3019.00	3021.00						
Barceloneta Municipio	5902.00	5903.00										
Barranquitas Municipio	9524.00											
Bayamon Municipio	307.00	312.01	320.00									
Cabo Rojo Municipio	8301.00											
Caguas Municipio	2009.00	2010.00	2012.00	2014.00	2016.00	2017.00	2019.00	2027.01				
Camuy Municipio	3205.00											
Canovanas Municipio	1001.01	1001.02	1007.00									
Carolina Municipio	505.03	508.41										
Catano Municipio	202.00	203.00	204.02	204.04								
Cayey Municipio	2602.02	2606.00	2607.00									
Ciales Municipio	9559.00											
Cidra Municipio	2402.01	2402.02										
Coamo Municipio	9543.00											
Comerio Municipio	9517.00	9518.00	9519.00	9520.00	9521.00							
Corozal Municipio	5302.00	5303.00	5306.00									
Fajardo Municipio	1503.01											
Florida Municipio	5801.00											
Guanica Municipio	9609.00	9610.00	9612.00	9613.00	9615.00							

2004 IRS SECTION 42(d)(5)(C) QUALIFIED CENSUS TRACTS (2000 DATA, MSA/PMSA DEFINITIONS JUNE 30, 1999)

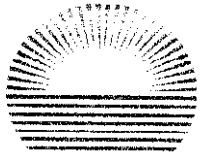
STATE: Puerto Rico

COUNTY OR COUNTY EQUIVALENT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT
Guayanilla Municipio	7404.00											
Guaynabo Municipio	401.01											
Gurabo Municipio	2103.00											
Hatillo Municipio	3105.00											
Humacao Municipio	1806.00											
Jayuya Municipio	9561.00											
Juana Diaz Municipio	7102.00	7107.00										
Juncos Municipio	5001.00	5004.01										
Lares Municipio	9578.00	9579.00	9581.00	9583.00	9584.00							
Las Marias Municipio	9597.00	9599.00										
Las Piedras Municipio	1902.01											
Loiza Municipio	1101.01	1101.02	1102.00	1103.01	1103.02	1104.00	1106.00					
Luquillo Municipio	1401.02	1403.00										
Manati Municipio	5703.00	5704.00	5706.00	5707.00								
Maricao Municipio	9601.00											
Mayaguez Municipio	801.00	802.00	803.00	805.00	806.00	809.00	810.00	811.00	812.00	819.00		
Moca Municipio	4203.01											
Morovis Municipio	9553.00	9554.02	9555.00									
Naguabo Municipio	1702.00	1703.00										
Naranjito Municipio	5202.00	5203.00										
Orocovis Municipio	9548.02	9549.01	9549.02									
Patillas Municipio	2901.00											
Ponce Municipio	702.02	703.00	704.00	708.00	709.00	710.00	713.00	716.02	718.00	719.00	721.01	727.04
Sabana Grande Municipio	9605.00	9608.00										

2004 IRS SECTION 42(d)(5)(C) QUALIFIED CENSUS TRACTS (2000 DATA, MSA/PMSA DEFINITIONS JUNE 30, 1999)

STATE: Puerto Rico

COUNTY OR COUNTY EQUIVALENT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT	TRACT
Salinas Municipio	9527.00											
San German Municipio	8401.00											
San Juan Municipio	6.00	7.00	13.00	28.00	29.00	34.00	35.01	35.02	36.00	37.00	38.00	42.00
	44.00	45.00	46.00	47.00	48.00	49.00	50.00	51.03	54.02	56.02	61.01	62.00
	82.01	82.02	87.00	90.00								
San Lorenzo Municipio	2202.00	2203.00	2206.00	2207.00								
San Sebastian Municipio	9892.00											
Santa Isabel Municipio	9535.00											
Toa Baja Municipio	1217.00	1218.01	1221.00	1222.00	1224.00							
Utua Municipio	9569.00	9574.00	9575.00									
Vega Alta Municipio	5501.00											
Vega Baja Municipio	5606.00	5609.00										
Vieques Municipio	9501.00	9502.00	9503.00									
Yabucoa Municipio	9507.00	9508.00	9512.00									
Yauco Municipio	7501.01	7502.01	7504.00									



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PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX E

Qualified Allocation Plan 2004

ANNEX E: BINDING COMMITMENT AGREEMENT

HOUSING COMMITMENT FOR A CERTIFICATE OF RESERVATION FOR A LOW INCOME HOUSING TAX CREDIT ALLOCATION

The Puerto Rico Housing Finance Authority ("PRHFA" or "Allocating Agency") hereby commits to reserving Low-Income Housing Tax Credits pursuant to Section 42 (h)(1)(C) of the Internal Revenue Code of 1986, as amended ("Code"), by the issuance of this Binding Commitment as follows:

1. Allocation Year: 200__
2. Amount of Tax Credits to Be Reserved to the Project: \$_____
3. Name and Address of the Project:

4. Name, Address and Taxpayer Identification Number of Project Owner:

5. Taxpayer I.D. No.: _____
6. Name and Address of Allocating Agency:

Puerto Rico Housing Finance Authority
P O Box 71361
San Juan, PR 00936-8461
7. Date of this Binding Commitment: _____
8. Building Identification Numbers: To Be Assigned

9. Project falls within one of the following categories (mark one):

- a. Credit is deemed necessary to facilitate the restructuring of financing provided to a project confronting economic difficulties.
- b. Credit is deemed necessary to preserve the low-income housing status of the project or to maintain the total number of available low-income housing units within Puerto Rico.
- c. Credit is requested in connection with the acquisition of a project from the government of Puerto Rico, or any department, agency, entity or political subdivision thereof.
- d. Due to unforeseen circumstances that the PRHFA, at its sole discretion, might believe are valid.

10. PRHFA commits itself to enter into a Carryover Allocation Agreement with the Project Owner by the end of _____.

PRHFA represents and warrants that this Binding Commitment is binding on PRHFA and its successors and assigns and that PRHFA is the housing credit agency for the Commonwealth of Puerto Rico. It is intended that this Binding Commitment shall serve as a commitment to reserve Tax Credits to the Project Owner under Section 42(h)(1)(C) of the Code with respect to the Project and that the State Housing Credit Ceiling (as defined in Section 42 (h)(1)(F) of the Code) shall be reduced in 200__ to reflect this commitment. Pursuant to Section 42(h)(1)(F) of the Code, the portion of the allocation which is to be allocated to each of the buildings in the Project shall be specified no later than the close of the calendar year in which each such building is placed in service and shall be reflected in IRS Forms 8609 for each such building. The Project Owner represents and warrants that no portion of the Project has been placed in service by the Project Owner in a calendar year in which this Binding Commitment is made.

By: **Puerto Rico Housing Finance Authority**
P O Box 71361
San Juan, PR 00936-8461

Signature: _____

Typed or printed: _____

Title: _____

Agency Taxpayer ID Number: _____

Commitment Date: _____

Acknowledged, Agreed and Accepted:

Owner: _____

By: _____

Title: _____

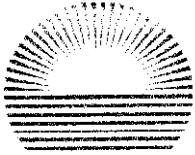
COMMONWEALTH OF PUERTO RICO

Affidavit _____:

Sworn to and subscribed before me by _____, of _____, General Partner of _____, of legal age, married/single, and resident of _____, and _____, Executive Director of Puerto Rico Housing Finance Authority, of legal age, married/single, and resident of _____, both personally known to me.

In San Juan, Puerto Rico, on this _____, 200__.

NOTARY PUBLIC

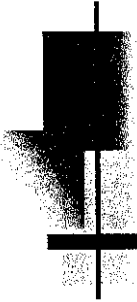


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PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX F

Qualified Allocation Plan 2004

ANNEX F: FAIR HOUSING ACT ACCESSIBILITY CHECKLIST

The following is a checklist of design and construction requirements of the Fair Housing Act. This checklist represents many, but not all, of the requirements to the Act. This checklist is not intended to be exhaustive; rather, it is a helpful guide in determining if the major requirements of the Act have been met in designing and constructing a particular multifamily development.

GENERAL REQUIREMENTS

- Development has buildings containing 4 or more units and was designed and constructed for first occupancy on or after March 13, 1991.
- If it is an elevator building, all units are "covered units".
- All units in buildings with elevators have features required by the Act.
- If it is a non-elevator building, all ground-floor units "covered units"
- All ground floor units in buildings without elevators have features required by the Act.

NOTE: There is a narrow exception, which provides that a non-elevator building in a development need not meet all of the Act's requirements if it is impractical to have an accessible entrance to the non-elevator building because of hilly terrain or other unusual characteristics of the site.

1. ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE

- The accessible route is a continuous, unobstructed path (no stairs) through the development that connects all buildings containing covered units and all other amenities.
- The accessible route also connects to parking lots, public streets, public sidewalks, and to public transportation stops.
- All slopes are no steeper than 8.33%.
- All slopes between 5% and 8.33% have handrails.
- Covered units have at least one entrance on an accessible route.
- There are sufficient curb cuts for a person using a wheelchair to reach every building in the development.

2. COMMON AND PUBLIC USE AREAS

- At least two percent of all parking spaces are designated as handicapped parking.
- At least, one parking space at each common and public use amenity is designated as handicapped parking.
- All handicapped parking spaces are properly marked.
- All handicapped parking spaces are at least 96" wide with a 60" wide access aisle, which can be shared between two spaces.

- The accessible aisle connects to a curb ramp and the accessible route.
- The rental or sales office is readily accessible and usable by persons with disabilities.
- All mailboxes, swimming pools, tennis courts, clubhouses, rest rooms, showers, laundry facilities, trash facilities, drinking fountains, public telephones, and other common and public use amenities offered by the development are readily accessible and usable by persons with disabilities.

3. USABLE DOORS

- All doors into and through covered units and common use facilities provide a clear opening of at least 32" nominal width.
- All doors leading into common use facilities have lever door handles that do not require grasping and twisting.
- Thresholds at doors to common use facilities are no greater than 1/2".
- All primary entrance doors to covered units have lever door handles that not require grasping and twisting.
- Thresholds at primary entrance doors to covered units are no greater than 3/4" and beveled.

4. ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT

- All routes through the covered units are no less than 36" wide.

5. ACCESSIBLE ENVIRONMENTAL CONTROLS

- All light switches, electrical outlets, thermostats, and other environmental controls must be no less than 15" and no greater than 48" from the floor.

6. REINFORCED BATHROOM WALLS FOR GRAB BARS

- Reinforcements are built into the bathroom walls surrounding toilets, showers, and bathtubs for the future installation of grab bars.

7. USABLE KITCHEN AND BATHROOMS

- At least 30" x 48" of clear floor space at each kitchen fixture and appliance.
- At least 40" between opposing cabinets and appliances.
- At least a 60" diameter turning circle in U-shaped kitchens unless the cook top or sink at the end of the U-shaped kitchen has removable cabinets beneath for knee space.
- In bathroom, at least 30" x 48" of clear floor space outside the swing of the bathroom door.
- Sufficient clear floor space in front of and around sink, toilet, and bathtub for use by persons using wheelchairs.

FAIR HOUSING ACT ACCESSIBILITY CHECKLIST

This checklist represents many, but not all, of the accessible and adaptive design and construction requirements of the Fair Housing Act. This checklist is not a safe harbor for compliance with the Fair Housing Act. HUD and the Department of Justice recognize the following standards as safe harbors when used in conjunction with the Fair Housing Act, regulations, and Fair Housing Act Accessibility Guidelines (i.e. scoping requirements)

1. HUD's March 6, 1991 Fair Housing Accessibility Guidelines (the Guidelines), and the June 28, 1994 Supplemental Notice to Fair Housing Accessibility Guidelines, Questions and Answers about the Guidelines;
2. HUD's Fair Housing Act Accessibility Design Manual;
3. ANSI A117.1-1986, used in conjunction with the Act and HUD's regulations, and the Guidelines;
4. CABO/ANSI A117.1-1992, used in conjunction with the Act, HUD's regulations, and the Guidelines;
5. ICC/ANSI A117.1-1998, used in conjunction with the Act, HUD's regulations, and the Guidelines;
6. *Code Requirements for Housing Accessibility 2000 (CRHA)*, approved and published by the International Code Council (ICC), October 2000;
7. *International Building Code 2000 (IBC)* as amended by the *IBC 2001 Supplement to the International Codes*.

Failure to comply with all of the accessible and adaptive design and construction requirements of the Fair Housing Act may result in loss of tax credits pursuant to 26 C.F.R. § 1.42-9. Therefore, you should consult an attorney and/or design professional to ensure that the construction of the multi-family development complies with the accessible and adaptive design and construction requirements of the Fair Housing Act.

COVERED BUILDINGS

IS THE DEVELOPMENT SUBJECT TO THE ACT?

- ✓ Development has buildings containing 4 or more units and was designed and constructed for first occupancy on or after March 13, 1991
- ✓ Building contains elevator so all units in building are "covered units"
- ✓ All units in buildings with elevators are designed and constructed with features required by the Act
- ✓ Building does not contain elevator so only ground-floor units in building are "covered units"
- ✓ All ground-floor units in buildings without elevators are designed and constructed with features required by the Act Development contains "covered units," so the public and common use facilities must be designed and constructed with features required by the Act NOTE: Fair Housing Act Accessibility Guidelines contains a narrow "Site Impracticality Exception" which provides that a non-elevator building does not have to meet all of the Act's requirements if it is impractical to have an accessible entrance to the building because of the natural hilly terrain or other unusual characteristics of the site.

FAIR HOUSING ACT CONTACT INFORMATION

Fair Housing Act - General Information U.S. Department of Housing and Urban Development Bryan Greene Office of Fair Housing & Equal Opportunity Tel: (202) 708-1145 Fax: (202) 708/3527 www.hud.gov

**Fair Housing Act - Accessibility Issues
U.S. Department of Housing and Urban Development
Cheryl Kent
Office of Fair Housing and Equal Opportunity
Tel: (202) 708-2333
Fax: (202) 708-1251**

**Section 202 and Section 811 Program Information
U.S. Department of Housing and Urban Development
Aretha Williams
Grant Policy and Management Division
Tel: (202) 708-2866**

**U.S. Justice Department - Point of Contact
Diane Houk, Esq.
Civil Rights Division
Housing Section
Tel: (202) 514-4713
Fax: (202) 514-1116
www.usdoj.gov/crt/housing**

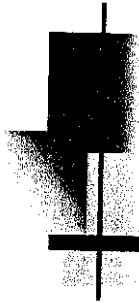
**U.S. Treasury Department - Point of Contact
Jack Malgeri, Esq.
Internal Revenue Service
Office of Chief Counsel
Tel: (202) 622-3040
Fax: (202) 622-4753**



PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX G

Qualified Allocation Plan 2004

ANNEX G: OWNER'S CERTIFICACION

[THIS FORM MUST BE INCLUDED WITH APPLICATION]

CERTIFICATION

Individually, or as the general partner(s) or officers of the applicant entity, I (we) (am) (are) familiar with the provisions of the Tax Reform Act of 1986 and subsequent revisions, with respect to the Low Income Housing Tax Credit Program and to the best of my (our) knowledge and belief, the applicant entity has complied, or will comply with all of the requirements which are prerequisite to issuance of tax credits by the Puerto Rico Housing Finance Authority. I (We) understand that the Low Income Housing Tax Credit Program is governed and controlled by rules and regulations issued and to be issued by the United States Department of the Treasury.

To the best of my (our) knowledge and belief, no information contained in this application or in the listed attachments is any way false or incorrect; that it is truly descriptive of the project or property for which Low Income Housing Tax Credits are being applied, and the proposed construction/rehabilitation will not violate zoning ordinances or deed restrictions.

I (We) hereby make application to the Puerto Rico Housing Finance Authority for an allocation of housing tax credits. I (We) agree that the Puerto Rico Housing Finance Authority or any of its directors, officers, employees, and agents will not be held responsible or liable for any representations made to the undersigned or its investors relating to the Low Income Housing Tax Credit Program: therefore, I (We) assume the risk of all damages, losses, costs, and expenses related thereto and agree to indemnify and save harmless the Puerto Rico Housing Finance Authority or any of its directors, officers, employees, and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and of any nature that the Puerto Rico Housing Finance Authority may hereinafter suffer, incur, or pay arising out of its decision concerning the application for Low Income Housing Tax Credits or the use of the information concerning the application for Low Income Housing Tax Credits or the use of the information concerning the Low Income Housing Tax Credit Program. I (We) also agree that the Puerto Rico Housing Finance Authority has made no representations about the effect of the tax credit upon my (our) taxes or that of any other person connected with this project.

I (We) understand and agree that my (our) application for a low income housing credit, all attachments thereto, and all correspondence relating to my (our) application in particular or the credit in general are subject to a request for disclosure under the Constitution and Laws of the Commonwealth of Puerto Rico and I (We) expressly consent to such disclosure.

I (We) hereby represent and certify to the Puerto Rico Housing Finance Authority that the owner, developer or applicant and their shareholders, directors, officers, and partners, as applicable, are in compliance with Section 42 requirements and that there are no outstanding findings of noncompliance with the Agency's Office of Audit and Compliance as of the date of this application in any other project that received tax credit and in which they have an interest.

I (We) further understand and agree that any and all correspondence to me (us) by the Puerto Rico Housing Finance Authority or other Puerto Rico Housing Finance Authority generated documents relating to my (our) application are subject to a request for disclosure under the Constitution and Laws of the Commonwealth of Puerto Rico. I (We) expressly consent to such disclosure. I (We) agree to hold harmless the Puerto Rico Housing Finance Authority and the directors, officers, employees, and agents of the Puerto Rico Housing Finance Authority against all claims, suits, losses, damages, costs, and expenses or any kind (including, but not limited to, attorney's fees, litigation and court costs) directly or indirectly resulting from or arising out of the release of all information pertaining to my (our) application pursuant to a request under such request. I (We) further waive, with regard to such application, correspondence or other documents, any applicable rights of confidentiality that I (We) may have under Section 6103 of the US Internal Revenue Code or other provisions of federal law.

I (We) also agree that Puerto Rico Housing Finance Authority may request additional information in order to evaluate this application.

