



# 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 at LIHTC properties.

Session One encourages a deeper understanding of LIHTC compliance through a comprehensive review of navigating its regulatory resources and a close analysis of key property obligations, IRS guidance and forms, and the multiple-building election, which has numerous implications for LIHTC 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. In addition, it provides an update to obsolete provisions in the IRS 8823 Guidebook by reviewing additional guidance that has since been published since its last revision.

**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.**

## What you will learn:

- Navigation of all regulatory resources applicable to LIHTC
- How to distinguish between Section 42 requirements, State Agency specifics, owner discretion, and industry standards
- Analysis of IRS Forms 8609, 8823 and the Multiple-Building Election
- Proper management of Acquisition/Rehabilitations using LIHTC
- Management of the basic program mechanics differences for LIHTC blended with HUD P/B, HOME and/or RD
- How to plan for post year-15 LIHTC compliance
- Identification and correction of the most common non-compliance issues for LIHTC
- How the IRS 8823 Guide should be updated to reflect more recent regulatory changes

## COURSE PROFILE

**Duration:** Online course taught over one week

**Exam:** Includes online exam – one week to complete after course conclusion

**Format:** Class meets online for three consecutive days from 1pm to 5pm EST. Optional homework enrichment assignments will be given for students to complete at their discretion for the benefit of their LIHTC properties. The online exam is available for one week following the last day of the course.

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

**Audience:** LIHTC occupancy specialists; senior compliance staff

**Provided:** TCSA Resource Manual, TCSA Course Presentation, TCSA Workbook



Program dates/registration  
visit [nchm.org](http://nchm.org) or call 800-368-5625



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## COURSE MATERIALS



**TCSA Resource Manual:** includes relevant sources of guidance and forms reviewed during course instruction

**TCSA Course Presentation:** consists of the slide presentation given during course instruction

**TCSA Workbook:** includes quizzes, case studies and research assignments to be completed as classwork along with optional homework assignments

## COURSE AGENDA

DAY  
1

### Deciphering LIHTC

1:00pm-5:00pm

- Navigating Regulatory Resources
- Distinguishing Between Sources of Guidance
- Analyzing IRS Forms and the Multiple-Building Election

DAY  
2

### Blended LIHTC Management

1:00pm-5:00pm

- Acquisition/Rehabs using LIHTC
- Basic program mechanics for blended LIHTC sites

DAY  
3

### LIHTC Planning and Vigilance

1:00pm-5:00pm

- Year 15 Planning
- Top Noncompliance Issues
- Updating the 8823 Guide