



# AHTCC NEWS

AUGUST 2009

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## Industry Builds Support Behind Housing Credit Legislative Proposals

The Affordable Housing Tax Credit Coalition (AHTCC), along with a broad group of Low Income Housing Tax Credit (Housing Credit) industry organizations, has been working to build support within the industry for a set of legislative proposals designed to help the Housing Credit program remain the most effective affordable housing production program in history despite a challenging economic environment.

Included in the package of legislative proposals are: a two-part, five-year carryback proposal; an extension of the Tax Credit Exchange Program; and the ability to allow states to exchange Housing Credits which derive from the issuance of tax-exempt bonds for cash grants. It is widely accepted that measures should be taken to broaden and strengthen the investor market while also working to assist “shovel ready” developments which are struggling to find investor equity.

AHTCC and the Affordable Housing Investors Council (AHIC) developed the five-year carryback proposal through a joint effort that began in March 2009. AHTCC believes in order to stimulate the new investment needed to build and preserve Housing Credit properties over the next several years, it is critical that new corporate investors join with traditional investors – financial institutions – to provide capital so that the program is not overly dependent on one sector of the economy. The carryback proposal is designed to make the program more attractive to new investors while allowing current investors the ability to use more of their existing Housing Credit portfolios.

An extension of the Tax Credit Exchange Program would allow state Housing Credit allocating agencies to continue to exchange a portion of their Housing Credit allocations in 2010 for grant money. A state receiving financing under this provision is able to use funds to make sub-awards to finance the construction, acquisition, or rehabilitation of qualified low-income housing. Additionally funding would be made available for investment in Housing Credit properties should this exchange proposal be extended to tax-exempt bond financed properties. As of this writing, other measures are still under consideration by the industry.

While the Coalition and its industry partners continue to work towards precise language for the legislative proposals above, AHTCC recognizes it is critical to the success of this legislative effort that Congress and the Administration hear a consistent message from the industry. AHTCC will continue to work with other industry organizations to build the broadest support for these legislative proposals and keep its members apprised as to any legislation within Congress impacting the Housing Credit program.

### AHTCC Welcomes Two New Members

Housing Alliance of Pennsylvania  
Corporation for Supportive Housing

### Save on Subscriptions

AHTCC members receive a 20 percent discount on new subscriptions to the *HDR Current Developments Newsletter* as well as discounted subscriptions to *Tax Credit Advisor*.

Visit [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org) for more details.

# Congratulations!

The Affordable Housing Tax Credit Coalition congratulates the winners of the 15th Annual Charles L. Edson Tax Credit Excellence Awards. These awards are presented to the most outstanding Housing Credit developments in six categories and honor the best in affordable rental housing development. This year the Coalition received 40 entries from 19 states. Winners are determined through a highly competitive nationwide selection process. Awards were presented on June 10, 2009, during a Capitol Hill luncheon celebrating the winners.

## AHTCC Celebrates 15th Charles L. Edson Tax Credit Excellence Award Winners

<b>Metropolitan/Urban Housing</b>	Winner: .....	Verne Barry Place ~ Grand Rapids, MI ~ 116 Units
	Honorable Mentions: .....	The Shelton ~ Arlington, VA ~ 94 Units Teutonia Gardens ~ Milwaukee, WI ~ 24 Units
<b>Rural Housing</b>	Winner: .....	Red Hawk Apartments ~ Springdale, UT ~ 22 Units
	Honorable Mention: .....	Independence Place ~ Linton, IN ~ 32 Units
<b>Special Needs Housing</b>	Winner: .....	Family Commons at Cabrillo ~ Long Beach, CA ~ 81 Units
	Honorable Mention: .....	Madison at 14th Apartments ~ Oakland, CA ~ 79 Units
<b>Senior Housing</b>	Winner: .....	The Meadows ~ North Smithfield, RI ~ 80 Units
	Honorable Mention: .....	Horizons at Indio ~ Indio, CA ~ 80 Units
<b>Green Housing</b>	Winner: .....	Intervale Green ~ Bronx, NY ~ 128 Units
	Honorable Mention: .....	Waverly Woods ~ Belmont, MA ~ 40 Units
<b>Public Housing Revitalization</b>	Winner: .....	Seola Crossing at Greenbridge ~ Seattle, WA ~ 187 Units
	Honorable Mentions: .....	Gulf Breeze Apartments ~ Punta Gorda, FL ~ 171 Units Edgewood Village ~ Akron, OH ~ 80 Units

