

Private Letter Ruling 9015059, IRC Section 42

TEN-YEAR HOLDING PERIOD REQUIREMENT WAIVED.

A partnership plans to acquire a federally assisted low-income housing project from another partnership. The acquiring partnership has signed a real estate purchase agreement to acquire the units in the project by assuming the mortgage indebtedness. It will place the units in service as low-income rental housing. The partnership has been informed that the project is a "troubled project" by the Farmers' Home Administration.

The Service has waived the 10-year holding period requirement under section 42(d)(2)(B)(ii) with respect to the partnership's proposed acquisition of the project. The Service reasoned that the buildings in the project are federally assisted buildings under section 42(d)(6)(B)(iii). The Service added that the requirements of temporary regulation section 1.42-2T had been satisfied.

Date: January 17, 1990

Dear \*\*\*

This letter responds to your letter of November 10, 1989, and subsequent correspondence submitted on behalf of the Partnership by the Partnership's authorized representative in which you, as general partners of the Partnership, ask for a private letter ruling that will waive the 10-year holding period requirement for federally- assisted low-income housing projects in section 42(d)(2)(B)(ii) of the Internal Revenue Code with respect to the proposed acquisition of the Project under the authority of the exception provided in section 42(d)(6)(A)(i).

The following relevant representations have been submitted for consideration:

The Project consists of a apartment units housed in b buildings, located in City N. The Project was most recently placed in service by P on t1. Federal assistance for the Project was provided by the Farmers' Home Administration (FmHA) under section 515 of the Housing Act of 1949. The original date of the Project's construction was t3.

P currently owns the Project, but the Partnership of which L and M are the general partners will acquire the Project. Therefore, on t2 the Partnership signed a "Real Estate Purchase Agreement" to acquire the a units in the Project by assuming the mortgage indebtedness of P. The Partnership proposes to place the units in service as low income rental housing. The total consideration to be paid by the Partnership for the Project is \$c. This amount includes the approximate outstanding FmHA mortgage of \$d and a cash payment of \$e. The present mortgagor is P, and FmHA is the mortgagee. The Partnership will assume that mortgage on closing. You have certified that the acquisition is to be by purchase as defined in section 179(d)(2) of the Code.

The Partnership has been informed that the Project is a "troubled project" by the National Office of FmHA Multiple Family Housing Servicing and Property Management Division. Such certification has also been furnished to the Internal Revenue Service.

You have made the following representations with respect to the Project.

(1) The a units in the Project were not previously placed in service by the Partnership, or by a person who was a related person (as defined in section 42(d)(2)(D)(iii)-(II) of the Code) with respect to the Partnership at the time the buildings were last placed in service;

(2) As of t2, the a units were "federally-assisted buildings" as defined in section 1.42-2T(c)(1) of the Temporary Income Tax Regulations.

(3) As of t2, federal mortgage funds with respect to the Project were at risk within the meaning of section 1.42-2T(c)(2) of the temporary regulations;

(4) There have been no nonqualified substantial improvements to the a units since they were last placed in service.

(5) No prior owner of the a units was allowed a low-income housing credit under section 42 of the Code for the buildings.

In connection with the proposed claim for the credit, you represent that all terms and conditions of section 42 and related sections of the Code will be met except for the 10-year holding period requirement provided by section 42(d)(2)(b)(ii), and the Partnership asks that this requirement be waived under the authority granted the Secretary of the Treasury by section 42(d)(6)(A)(i).

Section 42(d) of the Code provides rules for determining the eligible basis of a new or existing building, a factor used in computing the amount of credit earned. In the case of an existing building that meets certain requirements, the eligible basis consists of the building's acquisition cost plus rehabilitation expenditures incurred within a limited period of time. Section 42(d)(2)(B)(ii), however, requires that as of the date the building is acquired by the taxpayer at least 10 years must have elapsed since the later of the date the building was last placed in service or the date of the most recent nonqualified substantial improvement of the building.

Section 42(d)(6)(A) of the Code provides an exception to the 10- year holding period requirement of section 42(d)(2)(B)(ii) to the effect that on application by the taxpayer, the Secretary may waive this requirement with respect to any federally-assisted building if the Secretary (after consultation with the appropriate federal official) determines that such waiver is necessary --

(i) to avert an assignment of the mortgage secured by property in the project (of which such building is a part) to the Department of Housing and Urban Development or to the Farmers' Home Administration.

(ii) to avert a claim against a federal mortgage insurance fund (of such Department of Administration) with respect to a mortgage that is so secured.

Section 42(d)(6)(B)(iii) of the Code defines the term "federally-assisted building" as including any building that is substantially assisted, financed, or operated under section 8 of the United States Housing Act of 1937, section 221(d)(3) or 236 of the National Housing Act of 1934, or section 515 of the Housing Act of 1949.

Section 1.42-2T of the temporary regulations contains requirements that must be satisfied to permit the waiver referred to in section 42(d)(6)(A) of the Code. You have stipulated that the Partnership is in compliance with these requirements.

We have examined your representations and have determined that the buildings in the Project are federally-assisted buildings within the meaning of section 42(d)(6)(B)(iii) of the Code, and that the Project's transfer to the Partnership was approved by FmHA to avert foreclosure due to delinquencies and shortages in project accounts or to noncompliance with the terms and conditions of the real estate mortgage, and that the requirements of section 1.42-2T of the temporary regulations have been satisfied.

Based on your letter dated November 10, 1989, and subsequent correspondence, we rule as follows:

The 10-year holding period requirement under section 42(d)(2)(B)(ii) of the Code is waived with respect to the Partnership's proposed acquisition of the Project.

No opinion is expressed or implied regarding whether the Partnership's costs of acquisition and rehabilitation of the buildings in the Project will qualify otherwise for the low-income housing credit under section 42 of the Code.

This ruling is directed only to the Partnership who requested it. Section 6110(j)(3) of the Code provides that it may not be used or cited as precedent. A copy of this letter should be filed with the income tax return of the Partnership for the taxable year in which the transaction covered by this ruling is consummated.

We are sending a copy of this letter to the FmHA in accordance with that agency's request.

Sincerely yours,  
James F. Ranson  
Chief, Branch 5  
Office of the Assistant Chief Counsel  
(Passthroughs & Special Industries)