



2022 Fall Affordable Housing Tax Credit and Bonds Conference

2022 Affordable Housing Tax Credit and Bonds Conference Agenda

September 29-30, 2022

*All times CST

Wednesday, September 28

9 a.m.-4 p.m.

LIHTC Basics

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 live

Program level: Basic

Prerequisites: None

Advance preparation required: None

Recommended field of study: Taxes

Recommended CPE credit: 6

1-4 p.m.

Understanding LIHTC Transactions at Year 15

Learning objective(s):

- Identify the factors that cause an LP capital account to go negative vs. strategy that can keep it positive
- Calculate the amount the GP needs to pay the LP in a buyout to cover the LP's taxes on any gain on liquidating sale
- Compare the merits of two methods for making the liquidating distributions to the GP and LP to deliver residual cash to each partner
- Identify motivations for both the GP and LP in wanting the GP to buyout the LP's interest prior to Year 15 as well as both parties' motivations for not wanting an early buyout
- List benefits to partners of refinancing the property at or prior to Year 15
- Calculate the funding sources needed to satisfy the cash uses in a deal resyndication
- List the basic rules associated with a qualified contract

Instructional delivery method: Group live

Program level: Intermediate

Prerequisites: A basic understanding of how the LIHTC incentive works

Advance preparation required: None

Recommended field of study: Taxes

Recommended CPE credit: 4

Thursday, September 29

9:30-10:45 a.m.

The Washington Report

Learning Objective(s): Identify the implications a different configuration of a new Congress may have on housing policy and legislation

Instructional delivery method: Group internet/Group live

Program level: Update

Prerequisites: A basic understanding of how the LIHTC incentive works

Advance preparation required: None

Recommended field of study: Specialized knowledge

Recommended CPE credit: 1

11 a.m.-Noon

Bond-Financed Housing Investor and Lenders Insights

Learning Objective(s): Identify current best practices when utilizing bond financing, including how to approach financing when prices are increasing

Instructional delivery method: Group internet/Group live

Program level: Intermediate

Prerequisites: A basic understanding of how the LIHTC incentive works

Advance preparation required: None

Recommended field of study: Finance

Recommended CPE credit: 1

1:30-2:30 p.m.

Average Income Guidance and Implications

Learning Objective(s): Identify key factors to consider whether to choose the average income test minimum set-aside for your affordable housing project

Instructional delivery method: Group internet/Group live

Program level: Intermediate

Prerequisites: A basic understanding of how the LIHTC incentive works

Advance preparation required: None

Recommended field of study: Specialized knowledge

Recommended CPE credit: 1

2:45-3:45 p.m.

IRA and Affordable Housing

Learning Objective(s): Identify provisions in the Inflation Reduction Act that may affect affordable housing

Instructional delivery method: Group internet/Group live

Program level: Intermediate

Prerequisites: A basic understanding of how the LIHTC incentive works

Advance preparation required: None

Recommended field of study: Specialized knowledge

Recommended CPE credit: 1

4-5 p.m.

Options With Bonds

Learning Objective(s): Identify best practices for using bond financing in LIHTC projects

Instructional delivery method: Group internet/Group live

Program level: Intermediate

Prerequisites: A basic understanding of how the LIHTC incentive works

Advance preparation required: None

Recommended field of study: Finance

Recommended CPE credit: 1

Friday, September 30

9- 10 a.m.

HUD Hot Topics

Learning Objective(s): Identify HUD issues that affect affordable housing practitioners, including compliance for LIHTC properties, HUD audits and the use of FHA loans for financing properties

Instructional delivery method: Group internet/Group live

Program level: Intermediate

Prerequisites: A basic understanding of how the LIHTC incentive works

Advance preparation required: None

Recommended field of study: Specialized knowledge

Recommended CPE credit: 1

10:15-11:15 a.m.

Fannie, Freddie and You

Learning Objective(s): Identify best practices when considering investments from GSEs for affordable housing

Instructional delivery method: Group internet/Group live

Program level: Intermediate

Prerequisites: A basic understanding of how the LIHTC incentive works

Advance preparation required: None

Recommended field of study: Finance

Recommended CPE credit: 1