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To: Real Estate Development Partners	**Notice: RED-24-02**
From: Real Estate Department	
Date: January 19, 2024	
Re: 2024 LIHTC Compliance Webinars - Costello Compliance	

The Indiana Housing and Community Development Authority is pleased to partner with Costello Compliance to provide a series of webinars that will benefit owners, compliance staff, developers, and on-site property management staff of Low Income Housing Tax Credit Properties. All 2024 webinars are free but require registration. Registration links are included below.

Handling Change: Emerging Trends in Qualifying Households
(webinar – 2 hours)

Back by popular demand and expanded and updated for HOTMA. Uber, Lyft, Venmo, Zelle, GoFundMe, and cryptocurrency are just some of hundreds of internet-based income and asset sources that have emerged in recent years…and there are more appearing every day! Are you prepared to address the new reality by asking the right questions and calculating income correctly? You will be after this session! HUD changes to how retirement accounts are handled and recent important updates to IHCDA policies will also be discussed.

Session Outline:
- Gig economy jobs
- Internet-based assets
- Retirement accounts
- NEW for 2024! IHCDA policy changes and HOTMA.

This training will be held on the following date:
Tuesday, March 12th, 2024 - 1:00 PM-3:00 PM Eastern Time

Click HERE to register

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State of Indiana
Lieutenant Governor
Suzanne Crouch

EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

Avoiding Costly Errors: Students in Affordable Housing
(webinar – 1.5 hours)

This course discusses a tried-and-true system for accurate determination of student status and income. Plan to leave better prepared to deliver excellent student-related compliance results and protect property financing.

Session Outline:
- LIHTC/Bond Student Eligibility
- HUD/HOME/RD Student Eligibility
- Students with Earned or Unearned Income
- NEW for 2024! Student Financial Assistance with HOTMA updates

This training will be held on the following dates:
Tuesday, April 9th, 2024 - 1:00 PM-2:30 PM Eastern Time

Click HERE to register

Avoiding Costly Errors: Managing Minimum Set-Asides Including the Average Income Test
(webinar – 1.5 hours)

Back by popular demand with significant updates! Violations of the minimum set- aside are one of the most serious forms of noncompliance. Understanding minimum set-asides can help you avoid catastrophic credit losses. In addition to a detailed discussion of the traditional set asides, this presented will included information on the new Average Income Test regulation and IHCDA's conforming policies.

Session Outline:
- The traditional Minimum Set-Asides (20-50 and 40-60)
- The Average Income Test (AIT)
- The Available Unit Rule (AUR) o AUR and AIT
- Noncompliance correction strategies
- NEW for 2024! The New AIT Regulation

This training will be held on the following dates:
Tuesday, June 18th, 2024 - 1:00 PM-2:30 PM Eastern Time

Click HERE to register

Avoiding Common Errors: Successful Management of Acquisition/Rehab/Resyndications
(2-webinar series – 1.5 hours each)

Now expanded into a 2-part mini-series! These webinars will help you navigate the regulations surrounding acquisition/rehab projects. Upon completion, you will understand how acquisition/rehab compliance rules compare with those for new construction and how to effectively conduct the certification of existing and new residents at and after acquisition. The topic of transfers and the Uniform Relocation Act will also be covered as well as the special needs of resyndications.

Session Outline:
Part 1
- Acquisition/rehab basics – compare/contrast with new construction
- Certifying households and the 120-day rule
- Managing resident expectations and cooperation

Part 2
- Relocation issues- unit transfers and the URA
- Reduce/Reuse/Resyndicate: Special procedures for a property's SECOND set of tax credits

This training will be held on the following dates:
Tuesday, August 13th, 2024, 1:00 PM-2:30 PM Eastern Time
Thursday, August 15th, 2024, 1:00 PM-2:30 PM Eastern Time

Click HERE to register

HOME Fundamentals for Multifamily Rentals
(8-webinar series – 4 hours each)

Thoroughly updated for HOTMA! Housing funded through HUD's HOME program is an important part of Indiana's affordable housing stock. This webinar series provides in-depth coverage of the compliance rules that must be followed by managers and owners of HOME Multifamily Housing in Indiana to retain the HOME funding. The Webinar includes access to a downloadable PDF course workbook full of practical advice and useful information! The Webinar presenter, Scott Michael Dunn, is Costello Compliance's CEO. He has over 3 decades of experience in affordable housing and training in housing rules. This Webinar will attendees better equipped to provide HOME housing with confidence. We know you will enjoy it!

This training will be held on the following dates:
Wednesday, November 06th, 2024   1:00 PM – 4:30 PM Eastern Time
Thursday, November 07th, 2024   1:00 PM – 4:30 PM Eastern Time
Friday, November 08th, 2024   1:00 PM – 4:30 PM Eastern Time
Saturday, November 09th, 2024   1:00 PM – 4:30 PM Eastern Time
Sunday, November 10th, 2024   1:00 PM – 4:30 PM Eastern Time
Monday, November 11th, 2024   1:00 PM – 4:30 PM Eastern Time
Tuesday, November 12th, 2024   1:00 PM – 4:30 PM Eastern Time
Wednesday, November 13th, 2024   1:00 PM – 4:30 PM Eastern Time

Click HERE to register

Building on a Solid Foundation | Tax Credit Compliance Basics
(2-webinar series – 1.5 hours each)

This is IHCDA's first offering of this special 2-part mini-series! A great introduction or refresher on LIHTC compliance basics, updated to help us prepare for 2024 HOTMA income rule changes. After a quick overview of tax credit IRS requirements, the first session will discuss the basic student status, income, and asset rules. What are practical and constructive ways to explain all of this to applicants and tenant? You will know after the session. Do you want to know if you got the concepts? The follow-up session will test the provisions learned in the first session with a series of fun workshop challenges and games. Bonus: several important advanced or new concepts will also be included to add interest for some of our more experienced participants. This includes coverage of HOTMA changes.

Session Outline:
Part 1
- Overview of tax credit basics
- Student eligibility
- Periodic earned and unearned income
- Asset income

Part 2
- Interactive workshops
  - Tax credit basics
  - Student eligibility
  - Periodic earned and unearned income
  - Asset income

This training will be held on the following dates:
Tuesday, December 10th, 2024, 1:00 PM-2:30 PM Eastern Time
Thursday, December 12th, 2024, 1:00 PM-2:30 PM Eastern Time

Click HERE to register

Questions about this notice can be directed to Savannah O'Connor via soconnor@ihcda.in.gov.