



FIRST HOUSING UNIVERSITY

Course Catalog

[Income Qualifications Specialist Package](#)

What you will Learn

This course carries the student through the application and interview process as well as the procedures for income eligibility. Students will learn how to determine, verify, and calculate information obtained and necessary to qualify an applicant prior to residents moving into an affordable housing community. This includes learning how to satisfactorily determine basic and advanced calculations of assets and income. Students are also taught best practices in order to simplify the qualification process.

[01 - ASSET DETERMINATION - LEARN THE BASICS](#)

What you will learn

Students will learn how to determine, verify, and calculate asset information obtained and necessary to qualify an applicant prior to residents moving into an affordable housing community. Students are also taught best practices in order to simplify the qualification process. Our course trainings make learning easy by using a detailed step-by-step process showing the student how to properly obtain the required information, complete forms, calculate asset income and determine household eligibility to ensure compliance with federal, and most state and local affordable housing programs.

[02 - ASSET DETERMINATION - ADVANCED METHODS](#)

What you will Learn

Students will learn how to determine, verify, and calculate more complex asset scenarios. Often times properties are confronted with challenging asset determination calculations and knowing how to properly handle this information is essential to staying in compliance. The student will be taught best practices in order to simplify the qualification process. Our course training makes learning easy by using a detailed step-by-step process showing the student how to properly obtain the required information, complete forms, calculate income and determine household eligibility to ensure compliance with federal, and most state and local affordable housing programs.

03 - INCOME QUALIFICATIONS - LEARN THE BASICS

What You Will Learn

Students will learn how to determine, verify, and calculate information obtained and necessary to qualify an applicant prior to residents moving into an affordable housing community. The course entails best practices to simplify the qualification process. Our course trainings make learning easy by using a detailed step-by-step process showing the student how to properly obtain the required information, complete forms, calculate income, and determine household eligibility to ensure compliance with federal, and most state and local affordable housing programs.

04 - INCOME QUALIFICATIONS - ADVANCED METHODS

What you will Learn

Students will learn how to determine, verify, and calculate more complex income scenarios. Often times properties are confronted with challenging income calculations and knowing how to properly handle these income sources is essential to staying in compliance. Students are taught best practices in order to simplify the qualification process. Our course training makes learning easy by using a detailed step-by-step process showing the student how to properly obtain the required information, complete forms, calculate income and determine household eligibility to ensure compliance with federal, and most state and local affordable housing programs.

05 - FAIR HOUSING 101

What you will learn

First Housing University is dedicated to teaching our students best practices within the affordable housing industry. Our primary focus with Fair Housing 101 is to educate our students on Fair Housing matters, Fair Housing laws, what to do when rights are violated, and to bring new knowledge to the community and staff as a whole. When students learn about the Fair Housing laws, fewer rights are violated and fewer claims are made.

06 - HOW TO NAIL A PHYSICAL INSPECTION

What you will Learn

Students will learn how to quickly recognize physical deficiencies at their property. By the end of the course the user should be able to explain ways to keep their property safe, decent, and sanitary at all times. Audience This course is created for owners, managers, onsite staff, maintenance personnel and any other individuals involved with affordable housing programs interested in learning key practices to passing a physical inspection.

07 - UNDERSTANDING AND AVOIDING THE 8823

What you will Learn

Students will learn how to familiarize themselves with the Internal Revenue's Guide on the purpose and process of Form 8823, required commitments, major issues that cause non-compliance, and ways to avoid the issuance of a Form 8823.

08 - THE PERFECT SOLUTION TO PROVIDING TENANT PROGRAMS AND SERVICES

What you will Learn

Students will learn broad and specific definitions of various types of Tenant Programs and Services and understand the benefits of offering services to residents. We will also discuss commonly found issues, and ways to improve Tenant Programs and Services. Audience All owners, managers, onsite staff, maintenance personnel and any other individuals involved with the Low Income Housing Tax Credit program.

09A - LIHTC 101 - AN INTRODUCTION TO LOW INCOME HOUSING TAX CREDIT

What you will learn

The Low Income Housing Tax Credit (LIHTC) is a federal program designed to encourage the rehabilitation and development of affordable housing. It is a dollar-for-dollar reduction of federal income taxes owed by owners/investors in qualified projects. In this introductory course, you will learn about regulatory agreements, set-asides, and best eligibility practices.

09B - LIHTC 102 - UNDERSTANDING THE LOW INCOME HOUSING TAX CREDIT

What you will learn

The Low Income Housing Tax Credit (LIHTC) is a federal program designed to encourage the rehabilitation and development of affordable housing. It is a dollar-for-dollar reduction of federal income taxes owed by owners/investors in qualified projects. In this intermediate course, you will learn about rent limits & calculations, leasing, compliance monitoring, tenant selection criteria, and utility allowances.

09C - LIHTC 103 - ADVANCED UNDERSTANDING THE LOW INCOME HOUSING TAX CREDIT

What you will learn

The Low Income Housing Tax Credit (LIHTC) is a federal program designed to encourage the rehabilitation and development of affordable housing. It is a dollar-for-dollar reduction of federal income taxes owed by owners/investors in qualified projects. In this advanced course, you will learn about the percentage applied to LIHTC deals, the Placed in Service Date, Unit Swap Status, Unit Transfers, Commercial Space, Common Areas, and Income Limits.

0A - INTRODUCTION TO AVERAGE INCOME TEST

What you will Learn

The Internal Revenue Code now provides a third minimum set-aside election for developers of Low Income Housing Tax Credit properties. In addition to the 20-50 and 40-60 tests, this third set-aside option is called the Average Income Test. In this course, you will learn how to interpret the Average Income Test (AIT), how the test affects the definition of a qualified low-income unit, the computation of the Applicable Fraction, and how to apply the Next Available Unit Rule.

11 - COMPLETING THE FLORIDA HOUSING PROGRAM REPORT

What you will Learn

Students will learn how to properly fill out a Program Report by discovering the information that should be obtained in order to satisfactorily input the data. The student will be taught best practices for completing a Program Report while avoiding errors and discrepancies.

12 - COMPLETING THE FLORIDA HOUSING TENANT INCOME CERTIFICATION

What you will Learn

Students will learn how to properly fill out the Income Certification by discovering the information that should be obtained in order to satisfactorily input the data. Students will be taught best practices for completing an Income Certification and transferring that information to the Program Report while avoiding errors and discrepancies.

30 DAY UNLIMITED USE - CORE COMPLIANCE

Take advantage of this great value today. Unlimited access to ALL of our core compliance courses for a full month!

LIHTC COMPLIANCE TRAINING PREP

Taking a test can be a stressful event for anyone. When you are getting ready to take the 3-Day LIHTC Training, there is no substitute for preparation. We understand there is a lot to know and a lot to learn in a very short period of time, so we want to do our best to help you understand the subject. This is no substitution for the LIHTC 3-day training; however, this package will help prepare you for the calculations and concepts related to compliance.

HCCP Online Exam

HCCP Online Exam Retake