### The Coalition extends its warmest thanks to this year's judging committee:

- Jeffrey Hettleman, The Shelter Group (Chair)
- Gregory Brown, National Association of Home Builders
- Sherry Bossie, West Virginia Housing Development Fund
- Charles L. Edson, Nixon Peabody, LLP
- Elizabeth Stohr, U.S. Bancorp Community Development Corporation

### The Coalition also thanks the sponsors of this year's awards program:

- Ballard Spahr Andrews & Ingersoll, LLP
- Cargill Investment Group
- Centerline Capital Group
- Eden Housing, Inc.
- Enterprise Community Partners, Inc.
- First Atlantic Capital, LLC
- Greenberg Traurig, LLP

- Gulf Breeze Apartments Partners, Ltd./Norstar Development USA, L.P.
- Holland & Knight LLP
- John Hancock Realty Advisors, Inc.
- Meridian Investments, Inc.
- The Michaels Development Co.
- MMA Financial, LLC
- National Development Council
- National Equity Fund, Inc.
- Nixon Peabody, LLP
- Novogradac & Company LLP
- Paul Hastings Janofsky & Walker LLP
- PNC MultiFamily Capital
- RBC Apollo Equity Partners
- Reznick Group, P.C.
- Winston & Strawn LLP

## Join Now! Let the Coalition Work for You

Join your industry colleagues by taking advantage of the benefits of membership in the Affordable Housing Tax Credit Coalition. AHTCC represents Housing Credit industry participants before Congress, the Administration, and other governmental agencies. Stay on top of the latest Housing Credit issues through *AHTCC News*, industry updates, and regularly held Coalition meetings. The Coalition keeps you informed while serving as your representative on issues that impact the Housing Credit program. With an increasing housing crisis bringing national attention to the housing industry, now more than ever, benefit from lending your voice to the always-growing Coalition presence by joining today.

Who should join? Syndicators, developers, lenders, institutional investors, lawyers, accountants, nonprofits, public agencies, compliance specialists, and other allied professionals who work with the Low Income Housing Tax Credit program. Membership dues are collected on an annual basis.

Contact Coalition executive director Victoria Spielman at 202-282-5349 or [victoria.spielman@taxcreditcoalition.org](mailto:victoria.spielman@taxcreditcoalition.org) to request a membership brochure or for more information on membership dues and benefits. Or, visit [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org) to download a membership application today!

To be added to the Coalition's media list, email Victoria at [info@taxcreditcoalition.org](mailto:info@taxcreditcoalition.org).

## 2009 Charles L. Edson Tax Credit Excellence Award Winners



Verne Barry Place ~ Grand Rapids, MI ~ 116 Units



Red Hawk Apartments ~ Springdale, UT ~ 22 Units



Family Commons at Cabrillo ~ Long Beach, CA ~ 81 Units



The Meadows ~ North Smithfield, RI ~ 80 Units



Intervale Green ~ Bronx, NY ~ 128 Units



Gulf Breeze Apartments ~ Punta Gorda, FL ~ 171 Units

## AHTCC Submits Letter to Congress Regarding Potential Sales of GSE-held Housing Credit Portfolios

On June 29, 2009, AHTCC submitted a letter to Senator Christopher J. Dodd (D-CT), Chairman of the Senate Committee on Banking, Housing and Urban Affairs, and Congressman Barney Frank (D-MA), Chairman of the House Committee on Financial Services, citing unease about a proposed sale of Government Sponsored Enterprise (GSEs) held Housing Credit portfolios.

The letter, prompted by a potential sale of a portion of the Freddie Mac portfolio, expressed concern that such a sale will have a chilling effect on the market for new Housing Credits, thereby affecting the production and preservation of much-needed affordable rental housing. AHTCC argued that investor interest in the primary market has already slowed in light of the current economic environment and that any sale of GSE-held Housing Credits in the secondary market would reduce equity capital available for new construction.

To ameliorate any potential negative consequences of such a sale, AHTCC suggested Congress should impose the following requirements on any GSE Housing Credit portfolio sale:

- Any sales by Freddie Mac and Fannie Mae should not be made to companies which currently or have recently (within the past 10 years) invested in Housing Credits, and the Federal Housing Finance Agency (FHFA) should determine, as a condition to their approval of the transactions, that any sales will not adversely affect the ability of the Housing Credit industry to find new investors for new production and preservation transactions.
- The GSEs should take either or both of the following actions:
  - a) be required within a short period of time after any sale, to re-invest some portion of the proceeds of any such sales back into the primary market for Housing credits; or
  - b) take other actions which would provide immediate benefits to the primary market for Housing Credits.

In response to AHTCC's letter, Congressmen Frank and Charles B. Rangel (D-NY), Chairman of the House Committee on Ways and Means, issued a letter to the FHFA on July 2, 2009, citing concerns with such sales and suggesting the GSEs and the FHFA suspend any sale of its existing Housing Credit portfolio.

