

# 2020 LIHTC Virtual Conference Agenda

All times ET

## Pre-Conference Workshops

Sept. 15, 2020

1-5 p.m.

### LIHTC Basics 101

Learning objective(s):

- Recall how tax credits make housing more affordable for low-income households
- Determine approximately how many per-capita tax credits are available in states and territories in a given year
- Identify tools lawmakers and regulators have implemented over the years to increase the number of tax credits available at the state and national level
- Identify costs that are generally included in and excluded from eligible basis and determine how and whether that eligible basis should receive a basis boost
- Determine a building's applicable fraction according to number of residential rental units or the floor space of those units
- Identify the roles and financial motivations of the major parties involved in a tiered LIHTC ownership structure
- Recall multiple factors that affect tax credit pricing
- Identify the role of the qualified allocation plan in states' allocating tax credits and monitoring compliance
- Identify the major parties and their roles in a typical public bond issue
- Identify how failing the 50 percent test equates to a corresponding drop in tax credits claimed and equity received
- Identify major differences between 9 percent deals and 4 percent deals
- Differentiate between how acquisition costs and rehabilitation costs are treated regarding eligible basis boosts and applicable tax credit percentages
- Recall the basic elements of the major tax credit rules including the minimum set-aside, income limits and rent limits
- Differentiate between the tax credit period and the compliance period in claiming and earning credits as well as in assessing tax credit recapture risk

Instructional delivery method: Group internet  
Program level: Basic  
Prerequisites: None  
Advance preparation required: None  
Recommended field of study: Taxes  
Recommended CPE credit: 4

Sept. 17, 2020

1-5p.m.

### **LIHTC 202: Allocations to 8609s**

Learning objective(s):

- Identify the significant portions of the qualified allocation plan
- Outline the most important aspects of project scoping with the development team
- Compare and contrast the reservation letter and the carryover agreement
- Assess the risks and potential benefits of locking the 4 percent credit rate on a bond property
- Apply the gross rent floor election and identify when it is applicable
- Identify the important dates associated with the 10 percent test as well as the penalty for failing it
- List common examples of changes in a project between application and completion
- Identify deadlines that bond properties don't have to comply with and define the 50 percent test
- List best practices in selecting qualified property managers
- Apply the principle of hold harmless to changes in income and rent limits
- Determine when an owner is required to implement new utility allowances during initial lease up
- Identify the typical timing of equity payments
- Identify key considerations of bank loan closings as well as agency loan closings
- List the elements of the extended use commitment that should be compared to the credit application
- Identify key considerations regarding payment of property taxes
- Recite the property placed-in-service deadline and identify ways to mitigate delays
- Apply lease-up strategies to maximize credit delivery
- Correctly complete Form 8609

Instructional delivery method: Group internet  
Program level: Intermediate  
Prerequisites: A basic understanding of how the LIHTC program works  
Advance preparation required: None  
Recommended field of study: Taxes  
Recommended CPE credit: 4

### **NASBA Registration**

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