

AGENDA

**Low Income Housing Tax Credit Program
Tax Credit Basics 101
Ms. Jeanne Peterson
REZNICK GROUP, PC
Sacramento, CA 95814**

Tuesday, October 12, 2010 (3:00pm-5:00pm)

**Louisiana Housing Finance Agency
Committee Room 2
2415 Quail Drive, Baton Rouge, LA 70808**

- I. Background to Section 42 – Tax Reform Act of 1986 (9% & 4% credit)
- II. Income and Rent restrictions
- III. Periods of Affordability – Recorded Regulatory Agreements
- IV. State Volume Cap
- V. Qualified Allocation Plan and federal requirements for states
- VI. Project Evaluation – sources and uses, underwriting
- VII. Allocation process – reservation, carryover, 8609s
- VIII. Who uses the credit, pricing, equity to deals
- IX. Calculating the credit – Examples
- X. Acquisition/rehab credit
- XI. Compliance monitoring and 8823s
- XII. Overview of ARRA funds and rules (TCAP and Exchange)