



To: Real Estate Department Partners

Notice: **RED-25-06**

From: Real Estate Department

Date: January 27, 2025

Re: **Costello Compliance 2025 Webinar Series Sponsored by IHCD**

IHCDA is pleased to partner with Costello Compliance in 2025 to provide a series of webinars that will benefit owners, developers, compliance professionals, and onsite property management staff of LIHTC, HOME and other types of affordable housing properties. Here is a full list of this year's offerings. As always, all IHCDA sponsored webinar trainings are free to our partners, but advanced registration is required.

Webinar #2 | Hot Topics in Income and Asset Calculations
Wednesday February 26th, 2025 - 1:00-4:00 PM Eastern Time (3 Hours)

Back by popular demand and updated for HOTMA and other upcoming issues! Is change hard? We can help! Uber, Lyft, Venmo, Zelle, GoFundMe, and cryptocurrency are just some of the hundreds of internet-based income and asset sources that have emerged in recent years...and there are more appearing every day! It seems clear that they are not going away anytime soon. Are you prepared to address the new reality by asking the right questions and calculating income correctly? You will be after this session! Also, HUD has changed how retirement accounts are handled several times. Getting on the same page is important to many households. Finally, we will finish off with a discussion of recent important IHCDA updated policies. Why were the new changes needed?

Session Outline:

- Gig economy jobs
- Internet-based assets
- Retirement accounts
- HOTMA in 2025
- NEW for 2025! IHCDA policy changes. Why the adjustments?

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ADDRESS 30 South Meridian Street, Suite 900, Indianapolis, IN 46204
PHONE 317 232 7777 **TOLL FREE** 800 872 0371 **WEB** www.ihcda.IN.gov

EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

Webinar #3 | Intro to HOME for New Property Managers (NEW for 2025!)
Wednesday March 26th, 2025 - 1:00-4:00 PM Eastern Time (3 Hours)

Brand new this year! Updated for the 2025 new HOME Rule! A HOME version of the super-popular *Introduction to LIHTC* webinars from past years. A great introduction or refresher on HOME compliance basics, updated to include HOTMA income rule changes. After a quick overview of HUD HOME requirements, the session will discuss the basic student status, income, and asset rules. What are practical and constructive ways to explain all this to applicants and tenants? You will know after the session. Do you want to know if you have the concepts? The last section of the session will test the provisions learned in the first part 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 and new federal HOME 2025 changes. Note: although there is some topic overlap with the Intro to LIHTC to be offered the next month, the examples and concept builders will all be different.

Plan to leave better equipped to confidently take on the challenge of HOME management.

Session Outline:

- Overview of HOME basics
- Student eligibility
- Periodic and sporadic earned and unearned income
- Asset income
- Recertification and when incomes increase
- Workshops: HOME basics
- Workshops: Student eligibility
- Workshops: Periodic and sporadic earned and unearned income
- Workshops: Asset income

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Webinar #4 | Intro to LIHTC for New Property Managers
Wednesday April 23rd, 2025 - 1:00-4:00 PM Eastern Time (3 Hours)

Back by popular demand! A great introduction or refresher on LIHTC compliance basics, updated to include HOTMA income rule changes. After a quick overview of IRS LIHTC requirements, the session will discuss the basic student status, income, and asset rules. What are practical and constructive ways to explain all this to applicants and tenants? You will know after the session. Do you want to know if you have the concepts? The last section of the session will test the provisions learned in the first part 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. Note: although there is some topic overlap with the Intro to HOME offered the previous month, the examples and concept builders will all be different.

Plan to leave better equipped to confidently take on the challenge of LIHTC management.

Session Outline:

- Overview of LIHTC basics
- Student eligibility
- Periodic and sporadic earned and unearned income

- Asset income
- Recertification and when incomes increase
- Workshops: LIHTC basics
- Workshops: Student eligibility
- Workshops: Periodic and sporadic earned and unearned income
- Workshops: Asset income

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Webinar #5 | Avoid Costly Compliance Mistakes
Wednesday May 28th, 2025 - 1:00-4:00 PM Eastern Time (3 Hours)

Back by popular demand and updated for HOTMA and other upcoming issues! What common and costly mistakes are easily avoidable through good education? What due diligent systems can be built to meet IRS, HUD, and IHCD expectations while also helping avoid human error? This webinar is developed by professionals with decades of experience in property management and delivering excellent compliance results.