I (We) hereby certify that the above information and any attachments in support thereof are true, accurate, and complete. I (We) understand that any misrepresentations in this application or supporting documentation may result in a withdrawal of tax credits by the Puerto Rico Housing Finance Authority, my (our) (and related parties) being barred from future program participation, and notification to the Internal Revenue Service.

Date: _____

Name of Applicant

Name of Development Project

By: _____

Title

I, the undersigned, a Notary Public in and for the Commonwealth of Puerto Rico, hereby certify that _____, whose name(s) _____ signed to the foregoing instrument, and who (is) (are) known to me, acknowledged before me on this date that, being informed of the contents of this document, (he) (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, 200__.

Notary Public

(SIGNED AND SEALED)



PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX H

Qualified Allocation Plan 2004

ANNEX H: ACCOUNTANT'S OPINION LETTER

[THIS FORM MUST BE INCLUDED WITH APPLICATION]

[ACCOUNTANT'S LETTERHEAD]

(Insert Date)

Puerto Rico Housing Finance Authority
P O Box 71361
San Juan, PR 00936-8461

Re: Low Income Housing Tax Credit Program

Name of Development: _____

Gentlemen:

In connection with the application filed with the Authority by _____ (the "Owner") for low income housing credits made available pursuant to Section 42 of the Internal Revenue Code of 1986, as amended, for low income units in (insert number of buildings in development) building(s) in the proposed reference Development, the undersigned, have made the following reviews:

1. Review of the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations promulgated pursuant thereto (the "Regulations") applicable to low income housing credits.
2. Review of each computation of credits submitted to you by the owner with respect to each applicable type of credit for each building of the development.
3. Review, made with the Owner, of the projections, facts and circumstances with respect to the computations of the amount of each applicable type of credit for each building in accordance with the applicable provisions of the Code and the Regulations

Based upon the foregoing reviews, we, the undersigned, are of the opinion that the computations have been made and calculated in conformity with the applicable provisions of the Code and Regulations.

Sincerely,

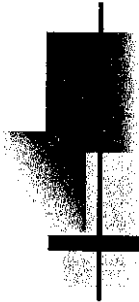


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PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX I

Qualified Allocation Plan 2004

ANNEX I: Attorney's Opinion Letter

[This Form Must Be Included With Application]

[This Opinion Must Be Submitted Under Law Firm's Letterhead]

Date

TO: Puerto Rico Housing Finance Authority
P.O. Box 71361
San Juan, Puerto Rico 00936-8461

RE: 200__ Low Income Housing Tax Credit Program

Name of Development: _____

Name of Owner: _____

Gentlemen:

This undersigned firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package (the "Application") dated _____ (of which this opinion is a part) submitted to you for the purpose of requesting, in connection with the captioned Development, a reservation of low income housing tax credits ("Credits") available under Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"). It has also reviewed Section 42 of the Code, the regulations issued pursuant thereto and such other binding authority as it believes to be applicable to the issuance hereof (the regulations and binding authority hereinafter collectively referred to as the "Regulations").

Based upon the foregoing reviews and upon due investigation of such matters as it deems necessary in order to render this opinion, but without expressing any opinion as to either the reasonableness of the estimated or projected figures or the veracity or accuracy of the factual representations set forth in the Application, the undersigned is of the opinion that:

1. It is more likely than not that the inclusion in eligible basis of the Development of such cost items or portions thereof, as set forth in Parts 22 and 23 of the Application form, complies with all applicable requirements of the Code and Regulations.
2. The calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development in Part 22 of the Application form and (b) of the Estimated Qualified Basis of each building in the Development in Pages 21 and 22 of the Application form comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.

ANNEX I: ATTORNEY'S OPINION LETTER, continued

3. The appropriate type(s) of allocation(s) have been requested in Part 1 of the Application form.
4. The information set forth in Part 21 of the Application form as to proposed rents satisfies all applicable requirements of the Code and Regulations.
5. The site of the captioned Development is controlled by the Owner, as identified in Part 14 of the Application, for a period of not less than four (4) months beyond the application deadline.
6. [Delete if inapplicable] The type of the nonprofit organization involved in the Development is an organization described in Code Section 501(c)(3) or 501(c)(4) and exempt from taxation under Code Section 501(a), whose purposes include the fostering of low-income housing.
7. [Delete if inapplicable] The nonprofit organizations' ownership interest in the development is all the general partnership interests of the ownership entity of the development.
8. [Delete if inapplicable] It is more likely than not that the representations made under Part 6 of the Application form as to the Developer's compliance with Section 42 of the Code.

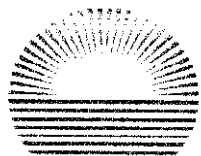
Finally, the undersigned is of the opinion that, if all information and representations contained in the Application and all current law were to remain unchanged, upon the placement in service of each building of the Development during this calendar year 200__ and/or, if the Owner intends to request all or any portion of its final allocation pursuant to Section 42(h)(1)(E) of the Code, upon compliance by the Owner with the requirements of such section, the Owner would be eligible under the applicable provisions of the Code and the Regulations to an allocation of Credits in the amount(s) requested in the Application.

This opinion is rendered solely for the purpose of inducing the Puerto Rico Housing Finance Authority (PRHFA) to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by PRHFA and may not be relied upon by any other party for any other purpose.

Firm Name

By: _____

Its: _____
(Title)



GDB

PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX J

Qualified Allocation Plan 2004

ANNEX J: DECLARATION OF LAND USE RESTRICTIVE COVENANTS FOR LOW INCOME HOUSING CREDITS

THIS DECLARATION OF LAND USE RESTRICTIVE COVENANTS (this "AGREEMENTS"), dated as of _____, by _____, and its successors and assigns (the "Owners") is given as conditions precedent to the allocation of low income housing credits by the Puerto Rico Housing Finance Authority, a subsidiary of the Government Development Bank, and an instrumentality of the Commonwealth of Puerto Rico and a public corporation (together with any successor its rights, duties and obligations, the "Authority").

WITNESSETH

WHEREAS, the Owner is or shall be the owner of a _____ rental housing development located on lands in the Municipality of _____, of the Commonwealth of Puerto Rico, more particularly described in Exhibit A hereto, known as or to be know as _____ (the "Project"); and

WHEREAS, the Authority has been designated by the Governor of the Commonwealth of Puerto Rico as the housing credit agency for the Commonwealth of Puerto Rico for the allocation of low-income housing credit dollars (the "Credit");

WHEREAS, Owner has applied to the Authority for an allocation of Credit to the Project in an amount not to exceed _____ low income housing tax credit dollars (\$ _____); and

WHEREAS, the Owner has represented to the Authority in Owner's application that it will impose additional rent restrictions or will covenant to maintain the Section 42 rent and income restrictions for an additional period of time of _____ years. (Optional, include only if applicable.)

WHEREAS, the Code has required as a condition precedent to the allocation of the Credit that the Owner execute, deliver and record in the appropriate Registry of the Property the deed covering this Agreement in order to create certain covenants running with the land for the purpose of enforcing the requirements of Section 42 of the Code and the Occupancy Restrictions found in Section 5 hereof by regulating and restricting the use and occupancy and transfer of the Project as set forth herein.

WHEREAS, the Owner, under this Agreement, intends, declares and covenants that the regulatory and restrictive covenants set forth herein governing the use, occupancy and transfer of the Project shall be and are covenants running with the Project Land for the

term stated herein and binding upon all subsequent owners of the project Land for such term, and are not merely personal covenants of the Owner.

NOW, THEREFORE, in consideration of the promises and covenants hereinafter set forth, and of other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner agrees as follows:

SECTION 1 - DEFINITIONS

All words and phrases defined in Section 42 of the Code and by Treasury of HUD regulations pertaining thereto shall have the same meanings in this Agreement.

SECTION 2 - RECORDING AND FILING; COVENANTS TO RUN WITH THE LAND

- a) Upon execution and delivery by the Owner, the Owner shall cause this Agreement and all amendments hereto to be recorded and filed in the appropriate Registry of the Property, and shall pay all fees and charges incurred in connection therewith. Upon recording, the Owner shall immediately transmit to the Authority an executed original of the recorded deed showing the date, volume and page numbers of record. The owner agrees that the Authority will not issue the Internal Revenue Service Form 8609 constituting final allocation of the Credit unless and until the Authority has received the recorded executed original of the Deed of Restrictive Covenants containing in this agreement.
- b) The Owner intends, declares, and covenants, on behalf of itself and all future Owners and operators of the Project Land during the term of this Agreement, that this Agreement and the covenants and restrictions set forth in this Agreement regulating and restricting the use, occupancy and transfer of the Project Land and the Project (i) shall be and are covenants running with the Project Land, encumbering the Project Land for the term of this Agreement, binding upon the Owner's successors in title and all subsequent Owners and Operators of the Project Land, (ii) are not merely personal covenants of the Owner, and (iii) shall bind the Owner (and the benefits shall inure to the Authority and any past, present or prospective tenant of the Project) and its respective successors and assigns during the term of this Agreement.

The Owner hereby agrees that any and all requirements of the laws of the Commonwealth of Puerto Rico to be satisfied in order for the provisions of this Agreement to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements of privileges of estate are intended to be satisfied. For the longer of the period this Credit is claimed or the term of this Agreement, each and every contract, deed or other instrument hereafter executed conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Agreement, provided, however, the covenants contained herein shall survive and be effective regardless of whether such contract, deed or other instrument hereafter executed conveying the Project or portion thereof provides that such conveyance is subject to this Agreement.

- c) The Owner covenants to obtain the consent of any prior recorded lienholder on the project to this Agreement and such consent shall be a condition precedent to the issuance of Internal Revenue Service Form 8609 constituting final allocation of the Credit.

SECTION 3 - REPRESENTATIONS, COVENANTS AND WARRANTIES OF THE OWNER

The Owner hereby represents, covenants and warrants as follows:

- a) The Owner (i) is a _____ duly organized under the laws of _____, and is qualified to transact business under the laws of this State, (ii) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (iii) has the full legal right, power and authority to execute and deliver this Agreement.
- b) The execution and performance of this Agreement by the Owner (i) will not violate or, as applicable, have not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body, and (ii) will not violate or, as applicable, have not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which the Owner is a party or by which it or the Project is bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.
- c) The Owner will, at the time of execution and delivery of this Agreement, have good and marketable title to the premises constituting the Project free and clear on any lien or encumbrance (subject of encumbrances created pursuant to this Agreement, any Loan Documents relating to the Project or other permitted encumbrances).
- d) There is no action, suit or proceeding at law or in equity or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the owner, threatened against or affecting it, or any of its properties or rights, which, if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Agreement) or would materially adversely affect its financial condition.
- e) The Project constitutes or will constitute a qualified low-income building or qualified low-income project, as applicable, as defined in Section 42 of the Code and applicable regulations.
- f) Each unit in the Project contains complete facilities for living, sleeping, eating, cooking and sanitation (unless the Project qualifies as a single-room occupancy project or transitional housing for the homeless), which are to be used on other than a transient basis.

- g) During the term of this Agreement, all units subject to the Credit shall be leased and rented, or made available to members of the general public who qualify as Low Income Tenants (or otherwise qualify for occupancy of the low income units) under the applicable election specified in Section 42(g) of the Code.
- h) The Owner agrees to comply fully with the requirements of the Fair Housing Act as it may from time to time be amended.
- i) During the term of this Agreement, the Owner covenants, agrees and warrants that each low-income unit is and will remain suitable for occupancy.
- j) Subject to the requirements of Section 42 of the Code and this Agreement, the Owner may sell, transfer or exchange the entire Project at any time, but the Owner shall notify in writing and obtain the agreement in writing of any buyer or successor or other person acquiring the Project or any interest therein that such acquisition is subject to the requirements of this Agreement and to the requirements of Section 42 of the Code and applicable regulations. This provision shall not act to waive any other restriction on sale, transfer or exchange of the project or any low-income portion of the Project. The Owner agrees that the Authority may void any sale, transfer or exchange of the Project if the buyer or successor or other person fails to assume in writing the requirements of this Agreement and the requirements of Section 42 of the Code.
- k) The Owner agrees to notify the Authority in writing of any sale, transfer or exchange of the entire Project or any low-income portion of the Project.
- l) The Owner shall not demolish any part of the project or substantially subtract from any real or personal property of the Project or permit the use of any residential rental unit for any purpose other than rental housing during the term of this Agreement unless required by law.
- m) The Owner represents, warrants and agrees that if the Project, or any part thereof, shall be damaged or destroyed or shall be condemned or acquired for public use, the Owner will use its best efforts to repair and restore the Project to substantially the same condition as existed prior to the event causing such damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with the terms of this Agreement.
- n) The Owner warrants that it has not and will not execute any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event, the requirements of this Agreement are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

SECTION 4 - INCOME RESTRICTION; RENTAL RESTRICTIONS

The Owner represents, warrants and covenants throughout the term of this Agreement and in order to satisfy the requirements of Section 42 of the code ("Section 42 Occupancy Restrictions") that:

- a) 1 ___ At least 20% or more of the residential units in the Project are both rent-restricted and occupied by individuals whose income is 50% or less of area median income.
- 2 ___ At least 40% or more of the residential units in the Project are both rent-restricted and occupied by individuals whose income is 60% or less of area median income.

(Check applicable percentage election)

- b) The determination of whether a tenant meets the low-income requirement shall be made by the Owner at least annually on the basis of the current income of such Low Income Tenant.

SECTION 5 - OCCUPANCY RESTRICTIONS (OPTIONAL)

This Section is intended to make enforceable that extended use or deeper targeting covenants, which the Owner represented to the Authority in its Application. That portion of the Application relating to such deeper targeting or extended use is attached hereto as Exhibit B and incorporated herein.

The Owner represents, warrants and covenants throughout the term of this Agreement that:

(Check if applicable)

- a) Throughout the term of this Agreement the low income units shall rent for at least ___% lower than the maximum gross rent allowed under Section 42 of the Code.
- b) The Owner will extend the Section 42 income and rental restriction for ___ years after the close of the initial compliance period of thirty (30) years.
- c) Regardless of any provision in Section 6 of this Agreement to the contrary, the Occupancy Restrictions provided by this Section shall remain in place for a period of ___ years except in the case of foreclosure or deed in lieu of foreclosure.

SECTION 6 - TERM OF AGREEMENT

- a) Except as hereinafter provided, this Agreement and the Section 42 Occupancy Restrictions specified herein shall commence with the first day in the Project period

on which any building which is part of the Project is placed in service and shall end on the date which is 15 years after the close of the compliance period.

- b) Notwithstanding subsection (a) above, the Owner shall comply with the requirements of Section 42 relating to the extended use period for an additional 15 years, provided, however, the extended use period for any building which is part of this Project shall terminate on the date the building is acquired by foreclosure or instrument in lieu of foreclosure.
- c) Notwithstanding subsection (b) above, the Section 42 rent requirements shall continue for a period of three years following the termination of the extended use requirement pursuant to the procedures specified in subsection (b) above. During such three year period, the Owner shall not evict or terminate the tenancy of an existing tenant of any low income unit other than for good cause and shall not increase the gross rent above the maximum allowed under the Code with respect to such low income unit.
- d) If the Owner has agreed to optional Occupancy Restrictions as reflected in Section 5 of this Agreement, this Agreement shall not terminate until the time period for compliance with such Occupancy Restrictions has expired.

SECTION 7 - ENFORCEMENT OF THE OCCUPANCY RESTRICTIONS

- a) The Owner shall permit, during normal business hours and upon reasonable notice, any duly authorized representative of the Authority, to inspect any books and records of the Owner regarding the Project with respect to the incomes of Low Income Tenants which pertain to compliance with the Occupancy Restrictions specified in this Agreement.
- b) The Owner shall submit any other information, documents or certifications requested by the Authority, which the Authority shall deem reasonably necessary to substantiate the Owner's continuing compliance with the provisions of the Occupancy Restrictions specified in this Agreement.

SECTION 8 - ENFORCEMENT OF SECTION 42 OCCUPANCY RESTRICTIONS

- a) The Owner covenants that it will not knowingly take or permit any action that would result in a violation of the requirements of Section 42 of the Code and applicable regulations of this Agreement. Moreover, Owner covenants to take any lawful action (including amendment of this Agreement as may be necessary, in the opinion of the Authority) to comply fully with the Code and with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the United States Department of the Treasury, or the Internal Revenue Service, or the Department of Housing and Urban Development from time to time pertaining to Owner's obligations under Section 42 of the Code and affecting the Project.

- b) The Owner acknowledges that the primary purpose for requiring compliance by the Owner with the restrictions provided in this Agreement is to assure compliance of the Project and the Owner with Section 42 of the Code and the applicable regulations, AND BY REASON THEREOF, THE OWNER IN CONSIDERATION FOR RECEIVING LOW INCOME HOUSING CREDITS FOR THIS PROJECT HEREBY AGREES AND CONSENTS THAT THE AUTHORITY AND ANY INDIVIDUAL WHO MEETS THE INCOME LIMITATION APPLICABLE UNDER SECTION 42 (WHETHER PROSPECTIVE, PRESENT OR FORMER OCCUPANT) SHALL BE ENTITLED, FOR ANY BREACH OF THE PROVISIONS HEREOF, AND IN ADDITION TO ALL OTHER REMEDIES PROVIDED BY LAW OR IN EQUITY, TO ENFORCE SPECIFIC PERFORMANCE BY THE OWNER OF ITS OBLIGATIONS UNDER THIS AGREEMENT IN A COURT OF COMPETENT JURISDICTION. The Owner hereby further specifically acknowledges that the beneficiaries of the Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of any default hereunder.
- c) The Owner hereby agrees that the representations and covenants set forth herein may be relied upon by the Authority and all persons interested in Project compliance under Section 42 of the Code and the applicable regulations.
- d) The Owner agrees that if at any point following execution of this Agreement, Section 42 of the Code or regulations implementing said Section require the Authority to monitor the Section 42 Occupancy Restrictions, or, alternatively, the Authority chooses to monitor Section 42 Occupancy Restrictions or the Occupancy Restrictions, the Owner will take any and all actions reasonably necessary and required by the Authority to substantiate the Owner's compliance with the Section 42 Occupancy Restrictions or Occupancy Restrictions and will pay the fee established by the Authority in its Allocation Plan for such monitoring activities performed by the Authority.

