

IMPORTANT INFORMATION

THINGS TO SEE AND DO IN BOSTON

- Boston's Famous Freedom Trail
- Bull & Finch Pub (Cheers)
- Faneuil Hall and Quincy Market
- Boston Common (and Gardens)
- Harvard Square
- Harvard Museum of Natural History
- Hayden Planetarium
- JFK Museum
- USS Constitution "Old Ironsides"
- New England Aquarium
- Museum of Science
- Museum of Fine Arts
- Peabody Essex Museum
- Isabella Stewart Gardner Museum
- The Children's Museum
- Fenway Park (Red Sox)
- Prudential Center
- Boston Duck Tours
- Boston Public Library (Copley Square)
- John Hancock Observatory
- TD Banknorth Garden (home to the NBA Celtics and NHL Bruins)
- See the beautiful New England Foliage

HOTEL ACCOMMODATIONS

Marriott Copley Place
10 Huntington Avenue
Boston, MA 02116

To make room reservations you must do so online through the Symposium link on our website, www.spectrumseminars.com or call Passkey at (800)266-9432.

Spectrum has reserved a block of rooms at the Marriott from 10/25-10/29. The cutoff date for special rate is October 4th.

Individuals, NOT SPECTRUM are responsible for hotel accommodations and individual costs.



USS Constitution along the Freedom Trail

LOCATION

Copley Place is in the heart of Boston's Back Bay area. Enclosed pedestrian walkway to the Prudential Center. Directly above the Massachusetts Turnpike off Exit 22. Just 15 minutes from Logan International Airport.

TRANSPORTATION

Commercial limousine service or taxi service to Logan Airport. Back Bay subway station located at Copley Place, connecting to Amtrak and the airport.

REGISTRATION

CANCELLATIONS AND REFUNDS POLICY

Cost is \$575 pp before 9/15/05, no refunds or substitutions, 9/15/05 through 10/14/05 cost is \$625 pp, 10/15/05 and after is \$675 pp. 9/15/05 and later registrations - you may substitute persons other than those listed. Cancellations must be made in writing to Spectrum office. Cancellations made 9/15/05 - 10/14/05 will receive a refund minus a \$50 processing fee. No refunds after 10/15/05. No transfers allowed.

LOW INCOME HOUSING TRADE SHOW

Trade show opens at 11:00 am Wednesday, October 26th and closes Friday, October 28th at 12:30.

Be sure to stop by and see the vendor products and services. Do you have a service or product you would like to exhibit? Reserve your spot for a Tradeshow Booth! Contact the Spectrum office for more information and rates.

ASK THE EXPERTS

Please submit all questions for the "Ask the Experts" panel in typewritten form, via fax: (207) 767-2200 or e-mail: symposium@spectrumseminars.com

QUESTIONS

Call Spectrum at (207) 767-8000, e-mail: symposium@spectrumseminars.com or fax: (207) 767-2200

REGISTRATION FORM

NAME: _____ COMPANY: _____

ADDRESS: _____ TELEPHONE: (____) _____

CITY, STATE, ZIP: _____ FAX: (____) _____

YES, I PLAN ON TAKING THE C3P EXAM (included in registration)

YES, I PLAN ON ATTENDING THE SYKWALK RECEPTION AT THE TOP OF THE HUB (included in registration)

Registration must be received by mail with full payment before October 14th to be eligible for early registration savings.

Number of Attendees: _____ Number of non-attendees or spouses attending reception: _____

\$ _____ PAYMENT TOTAL (price per person times total attendees + non attendees reception registration fee)

PAYMENT METHOD: Check/Money Order (payable to Spectrum Seminars, Inc.) OR Mastercard Visa Amex

Card # _____ Exp. Date: _____ Signature: _____

REGISTRATION FEES

Received before 9-15-05 - \$575 per person (no refunds and no substitutions)

Received after 9-15 & before 10-15-05 - \$625 per person (No group discount)

Received after 10-15 and at the door - \$675 per person (No group discount)

Spouses and Non Attendees who wish to attend the receptions on Wednesday and Thursday evenings may register for \$50.

To register more than one individual from the same company attach a list of names and reflect in total payment above.

20th Year Celebration

SYMPOSIUM

2005 POWER WORKSHOPS

The Keys to Compliance

Earn Your C3P Designation at Symposium!



Faneuil Hall Marketplace

THE MARRIOTT COPLEY PLACE
Boston, Massachusetts
October 26 - 28

Take advantage of this great opportunity . . .
Earn your C3P Certification at this year's Symposium!

AGENDA

At this years symposium there are two tracks. The Basic Track is geared towards beginners for basic training and will be a great review for veterans. At the end of the Symposium participants may take the C3P Certification exam.

