

**Directions to:
Woodside Village Apartments
8 Dorothy Drive
Bloomfield, CT 06002**

From Springfield:

Merge onto **I-91 S** via the ramp on the **left** to **Hartford Ct**

Take exit **36** for **CT-178/Park Ave**

Turn **right** at **CT-178 W/Park Ave**

Continue onto **Wintonbury Ave**

Turn **left** to stay on **Wintonbury Ave**

Turn **right** at **CT-189 N/Tunxis Ave**

Turn **right** at **Dorothy Dr**

Coming South of Hartford:

Slight **right** to merge onto **I-91 N** toward **Hartford**

Take exit **35B** for **CT-218** toward **Windsor/Bloomfield**

Turn **left** at **CT-218 W/Putnam Hwy**

Turn **right** at **CT-187 N/Blue Hills Ave**

Turn **left** at **Park Ave**

Turn **right** at **CT-189 N/Tunxis Ave**

Turn **right** at **Dorothy Dr**



NEAHMA
400 Washington Street, Suite 210
Braintree, MA 02184

neahma
NEW ENGLAND
AFFORDABLE HOUSING
MANAGEMENT ASSOCIATION

**“How to Deal with Multiple
Subsidies”**

Most sites today are funded with more than one subsidy and as a result, managers are often overwhelmed and in a quandary as to how to operate the site without violating the rules of one or more applicable programs.

**Woodside Village Apartments
8 Dorothy Drive
Bloomfield, CT 06002**

September 22, 2011

Presenter:

Debbie Piltch, Piltch Associates

www.neahma.org

Program Overview

“How to Deal with Multiple Subsidies”

Morning Presentation

- Why it is crucial to know your sites applicable financing mechanisms/funding sources/programs.
- An overview of common programs that most subsidized sites are financed with (i.e. HUD's Section 8, 202/8, 202 PAC, 202 PRAC programs, as well as tax credits and HOME funds).
- What the major differences in these subsidy programs are and how subsidy requirements at a property may affect things such as eligibility requirements (including income), rent limits, preferences, when certain units (market vs. subsidized or tax-credit) can be rented up, tenant selection, waiting lists and transfers.

Afternoon Presentation

- How to create a development map
- How to utilize this map to ensure compliance at the time of application
- Waiting list management and application of transfers when operating a tax credit site
- File maintenance and recordkeeping
- Questions & Answers

Please bring your regulatory agreements with you and a calculator.

Agenda

Registration

8:30 am - 9:00 am

(Continental breakfast included)

Morning Presentation

9:00 am - 12:00 pm

12:00 pm - 12:30 pm

(Lunch Included)

Afternoon Presentation

12:30 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.

NEAHMA would like to thank SHP Management and the Staff at Woodside Village Apts. for hosting this training.

REGISTRATION FORM

Fax In Registration (781) 380-4842

Registration Deadline: **September 16, 2011**

CT Multiple Subsidies Workshop

September 22, 2011

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 \$279 _____ Non Member \$349

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.