SECTION 9 - MISCELLANEOUS

- a) Severability. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portion thereof.
- b) Notices. All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing.

To the Authority

Puerto Rico Housing Finance Authority
 P O Box 71361
 San Juan, PR 00936-8461

ATTENTION: Low Income Housing
 Tax Credit Program

To the Owner:

ATTENTION:

The Authority, and the Owner, may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

- c) Amendment. The Owner agrees that it will take all actions necessary to effect amendment of this Agreement as may be necessary to comply with the Code any and all applicable rules, regulations, policies, rulings, or other official statements pertaining to the Credit.
- d) Subordination of Agreement. This Agreement and the restrictions hereunder are subordinate to the loan and loan documents, if any, on the Project except insofar and Section 42 requires otherwise (relating to the three-year vacancy control during the extended use period).
- e) Governing Law. This Agreement shall be governed by the laws of the Commonwealth of Puerto Rico and, where applicable, the laws of the United States of America.
- f) Survival of Obligation. The obligations of the Owner as set forth herein and in the Application shall survive the allocation of the Credit and shall not be deemed to terminate or merge with the awarding of the allocation.

IN WITNESS WHEREOF, the Owner has caused this Agreement to be signed by its duly authorized representatives, as of the day and year first written above.

**PUERTO RICO HOUSING FINANCE
AUTHORITY**

OWNER

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

AFFIDAVIT NO.: _____

Subscribed to before me by _____, and by _____, both
of legal age, married, and residents of _____, Puerto Rico, who I
personally known.

In San Juan, Puerto Rico, this ___ day of _____, 200__.

NOTARY PUBLIC

(SIGNED AND SEALED)



GDB

PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX K

Qualified Allocation Plan 2004

**ANNEX K: INDEPENDENT AUDITOR'S REPORT
10% COST CERTIFICATION**

(To be submitted on Auditor Firm's letterhead)

Date: _____, 200__

To: PUERTO RICO HOUSING FINANCE AUTHORITY
P.O. Box 71361
San Juan, PR 00936-8461

and

Owner _____
Street _____
City, State, Zip Code _____

Re: Project Name: _____
Application Number: _____
Owner Tax ID: _____

We have audited the accompanying Certification of Costs Incurred ("Exhibit A") of the Owner for _____ (the "Project") as of _____, 200__. Exhibit A is the responsibility of the Owner and the Owner's management. Our responsibility is to express an opinion on Exhibit A based on our audit.

We have conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether Exhibit A is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures included in Exhibit A. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of Exhibit A. We believe that our audit provides a reasonable basis for our opinion.

The accompanying Exhibit A was prepared in conformity with the accounting practices prescribed by the Internal Revenue Service under the accrual method of accounting and by the Puerto Rico Housing Finance Authority ("PRHFA"), which is a comprehensive basis of accounting other than generally accepted accounting principles.

In our opinion, Exhibit A referred to above presents fairly, in all material respects, costs incurred for the Project as of _____, 200__, on the basis of accounting described above.

In addition to auditing Exhibit A, we have, at your request, performed certain agreed-upon procedures, as enumerated below, with respect to the Project. These procedures, which were agreed to by the Owner and PRHFA, were performed to assist you in determining whether the Project has met the 10% test in accordance with Internal Revenue Code Section 42(h)(1)(E) and Treasury Regulation Section 1.42-6. These agreed-upon procedures were performed in accordance with standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of the specified users of the report. Consequently, we make no representations regarding the sufficiency of the procedures below either for the purpose for which this report has been requested or for any other purpose.

We performed the following procedures:

1. We calculated, based on estimates of total development costs provided by the Owner, the Project's total reasonably expected basis, as defined in Treasury Regulation Section 1.42-6, to be \$ _____ as of _____, 200__.
2. We calculated the reasonably expected basis incurred by the Owner as of _____, 200__ to be \$ _____.
3. We calculated the percentage of the development fee incurred by the Owner as of _____, 200__ to be _____ % of the total development fee.
4. We compared the reasonably expected basis incurred as of _____, 200__ to the total reasonably expected basis of the Project and calculated that _____ % had been incurred as of _____, 200__.
5. We determined that Owner uses the accrual method of accounting, and has not included any construction costs in carryover allocation basis that have not been properly accrued.
6. Based on the amount of total reasonably expected basis listed above, for the Owner to meet the 10% test in accordance with Internal Revenue Code Section 42(h)(1)(E) and Treasury Regulation Section 1.42-6, we calculated that the Project needed to incur at least \$ _____ of costs prior to June 30, 200__. As of _____, 200__, costs of at least \$ _____ had been incurred, which is approximately _____ % of the total reasonably expected basis of the Project.

We were not engaged to, and did not perform an audit of the Owner's financial statements or of the Project's total reasonably expected basis. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the Owner and the Owner's management and for filing with PRHFA and should not be used by those who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes.

Name of Professional's Firm

Date

Signature of Professional

Title of Signatory

Printed Name of Signatory

**EXHIBIT A TO INDEPENDENT AUDITOR'S REPORT FOR CARRYOVER ALLOCATION
ITEMIZED EXPENDITURES AS OF _____**

	PROJECT'S EXPECTED BASIS	ELIGIBLE 10% TEST EXPENDITURES	EXPENDITURES AS % OF EXPECTED BASIS
LAND AND BUILDING*			
Land Costs	\$ _____	\$ _____	_____ %
Existing Structures	\$ _____	\$ _____	_____ %
On-site Work	\$ _____	\$ _____	_____ %
Off-site Work	\$ _____	\$ _____	_____ %
Garages	\$ _____	\$ _____	_____ %
Other**	\$ _____	\$ _____	_____ %
TOTAL	\$ _____	\$ _____	_____ %
REHABILITATION OR CONSTRUCTION COSTS			
New Building	\$ _____	\$ _____	_____ %
Rehabilitation	\$ _____	\$ _____	_____ %
Accessory Buildings	\$ _____	\$ _____	_____ %
Contractor Overhead	\$ _____	\$ _____	_____ %
Contractor Profit	\$ _____	\$ _____	_____ %
General Requirements	\$ _____	\$ _____	_____ %
Construction Contingency	\$ _____	\$ _____	_____ %
Fees	\$ _____	\$ _____	_____ %
Other	\$ _____	\$ _____	_____ %
TOTAL	\$ _____	\$ _____	_____ %
PROFESSIONAL FEES			
Architect	\$ _____	\$ _____	_____ %
Architect – Supervision	\$ _____	\$ _____	_____ %
Engineer/Surveyor	\$ _____	\$ _____	_____ %
Attorney	\$ _____	\$ _____	_____ %
Accountant	\$ _____	\$ _____	_____ %
Consultant Fees	\$ _____	\$ _____	_____ %
Other	\$ _____	\$ _____	_____ %
TOTAL	\$ _____	\$ _____	_____ %
CONSTRUCTION PERIOD COSTS			
Insurance	\$ _____	\$ _____	_____ %
Bond Premium	\$ _____	\$ _____	_____ %
Construction Loan Interest	\$ _____	\$ _____	_____ %
Loan Origination Fee	\$ _____	\$ _____	_____ %
Taxes and Fees	\$ _____	\$ _____	_____ %
Title and Recording	\$ _____	\$ _____	_____ %
Other	\$ _____	\$ _____	_____ %
TOTAL	\$ _____	\$ _____	_____ %
PERMANENT FINANCING	\$ _____		

	PROJECT'S EXPECTED BASIS	ELIGIBLE 10% TEST EXPENDITURES	EXPENDITURES AS % OF EXPECTED BASIS
SOFT COSTS			
Market Study	\$ _____	\$ _____	_____ %
Environmental Study	\$ _____	\$ _____	_____ %
Appraisal	\$ _____	\$ _____	_____ %
Tax Credit Fees	\$ _____	\$ _____	_____ %
Cost Certification	\$ _____	\$ _____	_____ %
Other	\$ _____	\$ _____	_____ %
TOTAL	\$ _____	\$ _____	_____ %
SYNDICATION COSTS**			
	\$ _____		
DEVELOPER FEES ***			
Developer Fees	\$ _____	\$ _____	_____ %
Consultant	\$ _____	\$ _____	_____ %
Other	\$ _____	\$ _____	_____ %
TOTAL	\$ _____	\$ _____	_____ %
PROJECT RESERVES			
	\$ _____		
TOTAL DEVELOPMENT COSTS****			
	\$ _____	\$ _____	_____ %
FEES PAID TO RELATED ENTITIES***			
Related Entity	\$ _____	\$ _____	_____ %
Related Entity	\$ _____	\$ _____	_____ %
Related Entity	\$ _____	\$ _____	_____ %
TOTAL	\$ _____	\$ _____	_____ %

* Legal fees and interest expense related to the land must be broken out and entered in this category.

** All Syndication costs must be separated from other project costs and included on this line.

*** If any portion of the developer fee is deferred, supporting documentation must be submitted (e.g. promissory note).

**** All fees, including the developer fee, which are paid to the developer or to any entity with an identity of interest with the developer must be clearly identified in the section, entitled Fees Paid to Related Entities.

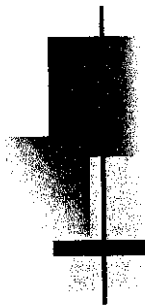


GDB

PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX L

Qualified Allocation Plan 2004

ANNEX L: FINAL COST CERTIFICATION

Independent Auditors' Report
(Must be submitted with Final Cost Certification)
(To be submitted under Accounting's Firm Letterhead)

Date: _____

To: Puerto Rico Housing Finance Authority
P.O. Box 71361
San Juan, PR 00936-8461

Re: Name of Project
Address of Project
Project Owner
Project #

We have audited the costs included in the accompanying Puerto Rico Housing Finance Authority (PRHFA) Final Cost Certification (the "Final Cost Certification") of (the "Owner") for (the "Project") as of _____, 200_. The Final Cost Certification is responsibility of the Project Owner and the Owner's management. Our responsibility is to express an opinion on the Final Cost Certification based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Final Cost Certification is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the Final Cost Certification. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall Final Cost Certification presentation. We believe that our audit provides a reasonable basis for our opinion.

The accompanying Final Cost Certification was prepared in conformity with the accounting practices prescribed by the Internal Revenue Service, under the accrual method of accounting, and in conformity with the format and qualified allocation plan rules set by PRHFA, which is a comprehensive basis of accounting other than generally accepted accounting principles.

In our opinion the Final Cost Certification presents fairly, in all material respects, the actual costs of \$_____ and eligible basis of \$_____ for the Project as of _____, 200_, on the basis of accounting described above.

This report is intended solely for the information and use of Project Owner and Owner's management and for filing with PRHFA and should not be used for any other purpose.

We have no financial interest in the Project other than in the practice of our profession.

/s/Independent Auditors

**INDEPENDENT AUDITOR'S REPORT
FINAL COST CERTIFICATION**

SCHEDULE A: ITEMIZED COSTS

LAND AND BUILDING*

- 1 Land Costs
- 2 Existing Structures
- 3 Acquisition Fees
- 4 Other: _____
- 5 **TOTAL**

Final Costs

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

SITE WORK

- 6 On-site Work
- 7 Off-site Work
- 8 Other: _____
- 9 **TOTAL**

\$ _____
\$ _____
\$ _____
\$ _____

**REHABILITATION OR
CONSTRUCTION COSTS**

- 10 New Building
- 11 Rehabilitation
- 12 Accessory Buildings
- 13 Contractor Overhead
- 14 Contractor Profit
- 15 General Requirements
- 16 Construction Contingency
- 17 Fees
- 18 Other: _____
- 19 **TOTAL**

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

PROFESSIONAL FEES

- 20 Design
- 21 Supervision
- 22 Engineer/Surveyor
- 23 Real Estate Attorney
- 24 Consultant Fees
- 25 Other: _____
- 26 **TOTAL**

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

INTERIM COSTS

- 27 Insurance
- 28 Bond Premium
- 29 Construction Loan Interest
- 30 Loan Origination Fee
- 31 Taxes and Fees
- 32 Title and Recording
- 33 Other: _____
- 34 **TOTAL**

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

PERMANENT FINANCING

35 Bond Premium \$ _____
36 Credit Report \$ _____
37 Loan Origination Fee \$ _____
38 Legal Fees \$ _____
39 Title and Recording \$ _____
40 Other: _____ \$ _____
41 **TOTAL** \$ _____

SOFT COSTS

42 Market Study \$ _____
43 Environmental Study \$ _____
44 Appraisal \$ _____
45 Tax Credit Fees \$ _____
46 Cost Certification \$ _____
47 Rent Up \$ _____
48 Other: _____ \$ _____
49 **TOTAL** \$ _____

SYNDICATION COSTS**

50 Organizational \$ _____
51 Tax Opinion and Title Policy \$ _____
52 Other: _____ \$ _____
53 **TOTAL** \$ _____

DEVELOPER FEES

54 Developer Fees \$ _____
55 Consultant \$ _____
56 Other \$ _____
57 **TOTAL** \$ _____

PROJECT RESERVES

58 Rent Up \$ _____
59 Operating Reserve \$ _____
60 Other: _____ \$ _____
61 **TOTAL** \$ _____

OTHERS:

62 Working Capital \$ _____
63 Bridge Loan \$ _____
64 Other: _____ \$ _____
65 **TOTAL** \$ _____

66 **TOTAL DEVELOPMENT COSTS** \$ _____

* Legal fees and interest expense related to the land must be broken out and entered in this category.

** All Syndication costs must be separated from other project costs and included on this line.

SCHEDULE B: QUALIFIED BASIS TEST

1. **Total Development Costs** (Line 66 from Schedule A): \$ _____

Less Costs Ineligible for Tax Credit Basis (from Schedule A):

Land (Line 5) _____

Market Study (Line 42) _____

Permanent Financing Fees (Line 41) _____

Syndication Costs (Line 53) _____

Project Reserves (Line 61) _____

Other: _____

Other: _____

2. **Eligible Basis** \$ _____

Total Number of Units _____

Total Number of Low Income Units _____

3. **Applicable Fraction** *** _____ %

4. **Qualified Basis** (Applicable Fraction x Eligible Basis) \$ _____

Difficult to Develop Area Adjustment, if applicable 130 %

5. **Total Eligible Basis** \$ _____
(Qualified Basis x 130%)

Tax Credit Rate (as stated in Carryover Allocation Agreement) _____ %

6. **Annual Tax Credit - Qualified Basis Test** \$ _____
(Total Eligible Basis x Tax Credit Rate)

*** Use the smaller of the unit fraction (LI units/residential units) or the floor space fraction (LI unit floor space/residential unit floor space)

SCHEDULE C: EQUITY GAP TEST

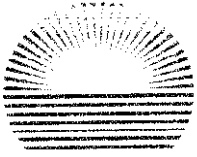
1. Total Development Costs (Line 66 from Schedule A)		\$ _____
2. Permanent Financing Sources*		
First Mortgage:	\$ _____	
Second Mortgage	_____	
Grants	_____	
Owner Equity	_____	
Other: _____	_____	
TOTAL		\$ _____
3. Equity Gap (Line 1 less Line 2 Total)		\$ _____
4. Syndication Rate (net cent per credit \$)		_____
5. Investor Ownership Percentage		_____
6. 10 year Credit Allocation (Line 3 divided by Line 4 multiplied by Line 5)		\$ _____
7. Annual Credit - Equity Gap Test (Line 6 divided by 10)		\$ _____

* In general these funding sources should include only permanent financing sources of cash funding expected to be repaid out of project operations. Do not include deferred fees, such as deferred developer fees or imputed capital for which cash is not received.

Schedule D: ANNUAL TAX CREDIT DETERMINATION

- A. **Tax Credit Allocation** \$ _____
(From Carryover Allocation Agreement)
- B. **Annual Tax Credit - Qualified Basis Test** \$ _____
(Schedule B - Line 6)
- C. **Annual Tax Credit - Equity Gap Test** \$ _____
(Schedule C - Line 7)
- D. **Final Tax Credit Determination **** \$ _____
(the lowest amount between lines A, B or C)
- E. **Returned Credits (Line A less Line D)** \$ _____
(If zero or less, enter 0)

** The actual allocation may be less than this amount.



GDB

PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX M

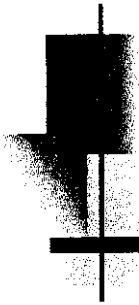
Qualified Allocation Plan 2004



PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



Compliance Monitoring Plan

235 Arterial Hostos Street
Capital Center Building
North Tower, Suite 1201
Hato Rey, PR 00918
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Rev. February 2004

INTRODUCTION

The Internal Revenue Code (IRC) in its Section 42, and the applicable Treasury Department regulations govern the administration of the program. The federal law requires that the state allocating agencies monitor the Tax Credit projects for compliance with the provisions of Section 42 of the IRC. Furthermore, the state credit agency will notify the Internal Revenue Service (IRS) of any noncompliance with the program.

As the State Credit Agency (The Agency), Puerto Rico Housing Finance Authority, is responsible for monitoring the Low Income Housing Tax Credit projects. The Agency has administered the Low Income Housing Tax Credit Program (LIHTC) for the Commonwealth of Puerto Rico since December 30, 1987. As of December 31, 2000 the Agency monitors the compliance of Section 42 requirements for 89 projects with 5,741 tax credit units occupied by low-income families throughout the island.

This guide describes the rules and responsibilities of each one of the parties in the compliance process and provides a practical reference to owners and managers of projects participating in the LIHTC Program. It was prepared and reviewed in compliance with the final regulations published on September 2, 1992 by the IRS in 26 CFR Parts 1 and 602, "Procedure for Monitoring Compliance with Low Income Housing Credit Requirements", final regulations published on January 14, 2000 by the IRS in 26 CFR Parts 1 and 602, "Compliance Monitoring and Miscellaneous Issues Relating to the Low-Income Housing Credit," further program regulations and IRS notices.

