

Annual Low-Income Housing Credit Agencies Report

2002

▶ Under section 42(i)(3) of the Internal Revenue Code

Name and address of housing credit agency	Employer identification number of agency
Check box if amended report . ▶ <input type="checkbox"/>	

Part I **Number of Attached Forms and Schedules**

1 Enter the number of attached Forms 8609 used to allocate credit in 2002.	1	
2 Enter the number of attached Forms 8609 for credits allocated prior to 2002 and credits attributable under section 42(h)(4) to projects financed by tax-exempt bonds	2	
3 Enter the number of attached Schedules A (Form 8610) reporting 2002 carryover allocations	3	
4 Total number of attached forms and schedules. Add lines 1, 2, and 3	4	

Part II **Reconciliation of Credit Ceiling and Allocations** (see instructions)

5a Enter the greater of (a) \$1.75 multiplied by the state's population or (b) \$2,000,000	5a	
b Enter the amount of the credit ceiling returned in 2002 from allocations made prior to 2002.	5b	
c Enter the amount, if any, allocated to the state from the 2002 National Pool	5c	
d Add lines 5a through 5c ▶	5d	
e Enter the unused state housing credit ceiling, if any, from the 2001 Form 8610, line 9.	5e	
f Total state housing credit ceiling for 2002. Add lines 5d and 5e	5f	
6a Enter the total dollar amount of credits from Forms 8609 used to allocate credit in 2002.	6a	
b Enter the total dollar amount of credits from Schedules A (Form 8610), line 5	6b	
c Total credits allocated during 2002. Add lines 6a and 6b (cannot exceed line 5f)	6c	
7 Enter the smaller of line 5e or line 6c	7	
8 Subtract line 7 from line 6c	8	
9 State's unused housing credit ceiling carryover to 2003. Subtract line 8 from line 5d	9	
10 Unused 2001 carryover assigned to 2003 National Pool. Subtract line 7 from line 5e	10	
11 Enter the total dollars allowed to projects financed by tax-exempt bonds (see instructions)	11	
12 Enter the state credit ceiling allocated to qualified nonprofit organizations (see instructions)	12	

Part III **Compliance With Low-Income Housing Requirements** (see instructions)

13 Does the state's qualified allocation plan in effect for 2002 include compliance monitoring procedures as required in section 42(m)(1)(B)(iii) and Regulations section 1.42-5(a)(2), including monitoring for habitability standards through regular site visits? (If "No," attach an explanation.)		<input type="checkbox"/> Yes <input type="checkbox"/> No
14 Has the housing credit agency, for 2002 (or its most recent 12-month operating period), complied with all applicable requirements under the compliance monitoring procedures in its qualified allocation plan? (If "No," attach an explanation.)		<input type="checkbox"/> Yes <input type="checkbox"/> No
15 Has the housing credit agency, for 2002 (or its most recent 12-month operating period), complied with the requirements of its monitoring procedures to fulfill its notification of noncompliance responsibilities under Regulations section 1.42-5(e)? (If "No," attach an explanation.)		<input type="checkbox"/> Yes <input type="checkbox"/> No
16a Enter the number of projects that are subject to monitoring for which all buildings were placed in service before 2001	16a	
b Enter the number of projects on line 16a that have had on-site inspections of all buildings in the last 3 calendar years	16b	
c Enter the number of projects on line 16a for which at least 20% of the low-income units have been inspected and reviewed in the last 3 calendar years as required by Regulations section 1.42-5(c)(2)(ii)(B)	16c	
17a Enter the number of projects for which the last building was placed in service in 2001	17a	
b Enter the number of projects on line 17a for which all buildings have had on-site inspections	17b	
c Enter the number of projects on line 17a for which at least 20% of the low-income units have been inspected and reviewed as required by Regulations section 1.42-5(c)(2)(ii)(A)	17c	

Under penalties of perjury, I declare that I have examined this report and accompanying forms, schedules, binding agreements, and election statements, and other attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

..... Signature of Authorizing Official Print Name and Title Date
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

A Change To Note

The population component of the state housing credit ceiling for 2002 is the greater of \$1.75 times the state's population or \$2,000,000.

Purpose of Form

Housing credit agencies use Form 8610 to transmit **Forms 8609**, Low-Income Housing Credit Allocation Certification, Schedules A (Form 8610), and applicable section 42(b)(2)(A)(ii) binding agreements and election statements to the IRS. Form 8610 is also used to report the dollar amount of housing credits allocated during the calendar year. The housing credit agency must not allocate more credits than it is authorized to allocate during the calendar year.

Generally, the state housing credit ceiling for any state is the sum of:

1. The larger of \$2,000,000 or \$1.75 multiplied by the state's population,
2. The amount of state housing credit ceiling returned in 2002 from allocations made prior to 2002,
3. The amount, if any, allocated to the state from the National Pool, **plus**
4. The unused state housing credit ceiling, if any, for 2001.

See Regulations section 1.42-14 for more information.

Who Must File

Any housing credit agency authorized to make an allocation of the credit (even if no credit is actually allocated) on a Form 8609 or carryover allocation on a Schedule A (Form 8610) to an owner of a qualified low-income building during the calendar year must complete and file Form 8610. In states with multiple housing credit agencies (including states with constitutional home rule cities), the agencies must coordinate and file one Form 8610.