Session Outline:

- Understanding "IRS" compliance and why it works for HOME/NHTF, too
- Selecting the correct income and rent limits
- Rent Issues
- Student issues
- Common HOTMA income and asset misunderstandings
- Recertification and changes of household income
- Building excellent systems 1: policy development
- Building excellent systems 2: training
- Building excellent systems 3: quality assurance

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Webinar #6 | Understanding and Correcting Noncompliance
Wednesday July 23rd, 2025 - 1:00-4:00 PM Eastern Time (3 Hours)

How do you know if you are in trouble and how do you fix it when you are? We can help! Join us for this in-depth 3-hour webinar covering the consequences of noncompliance and how to best address it. Even better, the discussion will cover how to avoid noncompliance in the first place! Do you know why noncompliance is more likely to be reported, given recent IRS guidance? The discussion will focus on the 8823 Guide and recent IRS guidance.

Plan to leave better prepared to deliver excellent compliance results and avoid or effectively address costly noncompliance!

Session Outline:

- Introduction to the 8823 Guide
- General guidelines on noncompliance and corrections
- Loss of credits and recapture overview for non-accountants
- Discussion of key form 8823 noncompliance items

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Webinar #7 | HOTMA's Impact on LIHTC and HOME
Wednesday September 24th, 2025 - 1:00-4:00 PM Eastern Time (3 Hours)

HOTMA was a top-to-bottom change to how many forms of affordable housing will operate. This includes the LIHTC, HOME, and NHTF programs. How has HOTMA affected how we operate these properties? How can we ensure that all of the changes have been implemented correctly? What recent changes to the HOME program did HOTMA inspire?

Plan to leave better prepared to ensure that a smooth transition to the HOTMA era has been made!

Session Outline:

- History of HOTMA
- Applicability of specific HOTMA provisions to LIHTC, HOME, and NHTF
- HOTMA and verification
- Use of other means-tested programs' verifications (with 2025 HOME updates!)
- How income definitions changed
- How asset definitions changed
- To what do HOTMA asset limitations apply?
- Review of other HOTMA provisions that do NOT apply to LIHTC, HOME, or NHTF
- How HOTMA impacts LIHTC "best practices"

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Webinar #8 | Nondiscrimination Under Fair Housing & VAWA
Wednesday October 29th, 2025 - 1:00-4:00 PM Eastern Time (3 Hours)

How does the Violence Against Women Act relate to Fair Housing? Why is this connection stronger than ever - with potentially massive financial implications for affordable housing providers? This session will discuss the basics of nondiscrimination under both the Fair Housing Act and VAWA.

Plan to leave prepared to better achieve Fair Housing!

Session Outline:

- Introduction
- Fair Housing protected classes
- Prohibited acts
- Disparate impact
- VAWA
 - o History and Definitions
 - o Covered Violence
 - o Covered programs
 - o Prohibitions and Bifurcation
- VAWA Procedures
- Emergency Transfers
- Confidentiality
- VAWA and Specific Programs
- VAWA FAQ
- Recent updates and what they mean for you!

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**Webinar #9 | Successfully Combining Program Compliance
Tuesday November 25th, 2025 - 1:00-4:00 PM Eastern Time (3 Hours)**

Almost all affordable housing is funded by multiple programs. This can result in a bewildering array of seemingly similar rules turn out to be very different. The old standard that an owner/agent should choose the most restrictive rule is simply often not true. Attendees to this session will learn a 5-step system to analyze and effectively respond when the various program compliance rules interact. Many real-life examples with practical solutions will be presented and the super-useful Costello Multiple Program Guide tool will be provided.

Plan to leave the session better able to analyze and address multiple program compliance rules.

Session Outline:

- “Laying out the puzzle pieces” building an effective compliance library
- Effective research
- The 5-step analysis to compare multiple rules
- A Multiple-Program Tool

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**Webinar #10 | Avoiding Costly Errors | Managing the Minimum Set-Asides (with the Average Income Test)
Wednesday December 17th, 2025 - 1:00-4:00 PM Eastern Time (3 Hours)**

UPDATED FOR THE RECENT AVERAGE INCOME REGULATION. Do you want to avoid the total loss of the housing tax credits for a property? We can help! Violations of the minimum set-aside are the most serious noncompliance that can result in total credit loss. Unfortunately, no one sets out to violate the minimum set-aside, yet it happens. Do you know how to avoid a violation? On the other hand, understanding the minimum set-aside provides crucial information that can help avoid catastrophic losses. Finally, the new Average Income Test provides more complexity than past versions of the minimum set-aside, and the details matter. Attendees will participate in a discussion of all of the important points relating to understanding and protecting the minimum set-aside.

Plan to leave better prepared to deliver excellent LIHTC compliance results through understanding the minimum set-aside!

Session Outline:

- The traditional Minimum Set-Asides (20-50 and 40-60)
- The Average Income Test (AIT)
- The Available Unit Rule
- Noncompliance
- Updates! The New AIT Regulation

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