The Advanced Track keys in on specific issues and is beneficial for those who make policy, monitor files, submit reports, as well as for owners, states, syndicators/equity funds and lenders.

October 26th - Wednesday

11:00 AM Registration Opens
Beginning of Trade Show
Coffee & Snacks

1:00 PM Opening Session
Welcome and Guest Speakers
Legislative Update from Washington DC/Status of The Audit Guide. What's up with Federal Subsidy?- An overview of Rural Development Rental Assistance, Project Based Section 8 and the Tenant Based Voucher Program.

3:00 PM Afternoon Break



Boston Brownstones

ADVANCED BREAKOUTS

BASIC BREAKOUTS

3:45 PM
Advanced Session 1 - Accounting Experts
A presentation by the industry's leading accountants: key year-end issues and compliance. Followed by a question and answer open forum from the audience.

Basic Session 1 - Income
How to calculate, how to verify, how assets pertain, what is excluded?

5:00 PM Reception at the Marriott

October 27 - Thursday

7:45 AM Continental Breakfast

9:00 AM
Advanced Session 2 - Fair Housing Update
Design issues with and without federal funds; where 504 impacts; reasonable accommodation, 8823s.
Basic Session 2 - Cert/Recerts
The recert waiver; when to recertify; unit transfers.

10:00 AM Morning break

C3P Certification Exam offered with the Basic Track Breakouts! Earn your compliance certification!

10:30 AM
Advanced Session 3 - Correcting Non-Compliance

The leading causes of non-compliance from the state perspective; how narratives are so important, when 8823s have to be filed; continuing non-compliance.

Basic Session 3 - Status Reports/Year End Reports

How to fill them out, what the states and syndicators want to see; compliance with the states.

11:30 AM Lunch On Your Own

1:30 PM
Advanced Session 4 - Physical Inspections

What the states are looking for, major violations of UPCS, 8823s, casualty loss.

Basic Session 4 - Special Issues

Students, the vacant unit rule, 140% rule, staff units.

2:30-3:30

Advanced Session 5 - Acquisition Rehab

An overview of key issues in an acquisition rehab especially when tenants are still on the property, when to certify, the Safe Harbor rule & claiming credits.



Leonard P. Zakim Bridge

Basic Session 5 - Leasing, Utilities, Charges, Etc

What rents to charge, factoring utilities, combining with the HOME program, state set asides. Charges for parking, laundry, community room & commercial space.

3:30 PM Afternoon Break

4:00 PM
Advanced Session 6 - Year 16 Issues/Accounting Workshop

Both the compliance & accounting workshop. What are the commitments to the state and the IRS beginning year 16; what are the tax ramifications for the partnership; the impact of Revenue Ruling 2004-82; preservation.

Basic Session 6 - Marketing, Screening
Tenant selection criteria, what is elderly housing, how to market a tax credit site with and without subsidy.

5:30 PM Reception (Top of The Hub Skywalk, Prudential Tower)

RECEPTION

TOP OF THE HUB SKYWALK PRUDENTIAL TOWER

Atop the Prudential Tower
800 Boylston Street. Only a short 5 minute walk through the Prudential Mall from the Marriott!

Top of the Hub's Skywalk Observatory, Boston's ONLY sky-high vantage point, for sweeping 360 degree views of Greater Boston and beyond on the 50th floor of the Prudential Tower.

October 28th, Friday

7:45 AM Continental Breakfast

9:00 AM
Advanced Session 7 - Combining Other Programs
Section 538 and the tax credit program. How to make a rural development 538 deal work with tax credits; how to put the deal together; the amount of financing available, ask the experts.

Basic Session 7 - Allocation Issues
Issues that are important to managers; how states set asides work; the HOME regulatory agreement, 9% vs. 4% and why managers need to know these issues.

10:00 AM Networking and Tradeshow

10:45-12:15 Closing Session
"Ask the Experts" Panel
Spectrum brings back the experts in the business to



Fenway Park - Home of the Red Sox

Take the Certified Credit Compliance Professional (C3P) Exam!

answer all of your questions about compliance. You may submit your questions with your registration, at any time beforehand or ask them at the session...ALL ARE WELCOME!

12:15 PM Certification C3P Exam
You must sign up for the test on your symposium registration.

1:00 PM Symposium Closing

Soaring fifty stories above Boston, you can't help but be inspired. Enjoy a view of the entire city that is breathtaking and unlike any other. Don't be surprised if you find yourself staring out at what has to be the finest sunsets in Boston. A setting that is literally, above it all!

WE HOPE TO SEE YOU THERE!



Evening view from the Prudential Skywalk