



## 2018 HOME Training Series



### HOME Fundamentals ■■ August 27<sup>th</sup> & 28<sup>th</sup>

This customized 2-day “HOME 101”-style course provides participants with an overview of the HOME Program, including key requirements for each eligible activity type – homebuyer, homeowner rehabilitation, rental, and tenant-based rental assistance. To help participants make sense of it all, the course provides a framework for rules on a program wide, project, and assisted-unit basis and ensures they understand the roles and responsibilities applicable to HOME Participating Jurisdictions (PJ), sub-recipients, property owners/developers, CHDOs, and low-income beneficiaries.

### Underwriting HOME Rental Projects ■■ August 29<sup>th</sup> & 30<sup>th</sup>

This 2-day segment on underwriting and structuring HOME-assisted rental projects explains the underwriting framework required by the 2013 HOME Final Rule for both PJ staff and development partners. This hands-on training includes a mixture of lecture, Q&A, and applied exercises. Exercises include review and manipulation of an example project proforma modeled from actual AHFC-funded projects and focuses on ensuring the long-term sustainability of rental projects, allowing participants to begin applying key underwriting metrics and approaches to their own projects.

### Ongoing HOME Rental Compliance ■■ August 31<sup>st</sup>

Focused on the “5 P’s of compliance, this 1-day course helps ensure projects serve the right People, at the right Price, while maintaining the Property’s quality for the affordability Period – through it all getting the Paperwork right. New staff and seasoned veterans alike will benefit from learning about new and ever-evolving HUD expectations. In addition to topics such as income verification, over-income tenant rules, and lease requirements, the course will cover the latest information on HUD’s new VAWA rule explaining roles and responsibilities for both the PJ and property owners.

### About the Trainers ■■

TDA Consulting, Inc. was founded in 1998 and is committed to promoting excellence and professionalism in the housing and community development field. For over 20 years, TDA has provided consulting, training, and technical assistance on the full range of HUD Community Planning & Development programs and is HUD’s lead technical assistance provider. Its ongoing HUD work provides TDA with insights into emerging policy issues and areas of focus, while its direct work for state and local clients brings a practical perspective. With a field staff made up of experienced practitioners who bridge the gap between theory and real-life, TDA prides itself on providing real-world expertise. As a result, TDA’s subject matter experts can provide emerging insights on the direction of key HUD programs such as HOME, CDBG, and the Housing Trust Fund, and its clients benefit from TDA’s ability to share best practices gleaned from across the country.

Stephen Lathom is a Senior Consultant for TDA Consulting and one of the country’s foremost experts on the HOME and HTF programs with several ongoing assignments from HUD’s Office of Affordable Housing Programs. He provides a variety of services covering housing development, underwriting and transactional structuring, and program design. Well respected in the industry, he has been a speaker or trainer for NCSHA, the Affordable Housing Investor’s Council, Novogradac & Company, NCDA, and the Housing Assistance Council.

Jennifer Alpha is a Senior Consultant for TDA Consulting and a HOME Certified Specialist. She has extensive experience as a transactional attorney for affordable multifamily housing and evaluated federal housing programs for the GAO. Alpha regularly assistance to clients in the areas of program design, policies and procedures, and development of written agreements and has delivered HOME courses ranging from Effective Written Agreements to CHDO Opportunities in HOME and Rental Underwriting for CHDOs.