I. OWNER'S RESPONSIBILITIES

Each property owner or developer has decided to participate in the LIHTC program to take advantage of the tax benefits it provides. In exchange for these tax benefits, the owner must meet requirements designed to make sure the housing development will benefit a particular class of low-income tenants. A description of these program requirements follows.

A. Source of Program Requirements

Section 42 of Internal Revenue Service, IRS Regulations found in 26 CFR Section 1.42, IRS Revenue Rulings and Revenue Procedures, additional program rules prescribed by the Agency, representations in a development's application, and provisions included in the Agreement as to Restrictive Covenants, all regulate how low-income housing properties are to be operated. For the entire compliance period, owners are obligated to provide the Agency with required reporting documents and any other information requested in relation to the property, the tenants and units in the property, and documentation filed with the Service for the purpose of claiming the tax credits.

B. Compliance Period

Developments which received LIHTC allocations after January 1, 1990 must comply with eligibility requirements for a minimum compliance period of fifteen (15) years and an extended use period of an additional fifteen (15) year period stipulated by a recorded agreement as to restrictive covenants. Developments that received allocations from 1987 through 1989 are only subject to a fifteen- (15) year compliance period.

C. Proper Administration

The owner or developer is responsible to the Agency to insure that the project is properly administered and maintained. The owner must make certain that the on-site management team understands and complies with all appropriate rules, regulations and policies that govern LIHTC developments and he must keep the development well maintained so that units are suitable for occupancy.

If the management company or owner determines that a development is not in compliance with LIHTC requirements, they should notify the Agency immediately. Most noncompliance are correctable issues and the Agency will work with owners and managers to remedy them within a reasonable amount of time.

Because the owner is ultimately responsible for a development's compliance with program rules, the Agency will direct any correspondence about noncompliance and corrections to the owner, as well as to the management company.

D. Progress Report, Notice of Project Changes and Quarterly Reports

It is the responsibility of the owner or developer to keep the Agency informed throughout all phases of development, rent-up and operation. This includes the construction phase during which owners are responsible for sending the Agency progress reports, notice of the scheduled placed-in-service date, and notice of any major changes in the development's costs, financing, syndication, unit types, and completion schedule.

After all the buildings in a development are placed-in-service, the owner or company in charge of the management of a LIHTC project must submit to the Agency, via electronically, the following information on a quarterly basis:

1. Building Status Report General Information for each building in each project
2. Tenant Income Information of each new move-in and annual re-certifications of income for each existing tenant.

This information must be submitted to the Agency by the 15th day after the end of each quarter during the compliance period. The Agency will provide the Tax Credit Quarterly Report Software for the electronic submission of this information. Only the copies of the Tenant Income Certifications must be submitted to the Agency on a quarterly basis for their revision.

E. Recordkeeping Provisions

Under the record keeping provision of Reg. 1.42-5, the owner of a low income Tax Credit project must keep records for each building for each year in the compliance period showing the following information:

- The total number of residential rental units in the building (including the number of bedrooms and the size in square feet of each residential rental unit);
- The number of occupants in each Tax Credit unit and the student resident status.
- The number and percentage of residential rental units in the building that are Tax Credit units, models, offices, and management units;
- The rent charged on each residential rental unit in the building (including utility allowance) as well as any additional charges to tenants. Documentation must include rent rolls, leases, and utility allowances as required by Internal Revenue Service;
- The Tax Credit unit vacancies in the building, marketing information, and information which shows when and to whom each of the next available units were rented;

- The annual income certification of each Tax Credit tenant;
- Documentation to support each Tax Credit tenant's income certification. Anticipated income of all adult persons expecting to occupy the unit must be verified and included on a Tenant Income Certification **prior** to occupancy and **annually** re-certified for continued eligibility (i.e. Written third party verification is always preferred. Income verifications are sent directly to and returned by the source to management, not through the applicant).
- The character and use of the nonresidential portion of the building included in the building's eligible basis under Section 42(d) (e.g. tenant facilities that are available on a comparable basis to all tenants and for which no separate fee is charged for use of the facilities, or facilities reasonably required by the project); and
- The eligible basis and qualified basis of the building at the end of the first year of the credit period.
- Records demonstrating that any state established set-aside elected by the owner has been complied with for each year of the compliance period.

F. Record Retention

Owner must retain the records described above for at least six years after the due date (with extensions) for filing the federal income tax return for that year. **The records for the first year of the credit period, however, must be retained for at least six years beyond the due date (with extensions) for filing the federal income tax return for the last year of the compliance period of the building.**

G. Certification and Review Provision

The Agency requires the owner to certify, under penalty of perjury, at least annually during the compliance period that, for the preceding 12 months, the development met the requirements of Section 42 of the IRS. This requirement is satisfied by completing an Annual Owner's Certification (see PRHFC-01). This certification must be made under oath and subject to the penalties of perjury.

The Owner certifies that :

1. the project meets the minimum requirements of the 20-50 test or the 40-60 test, as applicable:
 - at least 20% or more of the residential units in the Project are both rent-restricted and occupied by individuals whose income is 50% or less of area median income; or

- at least, 40% or more of the residential units in the Project are both rent-restricted and occupied by individuals whose income is 60% or less of area median income.
2. there was no change in the applicable fraction for any building in the project (as defined in Section 42(c)(1)(B) of the Code);
 3. the owner has received an annual Tenant Income Certification from each low-income resident and documentation to support that certification, or the owner has a re-certification waiver letter from the IRS in good standing, has received an annual Tenant Income Certification from each low-income resident, and documentation to support the certification at their initial occupancy;
 4. that each Tax Credit unit is rent-restricted as defined in Section 42(g)(2) of the Code;
 5. that all units in the Project are and have been for use by the general public and used on a non-transient basis (except for transitional housing for the homeless provided under Section 42(i)(3)(B)(iii) of the Code);
 6. No finding of discrimination under the Fair Housing Act, 42 U.S.C 3601-3619, has occurred for this project. A finding of discrimination includes an adverse final decision by the Secretary of Housing and Urban Development (HUD), 24 CFR 180.680, an adverse final decision by a substantially equivalent state or local fair housing agency, 42 U.S.C 3616a(a)(1), or an adverse judgement from a federal court;
 7. that each building in the project is and has been suitable for occupancy, taking into account local health, safety, and building codes (or other habitability standards), and the state or local government unit responsible for making building code inspections did not issue a report of a violation for any building or low income unit in the project;
 8. that there has been no change (as defined in Section 42(d) of the Code) of any building in the project since last certification submission;
 9. All tenant facilities included in the eligible basis under the Section 42(d) of the Code of any building in the project, such as swimming pools, other recreational facilities, and parking areas, washer/dryer hookups, and appliances were provided on a comparable basis without a charge to all tenants in the buildings;
 10. that if a low-income unit in the project becomes vacant during the year, reasonable attempts are made to rent that unit or next available unit of comparable or smaller size in that building was or will be rented to residents having a qualifying income;
 11. that if the income of tenants of low-income unit in any building increased above the limit allowed in Section 42(g)(2)(D)(ii) of the Code, the next available unit of comparable or smaller size in that building was or will be re rented to residents having a qualifying income;

12. that an extended low-income housing commitment as described in Section 42(h)(6) was in effect, including the requirement under Section 42(h)(6)(B)(iv) that an owner cannot refuse to lease a unit in the project to an applicant because the applicant holds a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437s. Owner has not refused to lease a unit to an applicant based solely on their status as a holder of a Section 8 voucher and the project otherwise meets the provisions, including any special provisions, as outlined in the extended low-income housing commitment (not applicable to buildings with tax credits from years 1987-1989);
13. The owner received its credit allocation from the portion of the state ceiling set-aside for a project involving “qualified non-profit organizations” under Section 42(h)(5) of the code and its non-profit entity materially participated in the operation of the development within the meaning to Section 469(h) of the Code (if applicable).
14. there has been no change in the ownership or management of the project.

Filing Instructions: The Annual Owner Certification is submitted to the Agency by January 31 of each calendar year. Non-receipt of this form by the due date will automatically trigger the submission of a notice of noncompliance to the owner.

If the project is not yet in the first year of the credit period, submit:

Annual Owner Certification with appropriate designation of not yet placed in service, or placed in service but elect to begin credit period in the year following placed in service. Sign, date and notarize.

If the project is in the first year of the credit period and later, submit:

- A completed, signed, dated and notarized Annual Owner Certification (PRHFC-1);
- compliance monitoring fees;
- IRS forms 8609 for each building, with Part II completed, dated and signed;
- Completed Schedule A for each building; and 8586, as filed with the IRS.

The Agency will review the certifications submitted for compliance with the requirements of Section 42.

H. Compliance Monitoring Fees

Property owners must pay the Agency an annual compliance monitoring fee of \$18.00 for each LIHTC unit contained in each building or one half of 1% of each year's allocated amount, whichever amount is greater. Initial compliance monitoring fees must be paid to the Agency within 30 days of the date on which the building is placed in service. In each of the following years throughout the remainder of the 15 year compliance period and the extended use period, the annual fee(s) must be submitted with the Annual Owner's Certification by January 31st of each year. A late fee of 10% of the balance due or \$50.00 (whichever amount is greater) might be assessed, at the option of the Agency, for any fees not received within thirty (30) days of the due. **Owners and developers should take note that participation in Agency programs requires a certification of good standing with the Agency. Failing to pay fees will bar any further participation in the programs administered by the Agency.**

The Agency reserves the right to make adjustments in the amount of the annual compliance monitoring fee as it deems necessary to defray the cost of compliance monitoring.

II. AGENCY RESPONSIBILITIES

Once a final allocation is awarded to a project, the Agency has the responsibility of monitoring the project to guarantee compliance with Section 42 of the Internal Revenue Code and its regulations.

This Section briefly describes the Agency's monitoring activity. These compliance monitoring procedures may be changed as the Agency deems necessary or as required by the Internal Revenue Code, IRS Regulations, Revenue Rulings, and Revenue Procedures.

A. Conducting Compliance Monitoring Briefings

Owners, managers, and any other personnel who are directly involved in the management of a housing development and do not have previous experience with the LIHTC program may be required to attend a basic, educational Monitoring Seminar before the Agency releases Forms 8609 allocating the placed-in-service tax credits. The Agency also reserves the right to require management personnel to attend briefings at any time during the compliance period if the property's compliance efforts are deficient or if staff changes occur. The Agency will offer continuing education to the owner or developer, the management company and on-site personnel to guarantee compliance with federal regulations and Agency's rules.

The purpose of the briefing is to provide instruction on the following:

- Federal regulations for determining eligibility of low-income tenants;
- Agency procedures for determining eligibility of low-income tenants;
- Specific information which must be obtained from a prospective tenant through the rental application;
- Income and Rent Limits;
- Income Verifications;
- Annual Income and Asset Verification
- Agency Required Forms and or Documentation; and

Such other topics which the Agency or the representatives of the development may deem necessary to the proper management of the development as a successful LIHTC participant.

B. On-site Inspections

The Agency will conduct an on-site inspection, at least once every three (3) years, of all buildings in each low income housing project and, for each tenant in at least 20% of the project's low-income units selected, review the low-income certification, the documentation supporting such certification, and the rent record. The Tax Credit projects to be inspected or reviewed must be chosen in a manner that will not give owners of Tax Credit projects advance notice that their records for a particular year will

or will not be inspected. The Agency may give an owner reasonable notice that an inspection will occur so that the owner may assemble records. All files must be available during the review.

During an inspection, the Agency will inspect the units and review the current rent record and, at minimum, verify the following from the tenant's files for at least 20 percent of the project's low-income units:

- Rental application completed, including certification of assets and disposal of assets, if applicable;
- Tenant income certification completed for move-in and current year, including all required signatures and dates;
- Income verification(s) completed and documented;
- Assets documented, and verified if total assets are more than \$5,000 in value;
- Student eligibility documented;
- Lease and lease addendum completed at move-in; and
- Current year utility allowance on file.

On-site building inspections involve physically checking building and dwelling units for compliance with applicable housing quality standards. The condition and general appearance of the development will also be taken into consideration by the Agency.

The Agency will report on its findings and the owner and/or the management company must respond in writing within thirty (30) days to the Agency. The response must indicate the manner in which corrective actions have been taken.

For new buildings, the final regulations, published on January 14, 2000, extended the time limit for inspection to the end of the second calendar year following the year the last building in the project was placed in service.

The Agency reserves the right, under the provisions of Section 42 of the Internal Revenue Code and Regulation 1.42-5, to perform on-site inspections and/or unit inspections of LIHTC developments at any time during the compliance period as it may deem necessary.

C. Notification to the Owner

The Agency will provide prompt written notice to the owner of a Tax Credit project if the Agency does not receive the required certification, quarterly reports and other forms, or does not receive or is not permitted to inspect the tenant income certifications, supporting documentation, and rent records, or discovers by inspection, review, or in some other manner, that the project is not in compliance with the provisions of Section 42 or its Declaration of Land Use Restrictive Covenants.

The owner will have ninety (90) days from the date of notice to supply the missing certification, or to correct the noncompliance. However, if the Agency determines that there is good cause to extend the correction period, it may extend the initial ninety (90) days period up to one hundred twenty (120) days.

The Agency will review the owner's response and supporting documentation, if any, to determine whether the noncompliance has been corrected.

D. Notification to IRS of Noncompliance

The Agency will file Form 8823, "Low Income Housing Credit Agencies Report of Non-Compliance or Building Disposition," with the IRS no later than 45 days after the end of the correction period (as described below, including extensions permitted under that paragraph) and no earlier than the end of the correction period. The Agency will check the appropriate box on Form 8823 indicating the nature of the non-compliance or failure to certify and indicate whether the owner has corrected the non-compliance or failure to certify. If the non-compliance or failure to certify is corrected, the Agency will provide a date on which the noncompliance was corrected. If the Agency cannot determine that an owner's actions have corrected the noncompliance, no correction date will be provided. The final regulations adopt a limit to a 3 year period after the end of the correction period the requirement that the Agency files form 8823 "Low Income Housing Credit Agencies Report of Noncompliance" with the IRS reporting the correction of the noncompliance or failure to certify.

Any change in either the applicable fraction or eligible basis under paragraph (c) (1) (ii) and (vii) of Reg. 1.42-5, respectively, that results in a decrease in the qualified basis of the project under Section 42 (c)(1)(A) is non-compliance that must be reported to the IRS. Changes in ownership must be reported by the Agency to the IRS on Form 8823. The correction period described below will not apply to notification of changes in ownership. If the Agency reports on Form 8823 that a building is entirely out of compliance and will not be in compliance at any time in the future, the Agency need not file Form 8823 in subsequent years to report that building's non-compliance. The Agency will send the owner a copy of the form 8823 after it has been filed with the IRS.

E. Agency Circular Letters

The Agency will establish, from time to time, through circular letters changes or clarification concerning IRS section 42 requirements and guidelines. The objective is to maintain the Monitoring Plan current to solve any conflict with the standards requires.

III. RENTAL REQUIREMENTS

A. Initial Interview

On-site managers of a LIHTC development should tell applicants early in their initial visit that there are maximum income limits which determine who may live in these dwelling units. Managers should explain to prospective tenants that the total anticipated income of **everyone** who will occupy the unit must be disclosed on a Tenant Income Certification form (PRHFC-02) and will be verified before they can move in. Applicants should be told that this income-disclosing and verifying process will be repeated at least annually for as long as they live in the development. It may be useful to explain to applicants that all information they provide is considered confidential and will be handled accordingly.

B. Residency Application

Before allowing anyone to move into low-income units, the management must obtain from prospective tenants an application for residency that discloses enough information to determine whether or not the applicant household qualifies under the program rules. The application for residency should include, at minimum:

- The name and age of each person who will occupy the unit (legal name should be given just as it will appear on the lease and Tenant Income Certifications); and
- All sources and amounts of current and anticipated annual income expected to be derived during the twelve (12) month certification period (including total assets and asset income); and
- The head of household's signature and that of all occupants over age 18 and the date the application was completed.

C. Minimum Lease Requirement

All tenants occupying set-aside units are required to be certified and to execute at least an initial six-month lease. (Exceptions for housing for the homeless and single room occupancy are listed below). Succeeding leases are not subject to a minimum lease period.

The lease must reflect the correct date of move-in, or the date the tenant takes possession of the unit. At a minimum, the lease should include:

1. the legal name of parties to the agreement and all other occupants,
2. a description of the unit to be rented,
3. the date the lease becomes effective,
4. the term of the lease,
5. the amount of rent

6. the use of the premises,
7. the rights and obligations of the parties, including the obligation of the household to annually recertify its income,
8. the signatures of all household members 18 years of age or older, and
9. a statement explaining that the development is participating in the Tax Credit Program, and that tax credit units are under certain program regulations including income eligibility of the household.

Single Room Occupancy (SRO) housing must have a minimum lease term of one month. SRO housing is allowed to have tenants share bathrooms, cooking facilities, and dining areas. Federal rules allow for month-by-month leases for the following types of SRO housing for homeless individuals:

1. SRO units in projects receiving McKinney Act and Section 8 Moderate Rehabilitation assistance;
2. SRO units intended as permanent housing and not receiving McKinney Act assistance;
3. SRO units intended as transitional housing operated by a governmental or nonprofit entity and providing certain supportive services.

D. Income Verification

The owner shall verify all income, household characteristics, and any circumstances that may affect eligibility and compliance with the LIHTC requirements. The detailed procedures are included in Appendix A "Verification Requirement and Procedures".

E. Tenant Income Certification Guidelines

After all the income and asset information has been obtained and computed, the management personnel must prepare a Tenant Income Certification. The form is a legal document which, when fully executed, satisfies the income certification requirement of the Code. The completed form and lease agreement must be executed by all adult household members before they move in. The detailed procedures are included in Appendix B "Tenant Income Certification Guidelines".

F. Discrimination Prohibited in Project

The Owner or his agents shall comply with federal law which prohibits discrimination based on race, color, religion, sex, national origin, handicap and familial status and any law which might prohibit discrimination based on marital status, disability, public assistance status, family status, creed and sexual orientation.

