

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 Cornerstone Corporation and the Staff at Centredale Manor for hosting this training.

REGISTRATION FORM

Fax In Registration (781) 380-4842

Registration Deadline: May 6, 2011

Multiple Subsidies Workshop—RI

May 11, 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.

Directions to:
Centredale Manor
2074 Smith Street
North Providence, RI 02911
(401) 232-3770

From Providence: Route 146 North to the Mineral Spring Avenue exit. At end of ramp, take a left onto Mineral Spring Avenue. Follow Mineral Spring Avenue to end (road bears to right). After next traffic light, you will see a fork in road with a high-rise building in front of it. Go straight into building driveway. Centredale Manor is the building at the end of driveway on your left.

From the South: Take 1-295 North to RT 44 East, exit 7A (towards Centredale). Follow Route 44 east 1.7 miles. After the traffic light (where burger king is on your left), take a right into the building driveway right before Cumberland Farms. Centredale Manor is the building at the end of the driveway on your left.

For more training information, visit our website at www.neahma.org
Phone: 781-380-4344
Fax: 781-380-4842
julie.kelliher@neahma.org



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.

Centredale Manor
2074 Smith Street
North Providence, RI 02911

May 11, 2011

Presenter:
Debbie Piltch, Piltch Associates

www.neahma.org