

CAPACITY CORNER >



Demystifying the HOUSING CREDIT PROGRAM

The Florida Housing Coalition is pleased to announce a Certificate program comprised of a series of trainings designed for nonprofit developers who want to learn how the housing credit program works in Florida as well as how their organization can participate. The training will consist of three on-line courses to be held on August 21st, 28th and September 4th, from 2:00 pm-3:30 pm and will conclude with a half-day in-person training on Wednesday September 10th as part of the Florida Housing Coalition's Annual Conference in Orlando. The full conference runs September 7-10, 2014.

The goal of the training is to provide participants with an in depth understanding about accessing and using 9% and 4% tax credits to produce and preserve affordable rental housing in Florida. You will learn what it takes to be a successful housing credit developer on your own or in partnership with another.

TOPICS TO BE COVERED INCLUDE:

- The FHFC RFA process
- How developers syndicate tax credits in order to obtain up-front equity capital
- The four phases of real estate development
- Calculating maximum loan amount and payment
- Calculating net operating income
- Determining Debt Service Coverage
- Determining the target market for a proposed development
- Determining whether a market exists for the proposed development
- Underwriting

- The skill set and other characteristics that a nonprofit organization must have to be a successful housing credit developer
- The risk and reward inherent in real estate development

INTERESTED IN THE CERTIFICATE PROGRAM?

Eligibility is limited to Florida-based 501(c) (3) organizations. To get the most from the course, you need a working knowledge of Microsoft Excel. You also need to agree to commit to attending all on-line courses as well as the half-day session on September 10, 2014. To help ensure that each participant gets the most out of the training, there will be course work after each on-line course as well as learning check-ins along the way. In addition to the knowledge that you obtain you will earn a Certificate of Completion in Housing Credit Programs in Florida.

WHAT IS IT GOING TO COST?

This course is underwritten by CAHEC and NEF. The cost to participants is \$75 per person. Each participant must also register for the Florida Housing Coalition conference to participate in the training on September 10th.

 **CAHEC** Community Affordable Housing Equity Corporation (CAHEC) is a nonprofit regional equity syndicator.
Creating Partnerships,
Strengthening Communities

 **National Equity Fund** is a non-profit Chicago-based affiliate of the Local Initiatives Support Corporation and one of the nation's leading Low Income Housing Tax Credits syndicators. **HNN**
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