In addition, Tax Credit developments are subject to Title VIII of the Civil Rights Act of 1968, also known as the Fair Housing Act. The Fair Housing Act (42 U.S.C. sections 3601 through 3619) prohibits discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex, national origin, familial status, and disability. It also mandates specific design and construction requirements for multifamily housing built for first occupancy after March 13, 1991, in order to provide accessible housing for individuals with disabilities. The failure of Tax Credit properties to comply with the requirements of the Fair Housing Act will result in the denial of the Tax Credit on a per unit basis.

G. Students

A household comprised entirely of students, whether full or part-time, must complete the Student Certification Form (PRHFC-04), upon application/certification or re-certification. The Agency will no longer require Student Certifications for households where not all occupants are full time students.

Full-time student is defined as: "an individual who during each of 5 calendar months during the calendar year in which the taxable year of the taxpayer begins -

- (A) is a full-time student at an educational organization described in section 170(b)(1)(A)(ii) of the IRS Code; or
- (B) is pursuing a full-time course of institutional on-farm training under the supervision of an accredited agent of the educational organization described in section 170(b)(1)(A)(ii) of the IRS Code or of a State or political subdivision of a State."

(Reg. 1.151-3(b)).

Part-time students are not "students" for this section and their eligibility is not subject to special restrictions. Under Section 42 Regulations, most households where all of the members are full-time students are **not eligible** tenants and units occupied by these households may **not** be counted as LIHTC units. (See IRS Code Section 151(c)(4) for student definition).

There are four exceptions to the limitation on households where all members are full-time students. Full-time student households that are income eligible and satisfy one or more of the following conditions can be considered to be eligible. Third party verifications must be obtained to support the student status and the applicable exception (s).

1. All members of the household are full-time students, and such Students are married and file a joint tax return. A copy of a joint federal income tax return and a copy of a marriage license should be required for verification.

2. The household consists of single parents and their minor children, and both the parents and children are not dependents of a third party. *
3. At least one member of the household receives assistance under Title IV of the Social Security Act (Aid to Families with Dependent Children - AFDC) or Temporary Aide to Needy Families (TANF); or
4. At least one member of the household is enrolled in a job training program receiving assistance under Job Training Partnership Act or similar federal, state, or local laws.

An applicant claiming any of the exceptions must be able to provide documentation to prove that status. If any applicant (in a household consisting entirely of full-time students) cannot claim one of the exceptions, housing in a Section 42 apartment must be denied.

H. Loss of Eligibility Upon Becoming a Full-Time Student

If a previously qualified Tax Credit resident becomes a full-time student and intends to continue living in a Section 42 apartment, he/she **must** meet at least one of the above criteria and be able to prove such status. Under current legal interpretations of federal LIHTC regulations and requirements, the "next available unit" rule that applies to LIHTC units with tenants that are no longer income eligible does not apply to student households that qualify under one of the exceptions above and later ceases to qualify. Unlike changes in income, it appears that a unit occupied by a student household that no longer meets one of the above exceptions ceases to count as a LIHTC unit immediately.

If a building owner or rental agent has questions as to the occupancy of students, they should seek legal assistance since the IRS has not published guidance on the interpretation of this part of the LIHTC rules.

I. Section 8 Rents

Subsidy payments to an owner under various HUD Section 8 programs or any other comparable program are excluded and not considered in determining gross rent. Only the tenant's portion of the rent payment is considered in determining if the rent exceeds the gross rent maximum for the county. Sec. 42(0)(2)(B)(i).

With the passage of the Omnibus Budget Reconciliation Act of 1993, owners are prohibited from refusing to lease to a prospective tenant based solely on the fact that the applicant holds a Section 8 rental voucher or certificate.

* The Agency will not report as a violation of the full time student rule a household that is occupied entirely by full time students which includes children enrolled in kinder garden through 12th grade and where the children are claimed as dependents in alternating years and/or where there is at least one child that is claimed as a dependent by someone living in the household. As verification, the household must produce a recent tax return (no older than 2 years) on which the children have been claimed as dependent(s) and/or a copy of the custody agreement or divorce decree showing that the child(ren) may be claimed as dependent(s) in alternating years.

J. Annual Recertification

The annual re-certification shall be complied with a procedure detailed in Appendix C. The Agency requires an annual re-certification of tenant income in 100 percent Tax Credit projects. An Annual Re-certification Waiver is not an option at this time.

K. Tenant Transfers

When a current Tax Credit resident moves to a different unit within the same building, the newly occupied unit adopts the status of the vacated unit. Thus, if a current resident, whose income exceeds the applicable income limitation, moves from an over-income unit to a vacant unit in the same building, the newly occupied unit is treated as an over-income unit. The vacated unit assumes the status the newly occupied unit had immediately before it was occupied by the current resident.

A Tax Credit resident who wishes to move to a unit within a different building must qualify at the applicable move-in income limit.

IV. MINIMUM SET-ASIDES, DETERMINING INCOME & RENT LIMITS

A. LIHTC Minimum Set-Aside Requirements

When applying for an allocation of tax credits, the developer must choose one of two minimum set-aside requirements that must be obeyed during the compliance period. Set-asides obligate the property owner to rent a certain percentage of the dwelling units to households of a specified income level. Once the developer chooses which of the Internal Revenue Code set-asides to use, his choice is irrevocable. The minimum set-asides are as follows:

20/50 -- 20 percent or more of the residential units in such developments are both rent-restricted and occupied by individuals whose income is 50 percent or less of area median gross income, or;

40/60 -- 40 percent or more of the residential units in such developments are both rent-restricted and occupied by individuals whose income is 60 percent or less of area median gross income.

To earn more ranking points in the competitive process of applying for tax credits, owners may select additional set-asides that are more stringent than the 40/60 and 20/50 set-asides. If chosen, these optional set-asides will be described in the project's Agreement as to Restrictive Covenants.

1. Deep Rent Skewed Election

In addition to the basic minimum set-aside, a developer can also choose to follow a set-aside for "deep rent skewed" developments. This set-aside provides that, in addition to the 40/60 or 20/50 set-aside, the owner will also reserve 15 percent or more of the residential units as rent-restricted and occupied by individuals whose income is 40 percent or less of area median gross income. In exchange for making this election, tenant household incomes can increase to 170% of the limit before they become over-income tenants.

2. Deadline for Meeting Set-Asides

The selected set-aside must be met by the end of the first year of the credit period (the end of the first tax year for which the owner chooses to claim tax credits). If management fails to meet the minimum set-aside by this time, the development can only receive a substantially reduced amount of credits for the entire compliance period.

A unit must be rented to a low-income household before it can be considered a low-income unit and counted toward meeting the minimum set-aside. Units that are vacant and have never been rented to a low-income household have “no character” and do not count toward the set-aside.

Management should not attempt to move existing low-income residents to previously unrented units in order to make those units count toward the minimum set-aside. This “unit swapping” practice is monitored and will not benefit the development because first year credits are calculated based on monthly occupancy rates.

B. LIHTC Income Limits & Calculations

Every year, the Department of Housing & Urban Development (HUD) publishes median income of the metropolitan and metropolitan area in which the project resides, adjusted to family size. HUD's Low Income level is 80% of the median income based on family size.

DO NOT USE the Low Income (80%) numbers for tax credit purposes. The Very Low Income figures are 50% of the median income based on family size. These figures may be used as tax credit income limits for properties using the 20/50 set-aside. Multiply the very low income figures by 1.2 to compute the 60% income limits for properties using the 40/60 set-aside.

The agency will provide annually an update Tax Credit Income and Rent limits to development sponsors and managers.

C. LIHTC Rent Requirements

Gross rent must include an allowance for utilities if they are paid **by the tenant**. Gross rent **does not** include utility allowances paid under Section 8 of the U.S. Housing Act of 1937 or any comparable rental assistance program.

Gross rent does not include any fees for a supportive service which is paid to the owner of the unit (on the basis of the low-income status of the tenant of the unit) by any governmental program of assistance (or by an organization described in Section 501 (c)(3) of the Internal Revenue Code and exempt from tax under Section 501 (a) of the Internal Revenue Code) if such program (or organization) provides assistance for rent and the amount of assistance provided for rent is not separable from the amount of assistance provided for supportive services. All other fees for supportive services must be included in the gross rent.

D. Establishing LIHTC Rents Maximum Rent Calculation

1. Family Size Rent Calculations (1987-1989)

Properties which received tax credit allocations between January 1, 1987 and December 31, 1989 whose owner's did NOT elect to use the "number of bedrooms" method of calculating maximum rent may charge tenants a maximum gross rent of thirty percent (30%) of the annual median income limit adjusted for family size for the county in which the development is located.

2. Bedroom Size Rent Calculations (1990 - Forward)

For developments receiving an allocation of Low Income Tax Credits from January 1, 1990 forward, the maximum gross rents are computed based on the number of bedrooms in the unit. Units with no separate bedroom are treated as being occupied by one (1) person; larger units are treated as being occupied by 1.5 persons per each separate bedroom (see chart below). 1987 through 1989 LIHTC owners who **DID ELECT** to use the "number of bedrooms formula and filed a Notice Of Election form (NOE-1) with the IRS and the Agency by February 7, 1994 calculate their maximum rent this way also.

0 Bedroom Unit = 1.0 person income

1 Bedroom Unit = 1.5 person income

2 Bedroom Unit = 3.0 person income

3 Bedroom Unit = 4.5 person income

4 Bedroom Unit = 6.0 person income

3. Establishing LIHTC Rents in Subsequent Years

Each year, the owner must re-compute the maximum allowable rent and the utility allowances for each project using the latest publication by HUD. If a LIHTC restricted unit is rented to an unqualified tenant or the owner charges rents in excess of the maximum allowable rent, the unit could be subject to recapture. The project should never fall below the minimum set-aside.

E. Utility Allowance

A utility allowance is an estimate of the monthly cost of a tenant's utilities, other than telephone and cable, which are not included in the rent and are paid directly to the service provider by the tenant. To calculate the maximum amount of rent an LIHTC property may charge tenants, the utility allowance is subtracted from the maximum rent limit applicable to the particular household.

a. Where to Obtain Utility Allowances

i. Rural Development, HUD, and Section 8 Assisted Properties

Rural Development ("RD") approved utility allowances must be to calculated maximum net rent for any building which is RD assisted or occupied by any tenant receiving RD Assistance (even if the building is occupied by one or more tenants who receive HUD assistance).

HUD approved utility allowances must be used for any buildings whose rents and utility allowances are reviewed annually by HUD.

For **units** occupied by a household receiving HUD rental assistance payments (generally Section 8 Certificates or Vouchers) the owner must use the applicable Public Housing Authority's utility allowances established for the Section 8 Existing Housing Assistance Program. This Section 8 allowance DOES NOT apply to all units in the building unless all units are occupied by Section 8 assisted tenants.

ii. Non-assisted Properties

If the development is not regulated by HUD or RD, the owner must use either the applicable PHA utility allowance or estimates from the local utility provider. An interested party may obtain a utility cost estimate for similar units in the area from the local utility provider. The obtainer of such an estimate must retain the original document, which has been signed and dated by the utility provider, and send copies to the building owner (where the initiating party is not the owner) and the Authority (where the initiating party is not the Authority). Copies of the utility estimate must be available for inspection on-site at the development. The owner of the building must make copies of the utility company estimate available to the tenants in the building also. New utility allowances must be used to compute rent on rent-restricted units due 90 days after the date of the estimate.

b. Updating Utility Allowances

Utility allowances must be updated at least annually to ensure that the tenant's gross monthly rent does not exceed the LIHTC gross rent limits. The property owner or manager may choose to verify utility allowances with each initial move-in or re-certification.



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APPENDIXES

**Compliance Monitoring Plan
Qualified Allocation Plan 2004**

APPENDIX A

INCOME VERIFICATION REQUIREMENTS AND PROCEDURES

A. General Requirements

1. Owners shall verify all income, household characteristics, and any circumstances that may affect eligibility and compliance under the LIHTC guidelines.
2. Whenever possible, written verification of income is required from the income sources.
3. Owners are advised to maintain documentation of all verification efforts for at least three years after the effective date of the tenant's certification or recertification.
4. For units receiving Section 8 rental assistance, the verification requirement is satisfied if the Public Housing Authority ("PHA") provides the building owner with a statement that "the gross annual income of the tenants in the unit does not exceed the applicable income limit under Section 42(g) of the Internal Revenue Code." The Section 8 Tenant Income Verification Form may be used to satisfy this requirement. Owners may have the PHA contact the Compliance staff of the Agency if more information is needed. Income of Section 8 assistance recipients can also be verified in the usual way (by contacting employers, etc.) and requesting that they complete Income Verification forms. When the tenant household has no income, Certification of Zero Income (PRHFA-05) will be the only verification document.

B. Acceptable Methods for Verifying Information

1. Written verification by a third party is preferred, as follows:
 - a. the owner's request for verification should state why the information is being requested and include a statement signed by the applicant/tenant authorizing the release of the information;
 - b. owners must send the verification forms directly to the source, not through the applicant.
 - c. when written verification is not possible, as a last resort, the Agency accepts a direct contact with the source and must be confirmed by written verification within 10 days. The owner must document the conversation for the applicant's file and include all information that would have been

provided in a written verification plus the date, time and the person's name providing the information and his qualification to provide it.

2. Review of Applicant Supplied Documents

Owners may use documents submitted by the applicant when information does not require third party verification (i.e. birth certificate) or third party verification is impossible or delayed beyond four weeks of initial date of request.

3. Applicant's Affidavit

Owners may accept an applicant's notarized statement or signed affidavit only if other preferred forms of verification cannot be obtained.

4. Faxed Verification

Recipients may reply to a request for income or asset verification by fax. The Agency accepts faxes as written verification if they are completely legible, date-stamped, and include the signature, name, job title, and phone number of the person making the verification and the date the form was signed.

C. Effective Term of Verification

Third-party Verifications of income are valid for 90 days prior to move-in. If after 90 days, if the Tenant has not yet moved in, the information may be verbally updated from the source. This verbal Verification is valid for an additional 30 days, but only if documented. After this time, a new written third party Verification must be obtained.

D. Expediting the Verification Procedure

1. In order to expedite the verification process, owners should maintain a checklist for each tenant to document the verification process.
2. Develop standard forms for all information that must be verified (see forms included in this plan).
3. Ask applicants/tenants to sign the copies of each verification form retaining one original in the applicant's file.
4. Make personal contacts with large employers and public assistance agencies from which a large number of tenants receive income or benefits.
5. Give the applicant an opportunity to explain any significant differences between the amounts reported by the applicant and the amounts reported on third party verifications in order to extract the correct information. Re-examine if necessary.

E. Acceptable Forms of Verification

Sources of Verification given under each type of income are listed in order of preference.

a. Employment Income

1. Employment Verification Form (PRHFA-04) completed by the employer or a statement from the employer on company letterhead; or
2. check stubs or earning statements showing employee's gross pay per pay period and frequency of pay;
3. W-2 forms if applicant has had the same job for at least two years and pay increases can be accurately projected;
4. a copy of the most recent income tax returns signed by the applicant providing the amount of income, including income from tips and other gratuities. This form of verification alone may not be acceptable as income certification.

b. Self-Employment Income

The tenant must provide a projection or estimate of income and expenses to be realized by the business during the next 12 months. The owner may use the previous years' financial information to substantiate the reasonableness of the tenant's projection. The following documentation should be used in the verification process.

- a. Accountant's or bookkeeper's statement of net income; or
 - b. Financial statement(s) of the business along with an affidavit or notarized statement from the applicant forecasting the anticipated income for the twelve (12) months following certification; or
 - c. The applicant's most recent income tax return along with a notarized statement. This form of income verification alone may not be acceptable as income certification. Year-to-date income verification can be used to supplement other methods of certification.
 - d. Applicant's notarized statement or affidavit as to net income realized from the business during previous year.
- c. Social Security, Pensions, Disability Income**
1. Benefit print-out completed by the agency providing the benefits; or
 2. An award or benefit notification letter prepared and signed by the authorizing agency, dated within 90 days of the certification date. Since checks or bank deposit slips show only net amount remaining after deducting SSI, Medicare or state health insurance, they may be used only when award letters cannot be obtained. Any withholdings must be verified and included in annual income.
 3. If a local Social Security Administration (SSA) office refuses to provide written verification, the owner may accept a photocopy of a check or automatic deposit slips as interim verification. Otherwise, State Health Insurance withholdings will be included in annual income.
- d. Unemployment Compensation**
1. A verification form completed by the unemployment compensation agency; or
 2. Records from the unemployment office stating payment dates and amounts.
- e. Alimony or Child Support Payments**
- A copy of a separation or settlement agreement, divorce decree, or support order stating the amount and type of support payment schedule. If the document is not dated within the 90-day time frame, obtain a notarized statement from the

applicant stating that the amount of child support currently received is the same as stated in the agreement, decree, or order; or

- a) a letter from the person paying support; or
- b) a copy of the latest check and documentation of how often the check is received; or
- c) as a last alternative, the applicant's notarized statement of the amount of child support being received, including a written explanation detailing why *a* and *b* above cannot be provided.

f. Recurring Contributions and Gifts

1. Notarized statement or affidavit signed by the person providing the assistance. The statement should define the purpose, dates, and value of gifts. Copies of canceled checks or receipts can be used to verify tuition, fees, books, and equipment, and other such net income and expenses not expected to change during the next 12 months.
2. A letter from a bank, attorney or a trustee providing required verification; or
3. As a last alternative, the applicant's notarized affidavit giving the same information, including a written explanation detailing why (1) or (2) above cannot be provided.

g. Unemployed Applicants

1. The income of unemployed applicants with regular income from any source, such as Social Security, pension, recurring gifts, etc., must be verified as described previously; or
2. If the applicant is unemployed with no regular verifiable income from any source and intends to live from assets only, an Asset Addendum to the Tenant Income Certification must be submitted along with the application. The applicant may not be certified as qualified by use of this form alone. An asset analysis must be included with the application to determine the applicant's actual income.