If a housing credit agency has granted any project relief for carryover allocations discussed in section 5 of Rev. Proc. 95-28, 1995-1 C.B. 704, the agency must attach to Form 8610 a list of the projects for which it has approved relief. The housing credit agency should list only those projects that had received its approval of the carryover allocation relief since the agency last filed Form 8610.

The housing credit agency must keep a copy of Form 8610 and any Schedules A (Form 8610) (including any amended Form 8610 or Schedules A (Form 8610)) for its records.

When To File

File the 2002 Form 8610 with accompanying Forms 8609 (with only Part I completed), Schedules A (Form 8610), and applicable binding agreements and election statements by February 28, 2003.

Where To File

File Form 8610 and attached forms, schedules, agreements, and statements with the **Internal Revenue Service, Philadelphia, PA 19255**.

Penalty

The \$100 penalty under section 6652(j) applies to any failure to file Form 8610 when due.

Specific Instructions

Note: *The primary housing credit agency may rely on information provided by any constitutional home rule city or local housing credit agency under Regulations section 1.42-1T(c)(3) or (4).*

Please attach forms in this order: Form 8610 on top, followed by Forms 8609, Schedules A (Form 8610), applicable binding agreements and election statements, and the listing of projects for which you have approved relief for carryover allocations.

Amended Report

If this is an amended Form 8610, check the "amended report" box. Use the same version of the form that was originally filed (i.e., a 2002 Form 8610 to amend the 2002 report, a 2001 Form 8610 to amend the 2001 report, etc.).

Complete only those lines that are being amended by entering the correct information. Attach any additional documentation to explain why an amended Form 8610 is being filed.

Part I

Line 1

Enter the total number of Forms 8609 attached to this Form 8610 that were used to allocate credit during 2002. **Do not** include Forms 8609 issued to taxpayers that reflect credit allocations made prior to 2002 on section 42(h)(1)(E) or 42(h)(1)(F) carryover allocation documents.

Line 2

Enter the total number of Forms 8609 attached to this Form 8610 for:

- Credit allocations made prior to 2002 on section 42(h)(1)(E) or 42(h)(1)(F) carryover allocation documents and
- Credits attributable to projects financed by tax-exempt bonds subject to volume cap under section 42(h)(4).

Part II

Line 5a

A state's population is determined according to section 146(j). See Notice 2002-13, 2002-8 I.R.B. 547, for applicable population figures.

Line 5b

Do not include on this line allocations made and returned in the same year.

Line 5c

Enter the "Amount Allocated," if any, for your state in Rev. Proc. 2002-56, 2002-36 I.R.B. 483.

Line 5f

This is the state housing credit ceiling available for allocations during 2002.

Caution: *Not more than 90% of the amount on this line may be allocated to projects other than qualified low-income housing projects described in section 42(h)(5)(B).*

Lines 6a and 6b

Enter on the applicable line the dollar amount actually allocated during 2002. **Do not** include the following.

- Credits allowed to tax-exempt bond financed projects under section 42(h)(4) which do not count against the total state housing ceiling authorized on line 5f. Report these amounts on line 11.
- Amounts allocated and returned during the year, unless such amounts are reallocated by the close of the year.

On line 6a, enter the total amounts reported on all Forms 8609, Part I, line 1b, that are included on line 1 of this Form 8610. On line 6b, enter the total amounts reported as carryover allocations that are included on line 3 of this Form 8610.

Line 11

Enter the total credit dollars allowed under section 42(h)(4) to projects financed by tax-exempt bonds.

Line 12

Enter the total housing credit dollar amount allocated during 2002 from line 5f to qualified nonprofit organizations under section 42(h)(5).

Part III

Line 16a

Do not include buildings whose 15-year compliance period ended before 2001 or buildings no longer subject to compliance monitoring. Include buildings financed by the Rural Housing Service and buildings financed with tax-exempt bonds.

Lines 16b and 16c

Take into account all the projects included on line 16a. See Regulations section 1.42-5(c)(2)(ii)(B) for details. Include buildings inspected by the Rural Housing Service under Regulations section 1.42-5(d)(3).

Line 17a

Only include projects for which the last building was placed in service in 2001. Include buildings financed by the Rural Housing Service and buildings financed with tax-exempt bonds.

Lines 17b and 17c

Take into account all the projects included on line 17a. See Regulations section 1.42-5(c)(2)(ii)(A) for details. Include buildings inspected by the Rural Housing Service under Regulations section 1.42-5(d)(3).

Paperwork Reduction Act Notice. We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file the following forms will vary depending on individual circumstances. The estimated average times are:

	Form 8610	Sch. A (Form 8610)
Recordkeeping	8 hr., 51 min.	2 hr., 52 min.
Learning about the law or the form	1 hr., 59 min.	24 min.
Preparing and sending the form to the IRS	2 hr., 13 min.	27 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making these forms simpler, we would be happy to hear from you. You can write to the Tax Forms Committee, Western Area Distribution Center, Rancho Cordova, CA 95743-0001. **Do not** send these forms to this address. Instead, see **Where To File** on page 2.

