

TheoPRO 4: Managing Mixed Use Tax Credit Developments

- Fundamental Concepts
 - Applicable Fraction
 - Qualified Basis
 - Annual Credit Percentages & Amount
 - Calculate Credit Value

- Mixed Use Projects: The Basics
 - Mixed Use Building
 - Working with Mixed Use Applicable Fractions
 - Know Applicable Fraction for Each BIN

- Mixed Use Projects: Lease -Up of a Mixed Use Building
 - Key Reminders During Lease-Up
 - Examples: Leasing a 10 Unit 100% Building
 - Leasing a 8 Unit 100% Building
 - Leasing a Mixed Use Building

- Mixed Use & On-Going Compliance
 - Unit Transfers
 - Is it a Building or Project

- Recertifications

- Available Unit Rule
 - Income
 - Adding Family Members
 - Mixed Use Projects
 - Income from Assets
 - Timing is Everything
 - Available Unit Rule – An IRS Example
 - Mixed Use Building
 - Effect on Applicable Fraction
 - Available Unit Rule – Working with the AUR
 - Identical Sized Units
 - Comparable/Smaller – Different Size Units

- Mixed Use Workshops
 - Working with the Available Unit Rule
 - The AUR and Multiple Set-Asides
 - Unit Vacancy Rule