



Spectrum Seminars presents

2019 National C3P Tour

including the

NEW Income Averaging Set-Aside

August 6 & 7, 2019

The Sheraton Raleigh Hotel

421 South Salisbury Street

Raleigh, NC 27601

919-834-9900

Register online at Spectrumseminars.com

Registration starts at 8:00 am ~~~ Classes 9:00 am – 5:00 pm both days

A **two-day** certification course focusing on all aspects of marketing and management of projects involved with the **Low Income Housing Tax Credit program**. The seminar includes case studies for **HUD, Rural Development** and conventional properties with a detailed discussion of **IRS regulations**, income limits, and recaptures issues. The seminar includes eligibility, rent calculations and restrictions, continuing compliance, and a discussion of IRS final regulations on compliance monitoring and the **NEW Income Averaging set-aside**.

Co-Sponsored by

CAHEC



C3P AGENDA

DAY ONE

- 8:15 AM Registration: Coffee/Continental Breakfast
9:00 Introduction, Review of Materials, Discussion of “Blue Book”, Section 42
Glossary of Terms, Program Basics, Essential Compliance Checklist, the Four Sets
of Rules
10:15 Coffee Break
10:30 Placed in Service, The Section 8 Requirement, Monitoring/Compliance, 9/92 IRS
Final Monitoring Regs, Non-Compliance/8823 Form, Administrative & Tenant
File Set-up
NOON Lunch on Your Own
1:15 PM Eligible Basis – 9%-4% Details, Recapture/Credit Period, Compliance Period,
Extended Use, Qualified Basis
2:15 Break
2:30 Minimum Set-Aside **New Income Averaging**
3:00 Break
3:15 Minimum Set-Aside Initial Compliance, Other Set-Asides/HOME
4:00 Vacant Unit Rule, Income Limits, Calculating Income Limits
5:00 Day One Class Ends
5:00 - 6:30 **RECEPTION**

DAY TWO

- 8:00 AM Coffee/Continental Breakfast
9:00 Definitions of Income, Assets Verification Requirements Overview 4350.3
Revision 1, Move-in Certification, Recertification
9:45 Coffee Break
10:00 Tenant Selection Criteria, Conflicts with Other Program, Waiting Lists, Leasing
Issues, Commercial Space
11:00 Break
11:15 Medical Use, Staff Units, Students
11:45 Lunch on Your Own
1:00 PM Fair Housing/504 and Tax Credit Properties, Familial Status Issues, Elderly
Housing, Transfers, Continuing Eligibility – 140% Rule
2:15 Break
2:30 Rent Calculation, Utility Allowance, Subsidy/Overage, Budgeting, Summary
3:20 Break
4:45 Seminar Completion

Certification Exam Will be Available ONLINE Upon Class Completion