For units receiving **Section 8 rental assistance**, the verification requirement is satisfied if the Public Housing Authority ("PHA") provides the building owner with a statement that "the gross annual income of the tenants in the unit does not exceed the applicable income limit under Section 42(g) of the Internal Revenue Code." The Section 8 Tenant Income Verification Form (PRHFA-07) may be used to satisfy this requirement. Owners

may have the PHA contact the Compliance staff of the Agency if more information is needed. Income of Section 8 assistance recipients can also be verified in the usual way (by contacting employers, etc.) and requesting that they complete Income Verification forms. When the tenant household has no income, the Certification of Zero Income form (PRHFA-05) will be the only verification document.

F. Assets

Assets are items of value, other than necessary personal items, and are considered along with verified income in determining the eligibility of a household. The Agency does not require third party verification of assets having a value of less than \$5,000 but, assets valued at \$5,000 or more, must be verified by third parties (for example, the amount of money held in a savings account may be verified by the bank). The asset information (total value and income to be derived) must be obtained at the time of application. **Asset information must be collected on ALL family members.**

If a household claims to have zero (0) assets, and have sold no assets for less than fair market value during the two year period preceding the execution of the Tenant Income Certification, they must certify this information by inserting (0) in the "Income derived from assets" blanks for ALL family members on the Tenant Income Certification and signing and dating the form in the spaces provided.

APPENDIX B

TENANT INCOME CERTIFICATION GUIDELINES

1. Certification Procedure

After all the income and asset information has been obtained and computed, the management personnel must prepare a Tenant Income Certification (PRHFA-02). The form is a legal document which, when fully executed, satisfies the income certification requirement of the Code. The completed Tenant Income Certification and lease agreement must be executed by all adult household members before they move in.

The following guidelines for certifying household income apply:

- Management should instruct all adult household members to sign the TIC exactly as the name appears on the form.
- The Tenant Income Certification should be executed on or before the date of move-in.
- **No one** may live in a designated unit in the development unless he/she is income certified and under lease. **THERE ARE NO PERMISSIBLE EXCEPTIONS TO THIS RULE.**
- Tenant Income Certification forms must also be executed (signed and dated) by the Owner or Owner's representative.

When properly executed, the RHS 1944-8 form (Tenant Certification) may also be used to document projected income for tax credit certifications; an executed Tenant Income Certification is not required. Management must be aware that various low-income housing programs define income differently so, if the RHS 1944-8 certification form is used, it should contain all information necessary to calculate household income as defined under the LIHTC rules.

NOTE: A unit may not be counted as a set-aside unit unless the household has been properly certified.

2. Annual Income

As defined in 24 CFR Section 5.609, annual income is the anticipated total income from all sources received by the head of the household and spouse (even if temporarily absent) and by each additional member of the family, including all net income derived from assets, for the 12 months period following the effective date of certification of income, exclusive of certain types of income.

a. Annual Income Includes:

1. the full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services; and
2. the net income from operation of a business or profession; and
3. the interest, dividends, and other net income of any kind from real or personal property; and
4. the full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts; including a lump-sum payment for the delayed start of a periodic payment (excluding lump-sum payments for the delayed start of periodic payments for SSI and Social Security benefits); and
5. payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay; and
6. welfare assistance; and
7. periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling; and
8. all regular pay, special pay and allowances of a member of the Armed Forces (Do not include hazardous duty pay).

b. Annual Income Excludes:

1. earned (employment) income of members of the household including foster children under 18 years of age. Head of household and spouse may never be considered minors. (Unearned incomes such as Social Security payments received on behalf of minors **must** be included as income); and
2. income associated with persons that live in the unit but are not household members. For example:
 - a. payments received for care of foster children and or foster adults (usually individuals with disabilities, unrelated to the tenant family) who are unable to live alone; and
 - b. income of live-in attendants.
3. special pay to a family member in the military who is exposed to hostile fire; and
4. lump sum additions to family assets such as inheritances, insurance payment (including payment under health and accidents), insurance and workmen's compensation, capital gains and settlement for personal or property losses; and
5. temporary, nonrecurring or sporadic income (including gifts); and
6. amounts received by the family in the form of refunds or rebates, under state or local law for property taxes paid on the dwelling unit; and
7. lump-sum payments or prospective monthly amounts or the deferred start of SSI and Social Security benefits; and
8. amounts received under training programs funded by HUD:
 - a. Amounts received by a person with disabilities that are disregarded for a limited time for purposes of SSI eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);
 - b. Amount received by a participant in other publicly assisted program which are specifically for or in reimbursement of out of pocket expenses incurred (special equipment, clothing, transportation, child care, etc.);
 - c. Residents service stipend in an amount not to exceed \$200 per month;
 - d. State or local employment training program and training of a family member as resident management staff;

9. amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member; and
10. any other amounts specifically excluded by any other Federal statute for consideration as income for purposes of determining income eligibility or benefits under a category of assistance programs that includes assistance under the United States Housing Act of 1937; and
11. adoption assistance payments in excess of \$480 a month per adopted child; and
12. earning in excess of \$480 for each full time student, 18 years old or older (excluding the head of household and spouse); and
13. reparation payments paid by a foreign government pursuant to a claims filed under the laws of the government by persons who were persecuted during the Nazi era; and
14. the full amount of student financial assistance paid directly to the student or to the educational institution; and
15. home care payments paid by a state agency to families that have developmentally disabled children or adult family members living at home to offset cost of services and equipment needed for the developmentally disable family member.

3. Assets

Assets are items of value, other than necessary personal items, and are considered along with verified income in determining the eligibility of a household. The Agency does not require third party verification of assets having a value of less than \$5,000 but, assets valued at \$5,000 or more, must be verified by third parties (for example, the amount of money held in a savings account may be verified by the bank). The asset information (total value and income to be derived) must be obtained at the time of application. **Asset information must be collected on ALL family members.**

If a household claims to have zero (0) assets, and have sold no assets for less than fair market value during the two year period preceding the execution of the PRHFA-05, they must certify this information by inserting (0) in the "Income derived from assets" blanks for ALL family members on the PRHFA-05 and signing and dating the form in the spaces provided.

a. Assets Include:

1. cash held in savings and checking accounts, safety deposit boxes, homes, etc; and
2. the principal value of any trust available to the household. (Do not include irrevocable trusts or trusts that no family member can control. An example of an irrevocable trust is a trust fund established for a son or daughter, prior to the parent's death, where the benefactor receives only the interest from the trust during his/her lifetime and cannot withdraw the principal); and
3. the current market value less any unpaid balance on any loans secured by the property and any reasonable costs that would be incurred in selling the asset such as prepayment penalties or broker fees; and
4. stocks, bonds, treasury bills, certificates of deposit, money market funds, etc; and
5. Individual Retirement (IRA) and Keogh Accounts; and
6. retirement and pension funds; and
7. while the person is employed, include only amounts the family can withdraw without retiring or terminating employment; and
8. at retirement or termination of employment, if benefits will be received in a lump sum, include the benefits in net family assets. If benefits are paid in periodic payments, include the benefits in annual income; and

9. lump sum receipts should include inheritances, capital gains, one-time lottery winnings, settlements on insurance and other claims. (DO NOT include lump sum receipts that must be counted as income); and
10. personal property held as an investment such as gems, jewelry, coin collections, antique cars, paintings, etc; and
11. assets owned by more than one person should be prorated according to the percentage of ownership; and
12. cash value of life insurance policies.

b. Assets Do Not Include:

1. necessary personal property (i.e., clothing, furniture, automobiles, etc.); and
2. vehicles specially equipped for the handicapped; and
3. interest in Indian Trust Land; and
4. equity in a cooperative unit in which the family lives; and
5. assets that are part of an active business. (The exception does not include rental of properties held as investments and not a main occupation.); and
6. term life insurance policies (i.e., where there is no cash value); and
7. assets held in the applicant's name, but which are actually owned by someone else, such as:
 - a. assets and any earned income that is accrued or paid to the benefit of someone else; or
 - b. a situation wherein another person is responsible for income taxes incurred on income generated by the assets; or
 - c. if the applicant is responsible for disbursing someone else's money, such as in the case of having the Power of Attorney, but the money is not his/hers and no benefit is received; and
8. assets that are not accessible to the applicant and provide no income to the applicant.

c. Determining the Value of Assets

When computing the value of assets, owners must use the cash value of the assets, which is the amount the applicant(s) would receive if the assets were converted to cash. Expenses which may be deducted include:

- Penalties for withdrawing funds before maturity; and
- Broker/legal fees assessed to sell or convert the asset to cash; and
- Settlement costs for real estate transactions.

1. Sale or Disposition of Assets by Applicants

At the time of application, it must be determined if the applicant has disposed of any assets for less than fair market value at any time within two years prior to the effective date of the TIC.

If the fair market value of the disposed assets exceeds the gross amount that the household received by more than \$1,000, then include as assets the whole difference between the cash value and the amount received. If the difference is less than \$1,000, do not count it.

DO NOT consider assets disposed of for less than fair market value as a result of a foreclosure, bankruptcy, divorce, or marital property division.

Do consider assets put into trust and business assets disposed of for less than fair market value. (Business assets are excluded from net family assets only while they are part of an active business.)

2. Determining Asset Income for Applicants

If the asset value is \$5,000 or less, add the amount of income to be derived to the total verified income. When assets exceed \$5,000, add the greater of 1) the actual annual income to be derived from these assets, or 2) a percentage of the value of such assets based on the current passbook savings rate, as determined by HUD, to the total verified income. *The combined total income cannot exceed the applicable income limits.*

4. Factors that Affect Household Size

- When a pregnant woman is an applicant, the unborn child should be included in the size of the household, and may be included for purposes of determining the maximum allowable income. A certification must be obtained from the mother's medical professional authorized to make such a determination.

APPENDIX C

Annual Recertification

Owners must verify the income of tenants occupying set-aside units at least annually. If recertifications are not completed within 12 months of the last certification date, the Authority may report this to the IRS as noncompliance. The annual re-certification process is identical to initial certification. Owners must re-verify income of those tenants in set-aside units who plan to remain in that unit for another lease term, or any portion thereof, and have a new Tenant Income Certification executed together with updated supporting documentation.

Management should:

- a) approximately ninety (90) days before the lease expiration, notify the tenants in writing that re-certification is due and schedule an appointment for an interview;
- b) interview tenants to obtain current information on anticipated income, assets, and family composition for the ensuing certification year, and have tenants sign the necessary verification form(s) giving permission for release of the information requested;
- c) obtain third-party verification of the tenant's income;
- d) complete the Tenant Income Certification, have adult household members sign and date where indicated; and
- e) sign and date the Tenant Income Certification where indicated.

Adding a New Tenant to a Resident Household

If an additional tenant is planning to move into an existing household, the new tenant, not the whole household, must apply for residency. The on-site manager must certify and verify his income, add it to the existing certified, verified income of the household, and make sure the new household still meets the LIHTC income requirements. If it does, the new tenant may move in.

Interim Re-Certifications

Except when adding a new tenant to an existing household, the Authority does not require management to recertify a household due to a change in household composition or income before the annual recertification date in order to comply with LIHTC program rules. However, some LIHTC developments that also participate in other low income housing programs will have to recertify a household in order to comply with the other program's requirements.

Tax Credit Units Which Receive Federal Rental Assistance

In the case of a unit which receives rental assistance payments from a Federal agency, a change in household composition or income may require an interim recertification by the agency that is providing the assistance. Owners of these units should recertify tenants simultaneously with the annual recertification completed by the provider of the rental assistance payments.

EXAMPLE 1: Section 8 Rental Assistance

Unit 101 receives Section 8 rental assistance. Tenant 101 is certified and enters a lease on January 1, 2000. Tenant 101 wishes to move another person into the unit on October 1, 2000. The Public Housing Authority (PHA) which is providing the rental assistance is required to complete an Interim Recertification that reflects the new character of the unit. However, the anniversary date for the rental assistance payments contract remains January 1, and the PHA will recertify the unit as of that date regardless of the number of Interim Recertifications that take place during the contract year.

Therefore, owners of tax credit units that are receiving Section 8 rental assistance payments should document the unit file to reflect the change in household composition, but may wait until the anniversary date (January 1) to recertify the household so that any future recertifications for tax credit purposes and Section 8 are due at the same time.

EXAMPLE 2: Rural Economic & Community Development (RECD) Rental Assistance

Unit 102 receives RECD rental assistance. Tenant 102 is certified and enters a lease on January 1, 2000. Tenant 102 wishes to move another person into the unit on October 1, 2000. The RECD office which is providing the rental assistance is required to recertify the unit as of October 1, 2000 to reflect the change in household composition. For purposes of the RECD program, this date now becomes the annual re-certification date.

Therefore, the owners of tax credit units that are receiving RECD rental assistance payments should recertify the unit for tax credit program purposes at the same time as their RECD certification so that future recertifications for both programs are due at the same time.

Rehabilitation Projects and Acquisition/Rehab Projects

When a development that is currently participating in another low-income program chooses to apply for tax credits under the LIHTC program also (often this is done to help finance a rehabilitation project), all existing residents must meet tax credit program qualifications just as if they were moving in for the first time. No one "automatically" qualifies for residency in a tax credit development. The owner may place a renovated building in service once he has spent at least \$3000 per unit (as required by the Agency QAP) and the units are ready for occupancy. Documentation of a tenant's eligibility under LIHTC program rules must be dated within 90 days of his unit's placed-in-service date or of his move-in date, whichever is later.

Qualifying residents is even more complicated when a development becomes an acquisition and rehabilitation project receiving tax credits. Sometimes tax credit allocations for acquisition and allocations for rehabilitation must be treated as separate projects; if so, tenants must qualify for BOTH phases as if they were moving in. The project's management staff should explain to their residents that they will need to be re-qualified for residency and that the process may need to be done more than once. If the property management staff performs income verifications and certifications within 90 days of BOTH the acquisitions placed-in-service date and the rehab placed-in-service date (or move-in date, whichever is later), this process can be done just once.



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PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

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FORMS & INSTRUCTIONS

**Compliance Monitoring Plan
Qualified Allocation Plan 2004**

OWNER'S CERTIFICATE OF CONTINUING PROGRAM COMPLIANCE

To: PUERTO RICO HOUSING OF FINANCE AUTHORITY

Certification Dates:	From: January 1, 20__	To: December 31, 20__		
Project Name:			Project No.:	
Project Address:			City:	
Tax ID # of Ownerchip			Zip code:	

No buildings have been Placed in Service
 At least one building has been placed in service but owner elects to begin credit period in the following year. If either of the above applies, please check the appropriate box, and proceed to page to sign and date this form.

The undersigned _____ on behalf of _____ (the "owner"), hereby certifies that:

- 1- The project meets the minimum requirements of: (check one)
 - 20 - 50 test under Section 42(g)(1)(A) of the Code
 - 40 - 60 test under Section 42(g)(1)(B) of the Code
 - 15 - 50 test for "deep rent-skewed" projects under Section 42(g)(4) and 142(d)(4)(B) of the Code

- 2- There has been no change in the applicable fraction (as defined in Section 42©(1)(B) of the Code) for any building in the project:
 - NO CHANGE CHANGE

If "Change", the applicable fraction to be reported to the IRS for each building in the project for the certification year on page 3:

- 3- The owner has received an annual Tenant Income Certification from each low-income resident and documentation to support that certification, or the owner has a re-certification waiver letter from the IRS in good standing, has received an annual Tenant Income Certification from each low-income resident, and documentation to support the certification at their initial occupancy.
 - YES NO

- 4- Each low-income unit in the project has been rent-restricted under Section 42(g)(2) of the Code:
 - YES NO

- 5- All low-income units in the project has been for use by the general public and used on non-transient basis (except for transitional housing for the homeless provided under Section 42(I)(3)(B)(iii) of the Code):
 - YES NO HOMELESS

- 6- No finding of discrimination under the Fair Housing Act, 42 U.S.C. 3601-3619, has occurred for this project. A finding of discrimination includes an adverse final decision by the Secretary of Housing and Urban Development (HUD), 24 CFR 180.680, an adverse final decision by equivalent state or local fair housing agency, 42U.S.C. 3616a(a)(1), or an adverse judgement from a federal court:
 - NO FINDING FINDING

- 7- Each building in the project is and has been suitable for occupancy, taking into account local health, safety, and building codes(or other hability standards), and the state or local government unit responsible for making building code inspections did not issue a report of a violation for any building or low income unit in the project.
 - YES NO

If "No", status nature of violation on page 3 and attach a copy of the violation report as required by 26 CFR 1.42-5 and any documentation of correction.

- 8- There has been no change in the eligible basis (as defined in section 42(d) of the Code) of any building in the project since last certification submission:
 - NO CHANGE CHANGE

If " change", state nature of change (e.g. a common area has become commercial space, a fee is now charged for a tenant facility formerly provided without charge, or the project owner has received federal subsidies with respect to the project project which had not been disclosed to the allocation authority in writing) on page 3:

- 9- All tenant facilities, included in the eligible basis under Section 42(d) of the Code of any building in the project, such as swimming pools, other recreational facilities, parking areas, washer/dryer hookups, and appliances were provided on a comparable basis without charge to all tenants in the buildings:
 YES NO
- 10- If a low-income unit in the project has been vacant during the year, reasonable attempts were or are being made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units were or will be rented not having a qualifying income:
 YES NO
- 11- If the income of tenants of a low-income unit any building increased above the limit allowed in Section 42(g)(2)(D)(ii) of the code, the next available unit of comparable or smaller size in that building was or will be rented to residents having a qualifying income:
 YES NO
- 12- An extended low-income housing commitment as described in Section 42(h)(6) was in effect, including the requirement under section 42(h)(6)(B)(iv) that an owner cannot refuse to lease a unit in the project to an applicant because the applicant holds a voucher or certificate of eligibility under Section 8 of the United State Housing Act of 1937, 42 U.S.C. 1437s. Owner has not refused to lease a unit to an applicant based solely on their status as a holder of a Section 8 voucher and the project otherwise meets the provisions, including any special provisions, as outlined in the extended low-income housing commitment (not applicable to building with tax credits from years 1987-1989):
 YES NO N/A
- 13- The owner received its credit allocation from the portion of the state ceiling set-aside for a project involving "qualified non-profit organization" under Section 42(h)(5) of the code and its non-profit entity materially participated in the operation of the development within the meaning of Section 469(h) of the Code.
 YES NO N/A
- 14- There has been no change in the ownership or management of the project:
 NO CHANGE CHANGE
 If "change", complete page 3 detailing the changes in ownership or management of the project.

