



To: Real Estate Department Partners **Notice: RED-16-40**
From: Real Estate Department
Date: June 22, 2016
Re: RED Compliance Training for July, August, and September

IHCDA's remaining compliance trainings for the year will be hosted in **Terre Haute, IN on July 20th and 21st, Jasper, IN on August 18th and 19th, and Indianapolis, IN on September 8th**. The 2016 compliance trainings will again be taught by the experienced trainers of Zeffert & Associates.

The July training entitled "**RHTC Compliance for Property Managers**" is a two-day compliance training targeted for property managers of Section 42 low-income housing tax credit and/or HOME-assisted rental properties. The topics that will be discussed but not limited to are:

1. The background of the Section 42 program Income and Rent Restrictions
2. Lease Requirements
3. Utility Allowances
4. Steps for qualifying residents for RHTC units
5. Instructions for organizing and maintaining a tenant file
6. Income and asset calculations
7. RHTC Compliance Rules (Next Available Unit/140% Rule, Student Status & Exemptions, Unit Transfers, Unit Vacancy, etc.).
8. Reasonable Accommodations
9. Tenant Good Cause for Eviction
10. Brief discussion of ihcdaonline.com



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The August training entitled “**Home Rental Compliance**” is a two-day covering compliance topics and the unique program rules of the Home Investment Partnership Program. The topics that will be discussed but not limited to are:

1. The background of the HOME program
2. Fair Housing Requirements
3. Reasonable Accommodations
4. Income and Rent Restrictions
5. Lease Requirements
6. Utility Allowances
7. Steps for qualifying residents for HOME units
8. Instructions for organizing and maintaining a tenant file
9. Income and asset calculations
10. HOME Specific Rules (Student rule, treating over-income tenants, Fixed vs Floating)
11. IHEDA’s monitoring process and procedures
12. Brief discussion of ihedaonline.com
13. Non-compliance Issues
14. Physical Inspections

The September training entitled “**RHTC with Multi-Layer Funding**” is a one day training teaching how to successfully combine the tax credit program with HUD, RD, HOME, CDBG-D, NSP or bond funding. This training is ideal for onsite property management staff and compliance specialists dealing with ongoing compliance at properties that have multiple sources of funding.

Registration is \$175 for the two-day July and August events and \$90 per single-day September event. This includes a hardcopy of IHEDA’s Compliance Manual and a training manual/workbook.

Click below for more information or to register.

July: <https://julypropertymanagers.eventbrite.com>

August: <https://augusthomecompliance.eventbrite.com>

September: <https://septembermultilayerfunding.eventbrite.com>