

Online Training Courses

(non-certification - 3 hour sessions)

NDC's Online Training Courses, each on a specific development tool or program, are taught with the same skill and real-world expertise that have made NDC training premier in the field. As a supplement to our certification programs and professional development courses, NDC's online training programs offer timely and useful information for a wide variety of economic, housing and community development finance practitioners.

Asset Management for Affordable Housing

1/2 day - webinar

NDC Recertification Credits:
0.50

The asset manager performs a vital role in preserving quality affordable housing developments. Good asset management is critical to all involved parties, from investors to lenders to the low-income families this housing serves - and is a critical risk management strategy as well. Participants gain an understanding of the goals of asset management, their role in achieving those goals, and the tools needed to manage risk effectively. This online training explores the following topics:

- The Low-Income Housing Tax Credit program and other sources of funding that determine the project's regulatory requirements
- Roles and responsibilities of all of the partners in the project
- Risk management during pre-development and the due diligence period
- Asset management during construction and lease-up
- Developing an effective asset management plan
- Monitoring operations and analyzing financial reports to assess financial performance
- Monitoring LIHTC and regulatory compliance
- Watchlist management

Financing Your Renewable Energy Project

1/2 day - webinar

NDC Recertification Credits:
0.50

Congress has reacted to the demand for viable financing options for renewable energy projects and put in place major instruments of national energy and environmental policy with the Renewable Energy Tax Credit (RETC), a grant in lieu of the RETC and a guaranteed loan program. What does all this mean to you? These programs will be an important community development resource and will have a major impact on the creation of green collar jobs, the transition from traditional energy sources to renewable energy technology and the environment. Unlocking these programs and accessing the debt and equity necessary to get projects built in these challenging and changing times will be the course focus. Specific topics include:

- Overview of federal programs
- Energy efficiency, carbon issues, policies and trends
- The players in today's market - investors, lenders, utilities, integrators
- Long-term benefits of going green

Online Training Courses

non-certification - 3 hour sessions (cont.)

Low-Income Housing Tax Credits

1/2 day - webinar

NDC Recertification Credits:
0.50

The Federal Low-Income Housing Tax Credit (LIHTC) program remains the stalwart, steady resource for affordable housing development across the country, and while there are other financing sources and mechanisms, no serious affordable housing program operates without LIHTCs. Using this program, NDC, through the NDC Corporate Equity Fund, has invested nearly \$350 million in more than 6,000 units located in 25 states and the Commonwealth of Puerto Rico. In addition, through our technical assistance services, NDC has helped our clients across the country finance and develop thousands more LIHTC units. This session provides a brief description of the LIHTC program and explains how it works. Participants learn the threshold criteria for using the credits and how to calculate credits for a project using real-world cases. The session also covers recent changes to the LIHTC legislation.

Housing Development Finance Programs

1/2 day - webinar

NDC Recertification Credits:
0.50

Housing, and especially affordable housing, is still at the heart of every community development strategy. The practice has become more and more sophisticated in the past few decades with many stakeholders, different techniques, and new and evolving tools. This comprehensive overview of affordable housing finance and development is designed for both non-profit and public sector housing development practitioners. This online course addresses the following topics and more:

- HUD government resources: CDBG, CD Float, Section 108 and HOME
- Tax-exempt bonds
- Low-Income Housing Tax Credits
- Types of projects that can be done with each program
- Key issues for developers and funders

Main Street Finance: Mixed-Use Real Estate

1/2 day - webinar

NDC Recertification Credits:
0.50

Neighborhoods are at their best when “Main Street” pulses with the activities that bring a community alive-retail, entertainment, services, public facilities, and common areas. There are many financial tools available for Main Street redevelopment and if brought together in the right way, for the right uses, they can do the job. Older Main Streets have special opportunities for adaptive reuse and new construction - with buildings that are ideally suited to retrofitting multiple uses in one structure. But how do you use single-purpose financing tools to structure financing for a mixed-use facility? What instruments are available and appropriate? What if their criteria seem to be contradictory? This course answers those questions and explores the following topics:

- Challenges of mixed-use development
- Mixed-use opportunities
- Community facilities on Main Street
- Inventory: What do you have to work with?
- Tax Credit Tools - Historic Rehabilitation Tax Credits, Low-Income Housing Tax Credits and New Markets Tax Credits
- Mixing financing: the right recipe

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non-certification - 3 hour sessions (cont.)

New Markets Tax Credits from “A” to QALICB

1/2 day - webinar

NDC Recertification Credits:
0.50

To many economic development practitioners, the New Markets Tax Credit (NMTC) offers promise as a tool to get deals done but understanding how to use it in an actual project often proves challenging. This Academy course takes participants through a general understanding of the program to detailed, step-by-step application in actual deals. NDC, as a recipient of one of the largest NMTC allocations, is at the leading edge in developing and applying the best models for this powerful economic development tool. This course addresses the following topics:

- Outline of the NMTC program
 - How funds flow through an NMTC deal
 - Determining the amount of tax credits available to investors
 - Calculating the Qualified Equity Investment
 - Structuring a Qualified Low-Income Community Investment
 - Compliance and recapture issues
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