

TheoPRO 5: Acquisition/Rehab Using LIHTC

- What is Acquisition/Rehab
 - Key Terms & Concepts
 - Determining the Credit Value of a Building
 - Buildings & BINS
 - Eligible Basis
 - Applicable Fraction
 - Qualified Basis
 - Annual Credit %
 - Federal Subsidy
 - Annual Amount of Credit
 - Non-Compliance

- How to Determine the Credit Value of a 10-Unit Building – New Construction
 - How Acquisition/Rehab Credits are Calculated
 - New Construction vs. Acquisition/Rehab
 - Examples
 - Establishing Basic Timelines

- Defining Acquisition & it's Requirements
 - Ownership Requirements

- Defining Rehab Requirements
 - Meeting Minimum Expenditure Requirements
 - Examples
 - What Qualifies as Substantial Improvement
 - Placing the Rehab in Service
 - Determining Rehab Eligible Basis

- Beginning the Credit Period
 - Acquisition/Rehab: The First Year of the Credit Period
 - How is the First Year's Applicable Fraction Calculated?
 - Unoccupied Acquisition/Rehab
 - Occupied Acquisition/Rehab
 - Qualification of Households for Acquisition/Rehab Projects
 - Inhabited Buildings
 - Understanding Acquisition/Rehab Timelines: Workshop