

Directions to:
Four Points by Sheraton Norwood
1125 Boston-Providence Turnpike
Route 1 (18 miles south of Boston)
Norwood, MA 02062

Just 40 minutes From Providence and Worcester!

From Boston and points North

Take I-93 South which turns into I-95 (Route 128) North.

Take Exit 15B, Route 1 South toward Norwood. Travel 4.5 miles, the Four Points by Sheraton Norwood. Hotel & Conference Center will be on your right after the Staples Plaza.

From the West

Follow Mass. Turnpike (I-90) East
Take Exit 14 onto I-95 (Route 128) South.
(Note: From the West, this Exit is number 14, from the East, it is number 15.)
Continue South to Exit 15B. Route 1, Norwood, And proceed as above.

From Providence, TF Green Airport & points South

Take I-95 North to Exit 11B, Reponses Street, Norwood.

Drive 7/10 of a mile and turn left onto Dean Street.

At traffic light, turn left onto Route 1, heading South.

The Four Points by Sheraton Norwood Hotel & Conference Center is on your right after the Staples Plaza.

From Logan Airport

Exit airport, follow signs through Williams tunnel (toll) to I-90 /I-93 South. Follow signs for I-93 South about 7 miles.

I-93 South turns into I-95 (Route 128) North. Proceed on I-95(Route 128) North to Exit 15B, Route 1 Norwood.



NEAHMA
400 Washington Street, Suite 210
Braintree, MA 02184

Save the Dates!
MA Agency Breakfast Meeting - The Tavern at
Granite Links, Quincy, MA, June 9
Fair Housing Compliance (FHC) - RI - June 23

neahma
NEW ENGLAND
AFFORDABLE HOUSING
MANAGEMENT ASSOCIATION

**Calculating Earned and Unearned income:
HUD and Tax Credit**

The Four Points by
Sheraton Norwood
1125 Boston-Providence Turnpike
Norwood, MA 02184

June 8, 2010

This training will examine the similarities and differences between the HUD and Tax Credit Programs regarding how to calculate earned and unearned income.

Presenters:

Sue Johnson, The Success Group
Debbie Piltch, Piltch Associates

www.neahma.org

Program Overview

This 6 hour class will examine the similarities and differences between the HUD and Tax Credit Programs regarding how to calculate earned and unearned income. This class will provide participants who manage a site with both subsidies a clear understanding of how to calculate employment income (including self-employment, sporadic income, and seasonal employment), income from unemployment, social security, welfare, lump sum payments counted as income, pensions and periodic payments for the purpose of completing the 50059 and the Tenant Income Certification (TIC). **All students must bring a calculator and be prepared to complete exercises and case studies.**

Morning Presentation:

- Introduction and thorough examination of methods of calculating income.
- Exhibit 5-1 of the 4350.3 REV-1 and the sections of the 8823 Guide that diverge.
- Discussion of third party verification, work number, pay stubs.
- Limited discussion of EIV for HUD sites and why a site may not use EIV for tax-credit purposes.
- Complete relevant hands-on exercises.

Afternoon Presentation:

- Income from unemployment, social security, welfare, lump sum payments counted as income, pensions and periodic payments for the purpose of completing the 50059 and the Tenant Income Certification (TIC).
- Completion of case studies that apply the concepts learned to hypothetical applicant households and households at recertification.
- A brief discussion of the triggering of the 140% rule for tax-credit purposes will occur.

Hotel Reservations can be made by calling the hotel at 781-769-7900. Please state that you are part of the NEAHMA room block. We have rates guaranteed at \$120 per night.

Agenda

Registration

8:30 am - 9:00 am

(Continental breakfast included)

Morning Presentation

9:00 am - 12:00 pm

12:00 pm - 1:00 pm

(Lunch Included)

Afternoon Presentation

1:00 pm - 4:00 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: June 1, 2010

Calculating Earned and Unearned Income:

HUD and Tax Credit - Norwood, MA

Tuesday, June 8, 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.