

### **LIHTC Eligibility - Unit Eligibility and Applicant Eligibility and Certification**

This two-part session will cover Unit Eligibility and Applicant Eligibility.

Unit Eligibility - This segment will show you how to calculate the applicable fractions, maximum rents and utility allowances. You will learn how to maintain your compliance and prepare for the physical inspection. Other overlaying programs, including bonds will be discussed. Applicant Eligibility - will discuss the inclusions and exclusions of income and assets; rules of calculation of income and rent. We will review the application, verification and interview processes.

*Instructor: Heather Staggs – STAR Momentum*



### **Instructor: Heather Staggs, AHM, CPO™, FHC™, SHCM™**

Heather brings knowledge from both the property management and regulatory sides of affordable housing industry. She is a 25-year property management veteran; in addition, she has served as the previous manager for both the PBCA Section 8 Contract Administration and LIHTC Program Compliance departments within the Colorado Housing and Finance Authority (CHFA). Prior to that, she was a Project Manager with the U.S. Department of Housing and Urban Development. Heather is an expert in Fair Housing and affordable housing program compliance rules and regulations, allowing her to serve as an expert witness for a high profile Federal Fair Housing property management case. Heather has first-hand insight into the latest affordable housing compliance trends all due to her on-site consulting work with multiple affordable housing programs, in addition to her company reviewing over over 800 resident files on a monthly basis,. Her ability to comprehend the complex rules and regulations of the affordable housing industry, allows her to assist her clients across the country to stay compliant with not only state monitoring and government agencies, but also with Fair Housing laws. Heather is also a NAHMA approved CPO™ and FHC™ Instructor.