Note: Failure to complete this form in its entirety will result in noncompliance with program requirements. In addition, any individual other than an owner or general partner of the project is not permitted to sign this form, unless permitted by the state agency.

The project is otherwise in compliance with the Code, including any Treasury Regulation, the applicable State Allocation Plan, and all other laws, rules and regulations. This certification and any attachments are made UNDER PENALTY OF PERJURY.

 (Ownership Entity)

By: _____

Title: _____

Date: _____

PLEASE EXPLAIN ANY ITEMS THAT WERE ANSWERED "NO", "CHANGE" OR "FINDING"

ON QUESTION 1-14

QUESTIONS #	Explanation

CHANGE IN OWNERSHIP OR MANAGEMENT
(to be completed ONLY if "CHANGE" marked for question 14 above)

TRANSFER OF OWNERSHIP

Date of change:	
Taxpayer ID Number:	
Legal Owner Name:	
General Partnership:	
Status of Partnership (LLC, etc):	

CHANGE IN OWNER CONTACT

Date of change:	
Owner contact:	
Owner contact Phone:	
Owner Contact Phone Fax:	
Owner Contact email:	

CHANGE IN MANAGEMENT CONTACT

Date of change:	
Management Co. Name:	
Management Co. Address:	
Management city, state, zip:	
Management Contact:	
Management Contact Phone:	
Management Contact Fax:	
Management Contact email:	

TENANT INCOME CERTIFICATION

Initial Certification
 Recertification
 Other

Effective Date _____
 Move-in Date _____
 MM/DD/YYYY

PART I - DEVELOPMENT DATA

Property Name: _____ County: _____ BIN#: _____
 Address: _____ Unit Number: _____ # Bedrooms _____

PART II - HOUSEHOLD COMPOSITION

HH-Mbr #	Last Name	First Name & Middle Initial	Relationship to Head of Household	Date of Birth MM/DD/YY	F/T Student (Y or N)	Social Security or Alien Reg.No
			HEAD			
1						
2						
3						
4						
5						
6						
7						

PART III - GROSS ANNUAL INCOME (USE ANNUAL AMOUNT)

HH-Mbr #	(A) Employment or Wages	(B) Social Security/Pensions	(C) Public Assistance	(D) Other Income
Total	\$ -	\$ -	\$ -	\$ -
Add totals from (A) through (D), above				TOTAL INCOME (E)
				\$ -

PART IV - INCOME FROM ASSETS

HH-Mbr #	(E) Type of Asset	(G) C/I	(H) Cash Value of Asset	(I) Annual Income from Asset
Total				
Column (H) if over \$ 5,000		Total \$ -	X 2.00 % =	(J) Imputed Income \$ -

Enter the greater of the total of column I, or J: imputed income **TOTAL INCOME FROM ASSETS (K)** \$ -
(L) Total Annual Household Income from all Sources [add (E) + (K)] \$ -

HOUSEHOLD CERTIFICATION SIGNATURES

The information on this form will be used to determine maximum income eligibility. I/ we have provided for each person(s) set forth in Part II acceptable verification of current anticipated annual income. I/ we agree to notify the landlord immediately upon any of the household moving out of the unit or any new member moving in. I/ we agree to notify the landlord immediately upon any member becoming a full time student. Under penalties of perjury, I/ we certify that the information presented in this certification is true and accurate to the best of my/ our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

Signature

(Date)

Signature

(Date)

Signature

(Date)

Signature

(Date)

PART V-DETERMINATION OF INCOME ELIGIBILITY

TOTAL ANNUAL HOUSEHOLD INCOME
FROM ALL SOURCES:
From item (L) on page 1

Household meets
Income Restriction
at:
 60 % 50 %
 40 % 30 %

RECERTIFICATION ONLY:
Current Income Limits X 140% :
\$ _____
Household Income exceeds X 140 %
Recertification:
 Yes No

Current Income Limit per Family Size: \$ _____

Household Income at move-in: \$ _____

Household Size at Move-in: _____

PART VI-RENT

Tenant Paid Rent : \$ _____
Utility Allowance: \$ _____

Rent Assistance: \$ _____
Other non-optional charges: \$ _____

GROSS RENT PER UNIT:
(Tenant paid rent plus utility Allowance
& other non-optional charges) \$

Unit Meets Rent Restriction at:
 60 % 50 % 40 % 30 % _____

Maximum Rent Limit for this unit: \$ _____

PART VII-STUDENT STATUS

ARE ALL OCCUPANT FULL TIME STUDENT ?
 Yes No

If yes, Enter student explanation *
(Also attach document)
Enter
1- 4

- * Student Explanation:
1. TANF assistance
 2. Job Training Program
 3. Single parent/dependant child
 4. Married/joint return

PART VIII- PROGRAM TYPE

Mark the program(s) listed below (a. through e.) for which this household's unit will be counted toward the property's occupancy requirements. Under each program marked, indicate the household's income status as established by this certification/recertification.

- | | | | | |
|--|--|--|--|---|
| <p>a. Tax Credit <input type="checkbox"/></p> <p>See part V above.</p> | <p>b. HOME <input type="checkbox"/></p> <p>Income Status</p> <p><input type="checkbox"/> <= 50 % AMGI</p> <p><input type="checkbox"/> <= 60 % AMGI</p> <p><input type="checkbox"/> <= 80 % AMGI</p> <p><input type="checkbox"/> OI **</p> | <p>c. Tax Exempt <input type="checkbox"/></p> <p>Income Status</p> <p><input type="checkbox"/> 50 % AMGI</p> <p><input type="checkbox"/> 60 % AMGI</p> <p><input type="checkbox"/> 80 % AMGI</p> <p><input type="checkbox"/> OI **</p> | <p>d. AHDP <input type="checkbox"/></p> <p>Income Status</p> <p><input type="checkbox"/> 50 % AMGI</p> <p><input type="checkbox"/> 80 % AMGI</p> <p><input type="checkbox"/> OI **</p> | <p>e. <input type="checkbox"/></p> <p>Income Status</p> <p><input type="checkbox"/> _____</p> <p><input type="checkbox"/> OI **</p> |
|--|--|--|--|---|

**Upon recertification, household was determined over-income (OI) according to eligibility requirements of the program(s) marked above.

Based on the representations herein and upon the proofs and documentation required to be submitted, the individual (s) named in part II of this Tenant Income Certification is/are eligible under the provisions of Section 42 of the Internal Revenue Code, as amended, and the Land use restriction. Agreement (if applicable), to live a unit in this project.

SIGNATURE OF OWNER/REPRESENTATIVE

DATE

INSTRUCTION FOR COMPLETING TENANT INCOME CERTIFICATION

This form is to be completed by the owner or an authorized representative.

Part I - Development Data

Check the appropriate box for Initial Certification (move-in), Recertification (annual recertification), or Other. If other designate the purpose of the recertification (I.e. a uni transfer, a change in household composition, or other state-required recertification).

- Move-in Date Enter the date the tenant has or will take occupancy of the unit.
- Effective Date Enter the effective date of the certification. For Move-in, this should be the move-in date. For annual recertification, this effective date should be no later than one year from the effective date of the previous (re) certification.
- Property Name Enter the name of the development.
- County Enter the county (or equivalent) in which the building is located.
- BIN # Enter the Building Identification Number (BIN) assigned to the building (from IRS Form 8609).
- Address Enter the address of the building.
- Unit Number Enter the unit number.
- # Bedrooms Enter the number of bedrooms in the unit.

Part II - Household Composition

List all occupants of the unit. State each household member's relationship to the head of household by using one of the following coded definition:

- | | | | |
|----|--------------------|----|-----------------------------|
| H- | Head of Household | S- | Spouse |
| A- | Adult co-tenant | O- | Other family member |
| C- | Child | F- | Foster child(ren)/ adult(s) |
| L- | Live-in- caretaker | N- | None of the above |

Enter the date of birth, student status and social security number or alien registration number for each occupant.

If there are more than 7 occupants, use an additional sheet of paper to list the remaining household members and attach it to the certification

Part III - Annual Income

See Handbook 4350.3 for complete instruction of verifying and calculating income, including acceptable forms of verification.

From the third party verification forms obtained from each income sources, enter the gross amount anticipated to be received for the twelve months from the effective date of the (re)certification. Complete a separate line for each income-earning member. List the respective household member number from Part II.

- Column (A) Enter the annual amount of wages, salaries, tips, commissions, bonuses, and other income from employment; distributed profits and/ or net income from a business.
- Column (B) Enter the annual amount of social security, Supplemental Security Income, pensions, military retirement, etc.
- Column (C) Enter the annual amount of income received from public assistance (I.e. TANF, general assistance, disability, etc.)

- Column (D) Enter the annual amount of alimony, child support, unemployment benefits, or any other income regularly received by the household.
- Row (E) Add the totals from column (A) through (D), above. Enter this amount.

Part IV - Income from Assets

See HUD Handbook 4350.3 for complete instructions on verifying and calculating income from assets, including acceptable forms of verification.

From the third party verification forms obtained from each asset source, list the gross amount anticipated to be received during the twelve months from the effective date of the certification. List respective household member number from Part II and complete a separate line for each member.

- Column (F) List the type of asset (I.e. checking account, saving account, etc.)
- Column (G) Enter C (for current, if the family currently owns or holds the assets), or I (for imputed family has disposed of the asset for less than fair market value within two years of the effective date of (re)certification).
- Column (H) Enter the cash value of the respective asset.
- Column (I) Enter the anticipated annual income from the asset (I.e., saving account balance multiplied by the annual interest rate).
- TOTALS Add the total of column (H) and Column (I), respectively.

If the total in Column (H) is greater than \$ 5,000 you must do an imputed calculation of asset income. Enter the total cash value, multiply by 2% and enter the amount in (J), imputed Income.

- Row (K) Enter the greater of the total in column (I) or (J)
- Row (L) Total Annual Household Income from all sources Add (E) and (K) and enter the total

HOUSEHOLD CERTIFICATION AND SIGNATURES

After all verification of income and/ or assets have been received and calculated, each household member age 18 and older must sign and date the Tenant Income Certification. For move-in, it is recommended that the Tenant Income Certification be signed earlier than 5 days prior to the effective date of the certification.

Part V - Determination of Income Eligibility

- Total Annual Household Income from all sources Enter the number from item (L)
- Current Income Limit per Family Size Enter the current Move-in Income Limit for the household size.
- Household income at move-in Household size at move-in For recertification, only. Enter the household income from the move-in certification. On the adjacent line, enter the number of the household members from the move-in certification.
- Household meets Income Restriction Check the appropriate box for the income restriction that the household meets according to what is required by the set-aside(s) for the project.
- Current Income Limit X 140 % For recertification only. Multiply the Current Maximum Move-in Income Limit by 140 % and enter the total. Below, indicate whether the household income exceeds that total. If the gross Annual Income at recertification is greater than 140 % of the current income limit, then the available unit rule must be followed.

Part VI - Rent

Tenant Paid Rent	Enter the amount the tenant pays toward rent (not including rent assistance payments such as section 8).
Rent Assistance	Enter the amount of rent assistance, if any.
Utility Allowance	Enter the utility allowance. If the owner pays all utilities, enter zero.
Other non-optional charges	Enter the amount of non-optional charges, such as mandatory garage rent, storage lockers, charges for services provided by the development, etc.
Gross Rent for Unit	Enter the total of Tenant Paid Rent Plus Utility Allowance and other non-optional charges.
Maximum Rent Limit for this unit	Enter the maximum allowable gross rent for the unit.
Unit Meets Rent Restriction at	Check the appropriate rent restriction that the unit meets according to what is required by the set-aside(s) for the project.

Part VII - Student Status

If all household members are full time* students, check "yes". If at least one household member is not a full time student, check "no".

If "yes" is checked, the appropriate exemption must be listed in the box to the right. If none of the exemptions apply, the household is ineligible to rent the unit.

* Full time is determined by the school the student attends.

Part VIII - Program Type

Mark the program(s) for which this household's unit will be counted toward the property's occupancy requirements. Under each program marked, indicate the household's income status as established by this certification/recertification. If the property does not participate in the HOME, Tax-Exempted Bond, Affordable Housing Disposition, or other housing program, leave those sections blank.

Tax Credit	See Part V above.
Home	If the property participates in the Home program and the unit this household will count toward the HOME program set-asides, mark the appropriate box indicating the household's designation.
Tax Exempt	If the property participates in the Tax Exempt Bond program, mark the appropriate box indicating the household's designation.
ADHP	If the property participates in the Affordable Housing Disposition Program (ADHP), and this household's unit will count toward the set-aside requirements, mark the appropriate box indicating the household's designation.
Other	If the property participates in any other affordable program, complete the information as appropriate.

SIGNATURE OF THE OWNER/ REPRESENTATIVE

Is it the responsibility of the owner or owner's representative to sign and date document immediately following executing by the residents.

The responsibility of the documentation and determining eligibility (including completing and signing the Tenant Income Certification form) and ensuring such documentation is kept in the tenant file is extremely important and should be conducted by someone well trained in tax credit compliance.

These instructions should not be considered as a complete guide on tax credit compliance. The responsibility for compliance with federal regulations lies with the owner of the building(s) for which the credit is allowable.

EMPLOYMENT VERIFICATION

THIS SECTION TO BE COMPLETED BY MANAGEMENT AND EXECUTED BY TENANT

To: (Name & address of employer)

Date:

RE: Applicant/Tenant name

Social Security Number

Unit # (if assigned)

I hereby authorize release of my employment information.

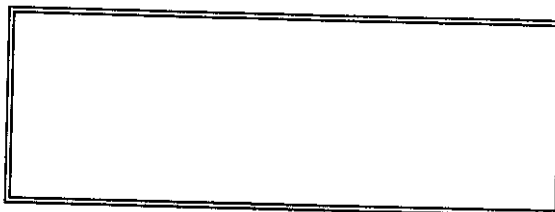
Signature applicant/Tenant

Date

The individual named directly above is an applicant/tenant of a housing program that requires verification of income. The information provided will remain confidential to satisfaction of that stated purpose only. Your prompt response is crucial and greatly appreciated.

Project Owner/ Management

Return Form To:



THIS SECTION TO BE COMPLETED BY EMPLOYER

Employer Name: Job Title:

Presently Employed: Yes [] No [] Date First Employed: Last Day of Employment:

Current Wage/Salary: \$ (Mark one) [] hourly [] weekly [] bi-weekly [] semi-monthly [] monthly [] yearly [] Other

Average # of regular hours per week: Year-to-date earnings: \$ through

Overtime Rate: \$ per hour Average # of overtime hours per week:

Shift Differential Rate: \$ per hour Average # of shift differential hour per week:

Commissions, bonuses, tips, other: \$ (Mark one) [] hourly [] weekly [] bi-weekly [] semi-monthly [] monthly [] yearly [] Other

List any anticipated change in the employee's rate of pay within the next 12 month: Effective Date:

If the employee's work is seasonal or sporadic, please indicate the layoff period(s):

Additional remarks:

Employer's Signature

Employer's Printed Name

Date

Employer [Company] Name and Address

Phone #

Fax #

e-mail

NOTE: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency of the United State as any matter within its jurisdiction.

STUDENT VERIFICATION

THIS SECTION COMPLETED BY MANAGEMENT AND EXECUTED BY STUDENT

This student verification is being delivered in connection with the undersigned's eligibility for residency in the following apartment:

Project Name: _____

Building Address: _____

Unit Number if assigned: _____

I hereby grant disclosure of the information requested below from _____
Name of Educational Institution

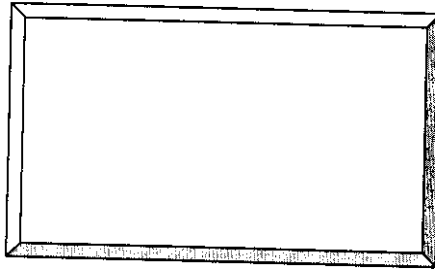
Signature _____

_____ Date

Printed Name _____

_____ Student ID #

Return Form to:



THIS SECTION TO BE COMPLETED BY EDUCATIONAL INSTITUTION

This above-named individual has applied for residency or is currently residing in housing that requires verification of student status. Please provide the information requested below:

Is the above-named individual a student at this educational institution? YES NO

If so, part-time or full time? PART-TIME FULL -TIME

If full-time, the date the student enrolled as such: _____

Expected date of graduation: _____

I hereby certify that the information supplied in this section is true and complete to the best of my knowledge.

Signature: _____

Date: _____

Print your name: _____

Tel.#: _____

Title: _____

Educational Institution: _____

NOTE: Section 1001 of Title 18 of the U.S. Code makes it criminal offense to make willful false statements or misrepresentation to any Department or Agency of the United States as to any matter within its jurisdiction.

CERTIFICATION OF ZERO INCOME

(To be completed by adult household members only, if appropriate.)

Household Name: _____ Unit No. _____

Development Name: _____ City: _____

1. I hereby certify that I do not individually receive income from any of the following sources:
 - a. Wages from employment (including commissions, tips, bonuses, fees, etc.);
 - b. Income from operation of a business;
 - c. Rental income from real or personal property;
 - d. Interest or dividends from assets;
 - e. Social Security payments, annuities, insurance policies, retirement funds, pensions, or death benefits;
 - f. Unemployment or disability payments;
 - g. Public assistance payment;
 - h. Periodic allowances such as alimony, child support, or gifts received from persons not living in my household;
 - i. Sales from self-employed resources (Avon, Mary Kay, Shaklee, etc.)
 - j. Any other source not named above.

2. I currently have no income of any kind and there is no imminent change expected in my financial status or employment status during the next 12 months.

