

Directions
Mount Carmel
50 Shrewsbury Street
Worcester, MA 01604

From Boston:

Take the Mass Pike/I-90 towards New York/
Springfield/Framingham.
Merge onto 1-495 N via Exit 11 A toward Marl-
borough/NH/ME.
Merge onto MA-9 W via Exit 23 B toward
Worcester.
Turn slight left onto Shrewsbury Street.
End at 50 Shrewsbury Street.

From RI:

Take 146 N (crossing into MA).
Turn left onto MA-122A/MA-146 Millbury
Street. Continue to follow Millbury Street.
Merge onto I-290 E via the ramp on the left
toward Shrewsbury Street, Exit 15.
Turn slight right onto Shrewsbury Street
End at 50 Shrewsbury Street.

From Springfield:

Merge onto I-90 E/ Mass Pike toward
PALMER/ BOSTON (Portions toll).
Take EXIT 10 toward I-290/ Worcester/ I-395/
Oxford/Webster.
Merge onto I-290 E via the exit on the Left to-
ward Worcester.
Take the Shrewsbury St. exit, Exit 15.
Turn slight right onto Shrewsbury St.
Make a U-turn at Hill Street onto Shrewsbury
St.
End at 50 Shrewsbury Street.



NEAHMA
400 Washington Street, Suite 210
Braintree, MA 02184

Save these Dates!
LIHTC/SHCM 2-day training, RI - 9/10, 9/10
Allowances and Deductions, Worcester- 9/24
Determining Income, Worcester - 10/15
Annual Conference & Trade Show,
Norwood, MA - 10/23



NEAHMA
Your Professional Partner
In Property Management

LIHTC Tax Audit Workshop

Wednesday, August 6, 2008

Mount Carmel
50 Shrewsbury Street
Worcester, MA 01604

Are You Prepared for a File Audit?

**Learn what monitoring agencies look
for when they come out to tax
credit sites for file audits.**

Presenter:
Debbie Piltch
The Piltch Associates

Participants who attend the full 6 hours of
this workshop will earn 6 CEU's .

Overview of Program

The focus of this training will be on what monitoring agencies look for when they come out and do file audits for LIHTC (low-income housing tax credit) sites. The class will begin with a discussion of the information monitoring agencies request prior to coming to do the audit, including a list of units by BIN (with move-out/move-in dates of each unit) and the regulatory agreement. We will then focus on file organization and proper documentation of income and student status eligibility. We will discuss how to self-audit and when to begin this process. Students will work both in small groups and independently to audit sample files. Emphasis will be placed on issues that monitoring agencies often focus on, including incomplete applications, recertifications updates, inadequate child support documentation, inaccurate income calculations, inconsistencies within a verification, failure to maximize anticipated income, late verifications and TICs signed after leases.

Instructor

Deborah R. Piltch is an attorney with an expertise in discrimination and housing law. Along with a law degree, Piltch has a masters in labor relations. In 1994, Piltch formed Piltch Associates, Inc., a consulting business designed to assist public housing agencies, private owners, non-profit groups and others in the fields of housing law, and fair housing and equal opportunity compliance, as well as organizational development and staff training. She has written extensively on regulatory compliance and fair housing law, and has conducted trainings on these subjects as well as tax credit compliance for numerous public and private entities and organizations. She presently serves as the Director of Compliance for Maloney Properties, Inc. and is responsible for tax credit compliance for its portfolio.

Agenda

8:30 am—9:00 am

Registration
Continental Breakfast Included

9:00 am—12:00 pm

Tax Credit Audit Program - Part 1

12:00 pm - 12:30 pm

Lunch Included

12:30 pm—3:30 pm

Tax Credit Audit Program - Part 2

Questions & Answers

Registration Info or Questions?
Call NEAHMA 781-380-4344

Please bring a sample file and calculator with you to the workshop.

**NEAHMA would like to thank
Maloney Properties and the Staff at
Mount Carmel**

Fax-In Registration (781) 380-4842

Registration Deadline: July 31, 2008

LIHTC Tax Audit Workshop
Wednesday, August 6, 2008
8:30 am—3:30 pm

Registration Fee:

NEAHMA Members \$249 Non Members \$309

Please make checks payable to:
NEAHMA, 400 Washington Street, Suite 210,
Braintree, MA 02184

On line payment option available for credit card payments
at: www.neahma.org

Name

Company

Site

Address

Phone

Email

There is a \$50 administrative fee for cancellation 5 working days prior to the course. After this date, fees are nonrefundable. A substitute may be sent in the place of the registrant. Class space is limited; therefore your registration must be accompanied by full payment in order to confirm your space for this course. This organization complies with the Title III of the Americans with Disabilities Act (ADA). The site is accessible for individuals with disabilities and if a registrant requires special accommodations, please contact the NEAHMA office at least ten days prior to the date of the course.