



Property  
Management  
Association



A.J. Johnson Presents  
**Fundamental and Advanced Issues  
of Tax Credit Compliance and HCCP  
Training and Certification Testing**  
May 20-21, 2009  
Laurel Lakes Senior Apartments, Laurel MD

## ABOUT THE SEMINAR MAY 20

A.J. Johnson is a foremost authority on tax credit property compliance. Day 1 of the program May 20 addresses fundamental and advanced issues of tax credit compliance, as follows:

- Program Background
- Role of the State Housing Agency
- Rent Calculations
- Determining Utility Allowances
- Minimum Set-Aside Tests
- Extended Use Agreements
- Resident Eligibility Issues -- Income and Student Status
- Income Verification -- Employment, Social Security/Pension, Unemployment, Self-Employment
- Assets
  - a. \$5,000 rule
  - b. inputting income
  - c. discussion of most common assets
  - d. two-year disposition rule
- Student Rules & Exceptions
- <sup>1</sup> Handling Recertification
- Resident Transfers
- Next Available Unit Rule
- Housing Credit Accounting Issues
- Treatment of Common Area
- Acquisition/Rehab Issues
- Calculation of Basis and Application Fraction
- Impact of Federal Subsidy
- Tax Exempt Bonds
- Qualified Allocation Plans
- Deep Rent Skewing
- Unit Vacancy Rule
- Property Dispositions
- Record Retention Requirements
- Calculation of First Year and Annual Credits

## ABOUT THE HCCP CERTIFICATION TRAINING & EXAM MAY 21

Day 2 May 21 is OPTIONAL. It is presented for those who want to take the HCCP Certification exam. The cost of the exam is included in the two-day fee. **Please bring a nonprogrammable calculator with you.**

### Fees

### One Day Both Days

### To Reserve

PMA Members and Guests:\*

\$175

\$385

Use the form below or call PMA at

Nonmembers:

\$325

\$625

301-657-9200; FAX: 301-907-9326

\* The guest fee applies to those who are not eligible for PMA membership. Payment is required in advance or at the door. Fees include 1 or 2 days of training, continental breakfast and lunch.

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## Fundamental and Advanced Issues of Tax Credit Compliance and HCCP Certification

Wednesday, May 20 (Training) and Thursday, May 21 (HCCP exam)

Laurel Lakes Senior Apartments, 7901 Laurel Lakes Court, Laurel, MD 20707

Name: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

ZIP \_\_\_\_\_

Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

Attendees May 20 Only (\$175/\$325)

May 20 and 21 (\$385/\$625)

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Complete this form and return it with payment in full to: PMA, 7900 Wisconsin Avenue, Suite 305, Bethesda, MD 20814. Fax: 301-907-9326. Reserve or join with a credit card: 301-657-9200.

\_\_\_ I want to join PMA. Enclosed is my check for \$180. \_\_\_ Please send membership information.