3. I will be using the following sources of funds to pay for rent and other necessities:

Under penalty of perjury, I certify that the information presented in this certification is true and accurate to the best of my knowledge. The undersigned further understand(s) that providing false representations herein constitutes an act of fraud. False misleading or incomplete information may result in the termination of a lease agreement.

Signature of Applicant/Tenant

Printed Name of Applicant/Tenant

Date

UNDER \$ 5,000 ASSET CERTIFICATION

For households whose combined net assets do not exceed \$ 5,000. Complete only one form per household; include assets of children.

Household Name: _____ Unit No. _____
Development: _____ City: _____

Complete all that apply from 1 through 4:

1. My/our assets include:

Table with 8 columns: (A) Cash Value, (B) Int. Rate, (A*B) Annual Income, Source, (A) Cash Value, (B) Int. Rate, (A*B) Annual Income, Source. Rows include Saving Account, Cash on hand, Certificates of deposit, Stocks, IRA Accounts, Keogh Accounts, Equity in Real Estate, Lump Sum Receipts, Life Insurance Policies, Other Retirement/Pension Funds, and Personal property held as an investment.

PLEASE NOTE: Certain funds (e.g. Retirement, Pension, Trust) may or may not be (fully) accessible to you. Include only amounts which are.

* Cash value is defined as market value minus the cost of converting the asset to cash, such as broker's fees, settlement cost, outstanding loans, early withdrawal penalties, etc.

** Personal Property held as an investment may include, but is not limited to, gem or coin collections, arts, antique cars, etc.. Do not include necessary personal property such as, but not necessarily limited to, household furniture, daily-use autos, clothing, assets of an active business, or special equipment for use by the disabled.

- 2 [] Within the past two years, I/we have sold given away assets... for more than \$1,000 below their fair market value (FMV)...
3 [] I/we have not sold or given away asset... for less than fair market value during the past two (2) years.
4 [] I/we do not have any assets at the time.

The net family assets(as defined in 24 CFR 813.1020 above do not exceed \$ 5,000 and the annual income from the net family assets is \$. _____ This amount is included in total gross annual income.

Under penalty of perjury, I/we certify that the information presented in this certification is true and accurate to the best of my/our knowledge the undersigned further understand(s) that providing false representation herein constitutes an act of fraud.

Applicant/Tenant _____ Date _____ Applicant/Tenant _____ Date _____

**INCOME VERIFICATION
FOR TENANTS WITH SECTION 8 CERTIFICATES OR VOUCHERS**

TO:

FROM:

_____ has applied for residency in / is a resident of unit _____
of _____, a low Income Housing Tax Credit development. As part of
our processing, we must obtain verification of households anticipated **gross** annual income.

Number occupants: _____

Number bedrooms: _____

Move-in

Re-certification

Permission by: _____
(Applicant Signature)

(Date)

Under section 42(g) of the Internal Revenue Code (as amended) and the Low Income Housing Tax Credit Program, the anticipated gross annual household income for the above referenced household cannot exceed \$ _____, the applicable income limit for this unit. The applicant has reported an anticipated annual household income of \$ _____.

Please complete the section below and return this form in the enclosed self-addressed, stamped envelope or fax it back to my office at _____. Thank you in advance for your prompt attention.

Sincerely, _____
Apartment Manager

The following is to be completed by the public housing authority:

The combined anticipated **gross** annual household income of the tenants in the above referenced unit does not exceed the applicable income limit under section 42 (g) of the Internal Revenue Code, as amended.

Anticipated Gross Annual Income stated above _____ agrees/ _____ Does not agree with our record.

(Signature)

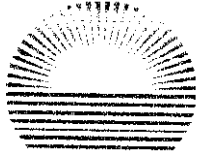
(Date)

(Phone #)

(Printed Name)

(Title)

The Low Income Housing Tax Credit Program is a Federal low-income rental housing program governed by the Internal Revenue Service. Section 42 of the Internal Revenue Code requires owners to determine annually the income eligibility of all tenants occupying tax credit units.

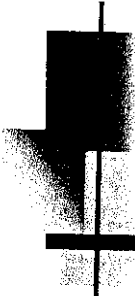


GDB

PUERTO RICO HOUSING FINANCE AUTHORITY

Subsidiary of the Government Development Bank For Puerto Rico

COMMONWEALTH OF PUERTO RICO



ANNEX N

Qualified Allocation Plan 2004

ANNEX N: GLOSSARY

- ACCEPTED UNITS:** (AS. NOTED ON THE LIHTC QUARTERLY STATUS REPORT) (FORM TC-92 CM1). UNITS FOR WHICH CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.
- AGENCY:** PUERTO RICO HOUSING FINANCE AUTHORITY, AS DESIGNATED STATE CREDIT AGENCY FOR THE COMMONWEALTH OF PUERTO RICO.
- ANNUAL INCOME:** TOTAL INCOME ANTICIPATED TO BE RECEIVED BY A TENANT FROM ALL SOURCES INCLUDING ASSETS FOR THE COMING YEAR.
- ANNUAL HOUSEHOLD INCOME:** A REVIEW OF ALL PERSONS WHO INTEND TO PERMANENTLY RESIDE IN A UNIT. THE ANNUAL INCOME IS DEFINED AS INCOME AS OF THE DATE OF OCCUPANCY FOR THE COMING YEAR.
- ANNUAL MANAGEMENT REVIEW:** A REVIEW OF A PROJECT MADE ANNUALLY BY THE AGENCY, WHICH INCLUDES AN EXAMINATION OF RECORDS, A REVIEW OF OPERATING PROCEDURES, AND A VISUAL INSPECTION OF THE PROJECT.
- APPLICATION:** FORM COMPLETED BY A PERSON OR FAMILY SEEKING RENTAL OF A UNIT IN A PROJECT. AN APPLICATION SHOULD BE IN A FORM APPROVED BY THE AGENCY AND SHOULD SOLICIT SUFFICIENT INFORMATION SO AS TO DETERMINE THE APPLICANT'S ELIGIBILITY AND COMPLIANCE WITH FEDERAL AND AGENCY GUIDELINES.
- ASSETS:** ITEMS OF VALUE, OTHER THAN NECESSARY PERSONAL ITEMS, WHICH ARE CONSIDERED IN DETERMINING THE ELIGIBILITY OF A HOUSEHOLD.
- ASSET INCOME:** THE AMOUNT OF MONEY RECEIVED BY A HOUSEHOLD FROM ITEMS OF VALUE AS DEFINED.
- AWARD OR BENEFIT LETTER:** NOTIFICATION OF INCOME FORM, WHICH IS COMPLETED BY THE AGENCY OR COMPANY PROVIDING BENEFITS TO TENANTS. SUCH INCOME WOULD INCLUDE SOCIAL SECURITY, PENSION, SUPPLEMENTARY SECURITY INCOME (SSI) OR DISABILITY INCOME.
- CERTIFICATION YEAR:** THE 12-MONTH PERIOD BEGINNING ON THE DATE THE UNIT IS FIRST OCCUPIED AND EACH 12-MONTH PERIOD COMMENCING ON THE SAME DATE THEREAFTER.
- COMPLETION CERTIFICATE:** THE DEVELOPER'S STATEMENT, FURNISHED TO THE AGENCY THAT THE ACQUISITION AND CONSTRUCTION OR SUBSTANTIAL REHABILITATION OF THE PROJECT HAS BEEN SUBSTANTIALLY COMPLETED.
- COMPLETION DATE:** THE SPECIFIED DATE ON WHICH A PROJECT IS COMPLETED AS SET FORTH IN THE COMPLETION CERTIFICATE.
- COMPLIANCE:** THE ACT OF MEETING THE REQUIREMENTS AND CONDITIONS SPECIFIED UNDER THE LAW AND THE LIHTC PROGRAM REQUIREMENTS.

COMPLIANCE TRAINING CONFERENCE: A MEETING HELD BY THE AGENCY OR THE MONITORING AGENT WITH THE OWNER/DEVELOPER AND/OR REPRESENTATIVE AND MANAGEMENT STAFF, IF POSSIBLE, WITHIN 45 DAYS OF RECEIPT OF A FINAL TAX CREDIT ALLOCATION TO REVIEW FEDERAL STATE LAW AGENCY POLICIES AND REPORTING PROCEDURES FOR THE LIHTC PROGRAM.

CURE PERIOD: A REASONABLE TIME AS DETERMINED BY THE AGENCY FOR AN OWNER TO CORRECT ANY VIOLATIONS WHICH HAVE RESULTED IN DEFAULT UNDER THE LAND USE RESTRICTION AGREEMENT.

CURRENT ANTICIPATED INCOME: GROSS INCOME AS OF THE DATE OF OCCUPANCY THAT IS EXPECTED TO BE RECEIVED BY THE TENANT OR TENANTS FOR THE UPCOMING TWELVE MONTHS.

DEVELOPER: ANY INDIVIDUAL, ASSOCIATION, CORPORATION, JOINT VENTURE OR PARTNERSHIP, WHICH IS A SPONSOR OF A LIHTC PROJECT.

DISCREPANCY LETTER: LETTER SENT BY THE AGENCY OR THE COMPLIANCE MONITORING AGENT TO THE PROJECT MANAGER, MANAGEMENT COMPANY AND/OR OWNER/DEVELOPER LISTING ANY DISCREPANCIES NOTED ON A PARTICULAR QUARTERLY STATUS REPORT (FORM TC-92 MC1) AND ANNUAL REPORT, OR AN ANNUAL MANAGEMENT REVIEW.

EARNED INCOME TAX CREDIT: INCOME IN THE FORM OF A TAX CREDIT GIVEN TO FAMILIES WITH BOTH A DEPENDENT AND ANNUAL EMPLOYMENT INCOME OF LESS THAN THE AMOUNT SPECIFIED ON THE EARNED INCOME CREDIT TABLE ISSUED BY THE INTERNAL REVENUE SERVICE. IT IS COUNTED AS INCOME ONLY TO THE EXTENT THAT IT EXCEEDS TAX LIABILITY.

EFFECTIVE TERM OF VERIFICATION: NOT TO EXCEED 120 DAYS. A VERIFICATION IS VALID FOR 90 DAYS, AND MAY BE UPDATED ORALLY FOR AN ADDITIONAL 30 DAYS. VERIFICATION MUST BE WITHIN THE EFFECTIVE TERM AT TIME OF TENANT'S INCOME CERTIFICATION.

ELIGIBLE PERSON: ONE OR MORE PERSONS OR A FAMILY DETERMINED TO BE OF VERY LOW-INCOME.

EMPLOYMENT INCOME: WAGES, SALARIES, TIPS, BONUSES, OVERTIME PAY, OR OTHER COMPENSATION FOR PERSONAL SERVICES FROM A JOB.

EVENT OF NONCOMPLIANCE: OCCURS WHEN THE DEVELOPER FAILS IN THE PERFORMANCE OF COMPLIANCE OBLIGATIONS.

FAIR MARKET VALUE: AN AMOUNT, WHICH REPRESENTS THE TRUE VALUE AT WHICH PROPERTY, WOULD BE SOLD ON THE OPEN MARKET.

GROSS INCOME - SEE ANNUAL HOUSEHOLD INCOME

HOUSEHOLD: THE INDIVIDUAL, FAMILY, OR GROUP OF INDIVIDUALS LIVING TOGETHER AS A UNIT.

IMPUTED INCOME (FROM ASSETS): THE ESTIMATED EARNING POTENTIAL OF ASSETS HELD BY A TENANT USING THE POTENTIAL EARNING RATE ESTABLISHED BY HUD. THE CURRENT RATE IS PROVIDED BY THE AGENCY IN ITS INSTRUCTIONS TO THE INCOME CERTIFICATION.

INCOME CERTIFICATION: DOCUMENT BY WHICH THE TENANT CERTIFIES HIS/HER INCOME, FOR THE PURPOSE OF DETERMINING WHETHER THE TENANT WILL BE OF VERY LOW-INCOME ACCORDING TO THE PROVISIONS OF THE LIHTC PROGRAM.

INCOME LIMITS: MAXIMUM INCOMES AS DEFINED BY THE AGENCY FOR PROJECTS GIVING THE MAXIMUM INCOME LIMITS PER UNIT FOR VERY LOW-INCOME (50% OR 60% OF MEDIAN) UNITS. THESE LIMITS WILL BE ADJUSTED PERIODICALLY BY THE AGENCY BASED ON MEDIAN FIGURES PROVIDED BY HUD.

INELIGIBLE PERSON: ONE OR MORE PERSONS OR A FAMILY WHO APPLY FOR RESIDENCY IN A SET-ASIDE VERY LOW-INCOME UNIT AND WHOSE COMBINED INCOME EXCEEDS THE CHOSEN INCOME LIMITATION (I.E., 50% OR 60% OF MEDIAN) OR SOMEONE LIVING IN A SET-ASIDE UNIT WHO IS NOT CERTIFIED OR UNDER LEASE.

LAND USE RESTRICTIVE COVENANTS AGREEMENT: THE AGREEMENT BETWEEN THE AGENCY AND THE DEVELOPER RESTRICTING THE USE OF THE PROJECT DURING THE TERM OF THE LIHTC COMPLIANCE PERIOD.

LEASE: THE LEGAL AGREEMENT BETWEEN THE TENANT AND THE OWNER WHICH DELINEATES THE TERMS AND CONDITIONS OF THE RENTAL OF A UNIT.

MANAGEMENT COMPANY: A FIRM SELECTED BY THE OWNER/DEVELOPER TO OVERSEE THE OPERATION AND MANAGEMENT OF THE PROJECT AND WHO ACCEPTS COMPLIANCE RESPONSIBILITY.

MANAGEMENT PLAN: PLAN, WHICH DELINEATES POLICIES UNDER WHICH A PROJECT WILL BE MANAGED SUCH AS OCCUPANCY STANDARDS, AND MAINTENANCE PLAN.

MEDIAN INCOME: A DETERMINATION MADE THROUGH STATISTICAL METHODS ESTABLISHING A MIDDLE POINT FOR DETERMINING INCOME LIMITS. MEDIAN IS THE AMOUNT THAT DIVIDES THE DISTRIBUTION INTO TWO EQUAL GROUPS: ONE GROUP HAVING INCOME ABOVE THE MEDIAN AND ONE GROUP HAVING INCOME BELOW THE MEDIAN.

MONITORING AGENT: THE AGENCY OR ITS DESIGNATE RESPONSIBLE FOR MONITORING THE OWNER/DEVELOPER'S COMPLIANCE WITH THE TERMS AND CONDITIONS SPECIFIED UNDER THE LAW AND THE LIHTC PROGRAM.

OWNER/DEVELOPER - SEE DEVELOPER

PERSONAL PROPERTY CONSIDERED AS ASSETS: PROPERTY HELD AS AN INVESTMENT (GEMS, JEWELRY, COIN COLLECTIONS, ANTIQUE CARS). NECESSARY ITEMS (SUCH AS CLOTHING, FURNITURE, CARS, ETC.) ARE NOT CONSIDERED AS ASSETS.

PROJECT: RENTAL HOUSING DEVELOPMENT RECEIVING A LIHTC ALLOCATION.

PRHFA: PUERTO RICO HOUSING FINANCE AUTHORITY (STATE CREDIT AGENCY)

REAL PROPERTY CONSIDERED AS ASSETS: OWNERSHIP IN BUILDINGS OR LAND.

SECTION 8 OF THE U. S. HOUSING ACT OF 1937, AS AMENDED: REGULATIONS USED IN DEFINING AND DETERMINING INCOME AS REQUIRED UNDER SECTION 103(B) (4) (A) OF THE INTERNAL REVENUE CODE OF 1954, AS AMENDED.

STUDENT - (FOR PURPOSES OF THE INCOME CERTIFICATION): ANY INDIVIDUAL WHO HAS BEEN, OR WILL BE, A FULL-TIME STUDENT AT AN EDUCATIONAL INSTITUTION WITH REGULAR FACILITIES AND STUDENTS, OTHER THAN CORRESPONDENCE SCHOOL, DURING FIVE MONTHS OF THE YEAR.

SUBSTANTIAL REHABILITATION PROJECTS: FOR PURPOSES OF THE LIHTC PROGRAM, PROJECTS IN WHICH THE GREATER OF 10 PERCENT OF THE ADJUSTED BASIS OF THE BUILDING OR \$3,000 PER LOW-INCOME SET-ASIDE UNITS IS EXPENDED FOR REHABILITATION PURPOSES.

TENANT: OCCUPANT OF A UNIT TO WHOM THE UNIT IS LEASED.

TENANT FILES: COMPLETE AND ACCURATE RECORDS PERTAINING TO EACH DWELLING UNIT, CONTAINING THE APPLICATION FOR EACH TENANT, VERIFICATION OF INCOME OF EACH TENANT, INFORMATION AS TO ASSETS, AN INCOME CERTIFICATION, AND LEASE. ANY AUTHORIZED REPRESENTATIVE OF THE AGENCY, THE COMPLIANCE MONITORING AGENT, THE DEPARTMENT OF TREASURY OR THE INTERNAL REVENUE SERVICE MAY BE PERMITTED ACCESS TO THESE FILES.

VERIFICATION: INFORMATION FROM A THIRD PARTY WHICH IS COLLECTED IN ORDER TO CORROBORATE THE ACCURACY OF INFORMATION CONCERNING INCOME PROVIDED BY APPLICANTS TO A PROJECT.

VERIFICATION REQUEST FORM: THE FORM USED BY MANAGEMENT TO REQUEST VERIFICATIONS OF INCOME FROM THE SOURCE OF THE INCOME. THE FORM MUST STATE THE PURPOSE OF THE REQUEST, INCLUDE A RELEASE STATEMENT BY THE APPLICANT, AND REQUEST THE FREQUENCY AND AMOUNT OF PAY.

• SOURCE: HOUSING TAX CREDITS 1991: STATE AGENCY ADMINISTRATION AND THE PRIVATE
AND NON-PROFIT SECTORS, PART VI, "STATE AGENCY MONITORING", PAGES VI-13,
THRU VI-16, MARCH 20-21, 1991.