

**Directions to:
Wollaston Manor
91 Clay Street, Quincy, MA 02170**

From South of Boston:

Take I-93 North.
Take the RT-3 S exit, EXIT 7, toward CAPE COD. 0.1 mi
Merge onto BURGIN PKWY/THOMAS S BURGIN
PKWY via EXIT 19 toward QUINCYCENTER/MBTA
STATION. 2.8 mi
BURGIN PKWY/THOMAS S BURGIN PKWY becomes
NEWPORT AVE. 0.8 mi
Turn RIGHT onto BEALE ST. BEALE ST is just past
NEWPORT TERR. 0.1 mi
Take the 2nd RIGHT onto CHAPMAN ST. If you reach
CUSHING ST you've gone a little too far. 0.04 mi
Stay STRAIGHT to go onto CLAY ST. 0.09 mi
91 CLAY ST is on the RIGHT. If you reach WEN-
TZWORTH RD you've gone a little too far.

From North of Boston:

Merge onto I-93 S / US-1 S / RT-3 S via the ramp on the
LEFT toward QUINCY. go 5.2 mi
Take EXIT 12 toward RT-3A S / NEPONSET / QUINCY.
go 0.2 mi
Turn SLIGHT RIGHT onto GALLIVAN BLVD / RT-203 E.
go 0.2 mi
Turn SLIGHT RIGHT onto GALLIVAN BLVD. go 0.03 mi
Turn SLIGHT RIGHT onto RT-3A S / NEPONSET AVE.
go 0.09 mi
RT-3A S / NEPONSET AVE becomes NEPONSET
BRIDGE. go 0.2 mi
NEPONSET BRIDGE becomes HANCOCK ST. go 0.2
Turn SLIGHT RIGHT onto NEWPORT AVE EXT. NEW-
PORT AVE EXT is just past NEWBURY ST
NEWPORT AVE EXT becomes NEWPORT AVE. go 0.8
mi
Turn LEFT onto BEALE ST. BEALE ST is just past
BROOK ST. go 0.1 mi
Take the 2nd RIGHT onto CHAPMAN ST. If you reach
CUSHING ST you've gone a little too far. go 0.04 mi
Stay STRAIGHT to go onto CLAY ST. go 0.09 mi
91 CLAY ST is on the RIGHT. If you reach WENT-
WORTH RD you've gone a little too far. go 0.01 mi



NEAHMA
400 Washington Street, Suite 210
Braintree, MA 02184

neahma
NEW ENGLAND
AFFORDABLE HOUSING
MANAGEMENT ASSOCIATION

**One Day Tax Credit
Program Overview**

**Wollaston Manor
91 Clay Street
Quincy, MA 02170**

May 18, 2011

**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 proudly thanks
Housing Management Resources,
Inc. and the Staff at Wollaston
Manor for hosting this workshop.**

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

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.

REGISTRATION FORM

Fax In Registration (781) 380-4842

Registration Deadline: May 13, 2011

MA Basic Tax Credit Overview

May 18, 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.