

TheoPRO 6: LIHTC with Bond & Home Financing

LIHTC with Section 8 & RD

- LIHTC & Bonds
 - Tax Exempt Bonds: General Information
 - Key Players in a Bond/LIHTC Transaction
 - Qualified Residential Project
 - Construction & Development Issues
 - Compliance Issues
 - Minimum Set-Aside
 - Compliance Period
 - Income Restrictions
 - Rent Restrictions
 - Utility Allowances
 - Bonds & Students

- Lease-Up of a Bond/Tax Credit Project
 - Examples
 - Multiple Bedroom Sizes
 - Bonds & On-Going Compliance

- Compliance Issues
 - Available Unit Rule & Bonds
 - Which is More Restrictive/ How Do I Cope with This?
 - Minimum Set-Aside Violations
 - Vacant Units & Bonds
 - File Reviews of Bonds/LIHTC Projects
 - Bond Non-Compliance
 - Compliance Forms

- LIHTC and RD
 - Working with RD & LIHTC Programs
 - RD Unit Requirements
 - Compliance Period
 - RD/LIHTC Income Qualifying Requirements
 - Definition of Income
 - Verification of Income & Assets
 - Setting Income Limits for RD/LIHTC Projects
 - RD/LIHTC Rents
 - Leases & Lease Terms
 - Students on RD/LIHTC Projects
 - On-Going Compliance
 - Timing Issues for Recertification RD/LIHTC
 - Interim Recertifications
 - Unit Transfers
 - Over-Income Rules
 - Examples

- LIHTC & HOME
 - Home Program
 - Why Use HOME Funds with LIHTC
 - Examples - Sample Projects
 - How to Determine the Minimum Number of Units in a Project
 - HOME Definition of Comparability
 - HOME Unit Requirements
 - Designating HOME Units – Fixed VS Floating
 - Impact of HOME Funds on the LIHTC Credit
 - Annual Credit %
 - Federal Subsidies
 - Grants
 - Compliance Requirements
 - Minimum Set-Aside
 - Compliance Period
 - Color Coding – The Key to Success
 - Working with X Projects
 - Examples
 - Working with Type Y Projects
 - Examples
 - Home Income Qualifying Requirements
 - Verification of Income & Assets
 - Setting Income Limits for HOME/LIHTC Projects
 - Rents
 - What if HOME Rents are too Low?
 - HOME, LIHTC & Section 8 Subsidies
 - Examples
 - Utility Allowances
 - Leases & Lease Terms
 - On-Going Compliance
 - Unit Transfer Rules – 100% Projects
 - Fixed & Floating
 - Unit Transfer Rules
 - Over-Income Rules
 - Available Unit Rule
 - Compliance Monitoring