

Seminar Schedule

Section 1

Sign-in Introductions/Orientation (Classroom Rules and Procedures)
Part 1. Affordable Housing Introduction and Overview
Origins/LIHTC Program Overview Effect of State Regulations Types of Tax Credit Awards Calculation of Maximum Income Limits and Maximum Rental Rates/Unit Mix Construct Sources of Data for the Calculation of Max Allowable Income & Rental Rates Tax Credits Review Part 1/Review Quiz Part 1 Assignment Break
Part 2. Different Types of Affordable Housing Units and Their Interaction
Tax Credit Units Subsidy vs. Non-Subsidy Programs Sources and Uses for the Subject Property Review Part 2/Review Quiz Part 2 Assignment Lunch

Section 2

Part 3. Market Rent Analysis

How to Find Restricted Rent Comparable Properties
Restricted Rent Analysis/Use of Restricted Rent
Comparable Data
Mixed Income Analysis/HOME units
Transitory Housing Vouchers
Contract Rent Analysis
Review Part 3/Review Quiz
Break

Part 4. Affordable Housing Expenses

Real Estate Taxes
Methods of Developing Assessment Value
The Applicable Tax Assessment Process
Tax Exemptions/General and Administrative Expenses
Review Part 4/Review Quiz

Part 5. Regional and Neighborhood Analysis/Demand Analysis

Regional Data
Neighborhood Analysis
Demand Analysis
A Sidetrack Goat Trail
Review Part 5/Review Quiz
Break

Part 6. Valuation Methods

Sales Comparison Approach
Cost Approach
Income Approach
Review Part 6/Review Quiz
Final Thoughts/Seminar Questions