

**Directions to:
Coes Pond Village
39 First Street
Worcester, MA 01602**

Going West from Boston

Follow the Mass Pike to Exit 290 East. From 290 East, take the College Square exit.

*At bottom of ramp, you will come to your first set of lights. Go straight under the underpass to next set of lights.

Take a left onto Cambridge Street. There will be a church on your left before you take the turn.

Stay on Cambridge Street until you come to Webster Square and go straight. (The Webster House Restaurant will be on your left).

At next set of lights - take that right onto Mill Street. (Mobile Gas Station will be on your right).

Stay in left lane and at next light, bear left on Mill Street. You will pass Dunkin Donuts and it will be on your right after you make the turn.

You will continue on Mill Street and you will pass a pond your right.

About 1 mile, you will see First Street on your left. (Bay State Savings Bank will be at the corner of Mill and First Street). Half way up the hill on your left you will see the sign for Coes Pond village.

Going South (From NH)

Take 495 to 1-290 West. From 290 West take the College Square Exit. *Follow directions above.



NEAHMA
400 Washington Street, Suite 210
Braintree, MA 02184

Save the Date!
SHCM 1 1/2 Day Training, & Exam, Norwood,
MA—September 14, 15, 201

neahma
NEW ENGLAND
AFFORDABLE HOUSING
MANAGEMENT ASSOCIATION

**One Day Tax Credit
Program Overview**

**Coes Pond Village
39 First Street
Worcester, MA 01602**

August 17, 2010

**This course is designed for beginner
level tax credit managers.**

**It is a great pre-cursor to the SHCM prep
course as well as the advanced level tax
credit course being held later in the year.**

**Presenter:
Debbie Piltch, Piltch Associates**

www.neahma.org

Program Overview

Basic Tax Credit

This training will provide participants with an overview of the Tax Credit Program. We will explore the governing rules, the role of the owner investor(s) and state agency, key terms including, but not limited to, the building identification number (BIN), eligible basis, the minimum set aside, target fraction, applicable fraction, qualified basis, placed in service, as well as discuss issues relating to income limits, maximum gross rent, student status, and determining gross annual income. We will also discuss rules specific to the tax credit program, including the vacant unit rule and the next available unit rule, and what a monitoring agency expects from owners regarding documenting the eligibility of residents.

Please bring a calculator.

NEAHMA would like to thank WinnResidential and the Staff at Coes Pond Village for hosting this training.

Agenda

Registration

8:30 am - 9:00 am

(Continental breakfast included)

Morning Presentation

9:00 am - 12:00 pm

Lunch

(Included)

12:00 pm –12:30 pm

Afternoon Presentation

1:00 pm - 3:30 pm

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

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

REGISTRATION FORM

Fax In Registration (781) 380-4842

Registration Deadline: August 13, 2010

Worcester Basic Tax Credit Overview

Tuesday, August 17, 2010

Please complete a separate form for each registrant and fax registration. Mail a hard copy along with your payment to: NEAHMA, 400 Washington Street, Suite 210, Braintree, MA 02184

Online payment option available at www.neahma.org

Registration Fees:

_____ Member \$269 _____ Non Member \$339

Name: _____

Title: _____

Management Co: _____

Property Name: _____

Address: _____

City: _____ State: _____

Zip: _____

Phone: _____ Fax: _____

E-mail: _____

Cancellation Policy:

There is a \$50 administrative fee for cancellation 15 working days prior to the course. After this date, fees are *non-refundable*. 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.

Outstanding Collection Policy:

Payment for trainings and workshops are payable upon receipt. Registrants with outstanding balances that exceed 90 days will be suspended from attending future trainings and workshops until payment is received in full.

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.