



**FORM 0928A**  
**Section L**  
**Low Income Housing**

This information must be completed by any organization that indicated in Section I that it provides housing for low income persons.

<b>1.</b>	<b>Describe the type of housing your organization provides.</b>				
<b>2.</b>	<b>Explain how the public is made aware of your facility.</b>				
<b>3.</b>	<b>Describe each facility your organization operates.</b>				
<b>4.</b>	<b>Indicate whether residents at each facility rent or purchase housing.</b>				
<b>5.</b>	<b>Indicate the total number of residents each facility can accommodate.</b>				
<b>6.</b>	<b>Indicate the current number of residents at each facility.</b>				
<b>7.</b>	<b>Do you or will you contract with another organization to develop, build, market or finance your housing?</b>				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;"><b>Yes</b></td> <td style="width: 25%;"></td> <td style="width: 25%; text-align: center;"><b>No</b></td> <td style="width: 25%;"></td> </tr> </table>	<b>Yes</b>		<b>No</b>	
<b>Yes</b>		<b>No</b>			

	If yes, identify the entity, explain how it is selected, how the terms of contracts are negotiated at arm's length, and how your organization determines it will pay no more than fair market value for services provided.		
<b>8.</b>	<b>Do you or will you manage your activities or facilities through your own employees or volunteers?</b>		
	<b>Yes</b>		<b>No</b>
	If no, describe the activities that will be managed by others, the names of the persons or organizations that manage or will manage your activities or facilities, and how these managers were or will be selected. Explain the major terms of any contracts (or provide copies), how the contracts or other agreements were or will be negotiated, and explain how you determine you will pay no more than fair market value for services provided.		
<b>9.</b>	<b>Do you participate in any government housing programs?</b>		
	<b>Yes</b>		<b>No</b>
	If yes, describe the programs.		
<b>10.</b>	<b>Does your organization own the facility?</b>		
	<b>Yes</b>		<b>No</b>
	If no, explain from whom and on what basis you are leasing it.		

11.	<b>Describe who qualifies for your housing in terms of income levels or other criteria, and explain how you select persons for your housing.</b>		
12.	<b>In addition to rent or mortgage payments, do residents pay periodic fees or maintenance charges?</b>		
	<b>Yes</b>		<b>No</b>
	If yes, identify the fees, describe what they cover and how they are determined.		
13.	<b>Describe how your housing is made affordable to low income residents, specifically detailing how you satisfy the guidelines in Rev. Proc. 96-32, 1996-1 C.B. 717.</b>		
14.	<b>Do you impose any restrictions to make sure that your housing remains affordable to low-income residents?</b>		
	<b>Yes</b>		<b>No</b>
	If yes, describe these restrictions.		
15.	<b>Do you provide social services to residents?</b>		
	<b>Yes</b>		<b>No</b>
	If yes, describe these services.		

<b>16.</b>	<b>Please confirm whether you are providing a copy of your organization's admission application form.</b>		
	<b>Yes</b>		<b>No</b>
	If no, please explain why you are not providing a copy.		
<b>17.</b>	<b>Please confirm whether you are providing a copy of your organization's residency or homeownership contract or agreement.</b>		
	<b>Yes</b>		<b>No</b>
	If no, please explain why you are not providing a copy.		
<b>18.</b>	<b>Does or will your organization participate in any joint ventures?</b>		
	<b>Yes</b>		<b>No</b>
	If yes, list each joint venture and for each include your ownership percentage, the amount of your investment, the tax status of other participants, the activities of each joint venture, describe how you exercise control over the activities of each joint venture, and describe how each joint venture furthers your exempt purposes.		