

*Please join us for a Comprehensive, 2-day Training on  
The Rural Development 515 Program*

## **S.T.A.R. Training and Certification Seminar**

*Co-Sponsored by Spectrum Seminars and the Affordable Housing Association of Indiana*

*Tuesday and Wednesday, March 30<sup>th</sup> and 31<sup>th</sup>*

**Holiday Inn North and Caribbean Cove Indoor Water Park  
3850 DePauw Boulevard, Indianapolis, IN 46268**

The Spectrum Training Award Recipient (S.T.A.R.) may be earned by passing a certification exam after attending the Rural Development 515 course. The seminar covers handbook income, eligibility and occupancy issues, the 3560-8 Tenant Certification and 3560 Handbook Regulations.

Since October 1986 Spectrum has been the leading National Training Firm for Rural Development 515 Management. Steve Rosenblatt has conducted seminars with participants from all 50 states attending and has received superlative reviews throughout the nation for this seminar dealing with Rural Development Handbook Regulations.

### *Why you should attend...*

- Spectrum is recognized as the leader in Rural Development 515 Training
- Nationally recognized certification program for owners and managers
- Course material includes an important overview of 3560 Regulation & Handbook
- The course material has been reviewed by the National Office of USDA RD and found to be in compliance with the 3560.

*Course approved by: National Office of Rural Development or Rural Housing Service (Formerly FmHA)  
Certification exam occurs in the afternoon of the second day of the course. On passing, the attendee receives S.T.A.R. Certification. **Please bring a calculator.***

### **Overnight Accommodations:**

Holiday Inn North at the Pyramids & Caribbean Cove Indoor Water Park  
3850 DePauw Blvd., Indianapolis, IN 46268

Standard 2 Double \$93 on or before 3/08/10

Standard 1 Queen \$93 on or before 3/08/10

Above rates include access to Caribbean Cove Indoor Water Park! Reservations must be made by 5:00 pm (EST), Monday, March 8, 2010 to receive the reduced conference rate. After March 8, rates are based on availability.

**To make hotel reservations call 317-872-9790 and tell them you are with AHAIN to receive the special room rate.**

# S.T.A.R. Agenda

## Tuesday, March 30, 2010

8:15 AM	Registration and Free Coffee/Continental Breakfast
9:00	Introduction, Review of Seminar Agenda and Materials/Legislative Update, Overview of 3560- New Policies for Management Assets
10:15	Coffee Break
10:30	Assets Continued
	Definitions of Income
NOON	Lunch - On Your Own
1:15 PM	Exempted Income
1:30	Allowance & Adjusted Income
	Income Limits & Eligibility
2:30	Break
2:45	RD 3560-8 Tenant Certification
	SPECTRUM back-up Worksheet
4:00	Submission of Tenant Certifications-Penalties
	Recertification Issues: When to Recertify, When Recertification is Not Required, Failure to Recertify
	Tenant Fraud
5:00	Day One Ends



## Wednesday, March 31, 2010

8:00 AM	Free Coffee/Continental Breakfast
8:30	Day One Review/Q & A
9:00	Occupancy Requirements
	RD Occupancy & Eligibility
	Affirmative Fair Housing Plans
10:00	Coffee Break
10:15	The Fair Housing Amendment Act of 1998
	Section 504 Requirements
NOON	Lunch - On Your Own
1:15 PM	Other Occupancy Issues:
	- Students in RD 515 Housing
	- Renting to Ineligibles
	- Continuing Eligibility
	- Application Requirements & Waiting Lists
	- Tenant Selection & Rejection/Grievance Procedures
	- Leasing & Security Deposits/Pet Rules
	- Termination of Tenancy/Eviction
2:45	Break
3:00	S.T.A.R. Certification Exam
4:30	Seminar Completion