



Tax Credit Specialist Advanced (TCSA)

Advanced training for LIHTC professionals

Tax Credit Specialist Advanced (TCSA) is for the holder of a TCS certification who wants to join an elite group of experts on the administration of the Section 42 Low Income Housing Tax Credit program.

TCSA goes beyond the subject matter presented in our Tax Credit Specialist class by delving into the most complex of challenges and issues that can be faced every day.

Session One encourages a deeper understanding of LIHTC compliance through a close analysis of key property obligations, IRS guidance and forms, and the multiple-building election, which has numerous implications for LIHTC site management.

Session Two focuses on the increasing demand for proficiency in “blended” – or layered – LIHTC compliance. The session includes a thorough review of tenant qualification under housing credit acquisition and rehabilitation, as well as basic blended compliance fundamentals for LIHTC layered with HUD Project-Based assistance, the HOME program, and/or Rural Development funding.

Session Three wraps up the course with a review of evaluation and planning for ongoing affordability after the initial 15-year compliance period, and a presentation of the most common noncompliance problems at housing credit properties and how they should be resolved.

Please note: The certification exam for this class is completed online. Students have one week following completion of the class to take the online exam.

COURSE PROFILE

Duration: Online course taught over one week

Exam: Includes online exam – one week to complete

Format: Class meets online on Tuesday, Wednesday, and Thursday from 1pm to 4pm EST. Homework will be assigned and is due at 10am EST the following day. Class will meet on Friday of the same week at 1pm EST to review the final homework assignment and discuss any final issues prior to exam, which will be available online through the following week.

Prerequisites: TCS certification or approved equivalent (non-TCS must pass TCS exam prior to attending TCSA)

Audience: Tax Credit Specialists

Provided: Downloadable Course Materials and homework assignments



Program dates/registration
visit nchm.org or call 800-368-5625

What you will learn:

- Distinguishing between Section 42 requirements, State Agency specifics, owner discretion, and industry standards
- Analyzing IRS Forms 8609, 8823 and the Multiple-Building Election
- Properly managing Acquisition/Rehabilitations using LIHTC
- Learning the basic program mechanics for LIHTC blended with HUD P/B, HOME and/or RD
- Planning for post year-15 LIHTC compliance
- Identifying and correcting the most common non-compliance issues for LIHTC

How you will learn:

Delivered online in three three-hour sessions, TCSA enables a small group of professionals to share their experiences and their solutions to the most difficult cases, all moderated by one of NCHM's top experts.

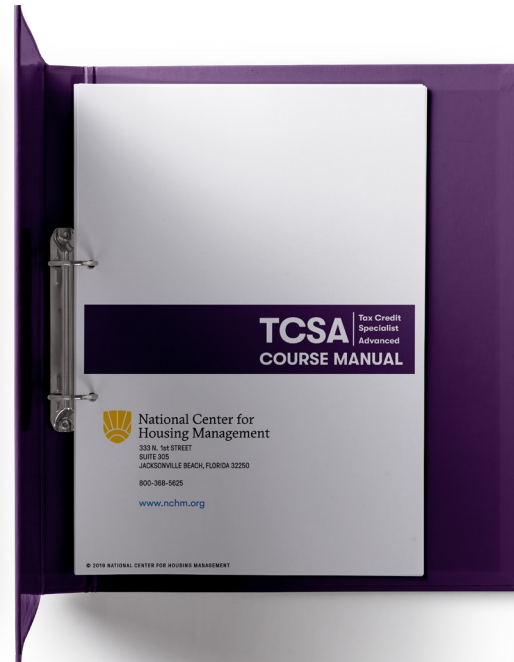
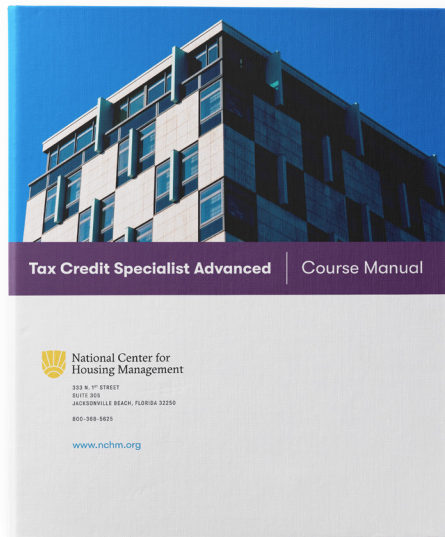
Prerequisite for TCSA

- TCS or equivalent



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COURSE MATERIALS



- Course Manual (above), NCHM quizzes, case studies, research assignments, IRS forms, HOME 2013 Final Rule Applicability Charts, NCSHA forms and additional guidance
- TCSA Course Presentation
- Handouts

COURSE AGENDA

DAY
1

1:00pm-4:00pm

- Deciphering LIHTC
- Sources of Guidance
- Analyzing Forms
- Homework

DAY
2

1:00pm-4:00pm

- Homework Review
- Blended LIHTC Management
- LIHTC Acquisition and Rehabilitation
- Basic Program Mechanics
- Homework

DAY
3

1:00pm-4:00pm

- Homework Review
- LIHTC Planning and Vigilance
- Post Year 15 Compliance
- Top Five Noncompliance Issues
- Homework

DAY
4

1:00pm-2:00pm

- Homework Review
- Final Review