## HUD Awards Over \$1 Billion in ARRA Funds to State Housing Credit Allocating Agencies

On Tuesday, June 30, 2009, U.S. Department of Housing and Urban Development (HUD) Secretary Shaun Donovan announced that HUD has approved plans submitted by state Housing Credit allocating agencies as directed through the *American Recovery and Reinvestment Act of 2009* to obtain financing for stalled Housing Credit developments through HUD's Tax Credit Assistance Program (TCAP).

In its press release, HUD noted that as many as 1,000 Housing Credit projects (expected to create nearly 150,000 units of affordable housing) are on hold across the country and the investor market struggles to overcome declining interest in Housing Credits because of the current economic climate. The TCAP program is a grant program which provides capital investments for the stalled Housing Credit developments. HUD is award TCAP funds through a formula to fifty-two state allocating agencies: twenty-six plans have been approved, for a total of \$1,035,322,485. The remaining twenty-six plans are expected to be approved in the next couple of weeks.

## Charles L. Edson Tax Credit Excellence Award Winners for Senior Housing



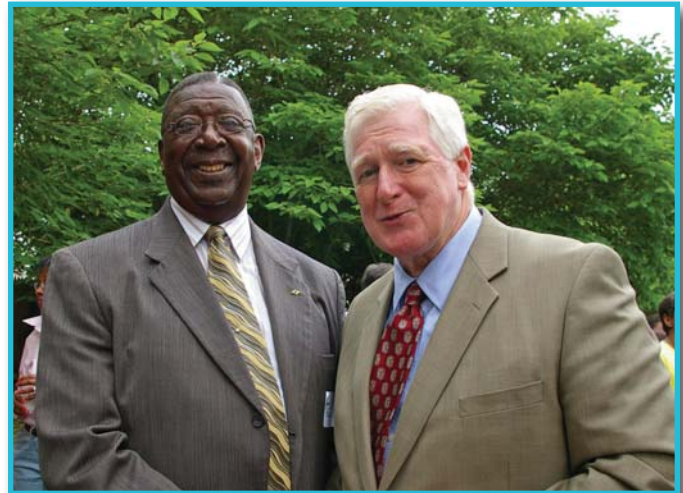
From left to right: Senator Jack Reed (D-RI); Nancy Benoit, NeighborWorks Blackstone River Valley; Nancy Giambusso, NeighborWorks Blackstone River Valley; Margaux Morisseau, NeighborWorks Blackstone River Valley; and Amy Rainone, Rhode Island Housing.

Please visit [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org) for a complete list of the Coalition's legislative priorities and updated Congressional information. Questions regarding legislative or Congressional activities may be addressed to Coalition legislative counsel James F. Miller (202-282-5724 or [jfmiller@winston.com](mailto:jfmiller@winston.com)), Coalition general counsel Richard S. Goldstein (202-585-8730 or [rgoldstein@nixonpeabody.com](mailto:rgoldstein@nixonpeabody.com)), or Coalition executive director Victoria Spielman (202-282-5349 or [info@taxcreditcoalition.org](mailto:info@taxcreditcoalition.org)).

## Groundbreaking of The Macedonian in Arlington, VA, a 36-Unit Low- and Moderate-Income Project



AHC Inc. president and CEO Walter D. Webdale is joined by Nauck Civic Association president Portia Clark, Arlington County Board vice chair Jay Fisette, County Board chair Barbara Favola, CDC executive director Jamilia Shipman, Civic Association leader Dr. Alfred Taylor, Jr., and Macedonia Baptist Church pastor Lenard L. Hamlin, Sr. at the groundbreaking for AHC Inc.'s latest project, *The Macedonian*, located in Arlington, VA. The project is expected to provide 36 new rental units affordable to low- and moderate-income Virginians.



Congressman James P. Moran (D-VA), on right, greets Macedonia Civic Association leader Dr. Alfred O. Taylor at the groundbreaking ceremony for AHC Inc.'s newest project, *The Macedonian*.

Let the Coalition help with your groundbreaking and ribbon-cutting ceremonies. Create even more excitement surrounding your event by requesting participation from your Congressional representatives. AHTCC can assist you in inviting Congressional members and their staff. The Coalition can also work with you to arrange site visits for Members and their staff if you have established properties you would like to show off.

### CALL FOR PHOTOS

Gain nationwide attention for your Housing Credit properties by submitting photos for the Housing Credit Development Photo Gallery, found exclusively at [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org). Pictures of Housing Credit properties from thirty states and the District of Columbia can now be found online. These photos say more than a thousand words could on the success of the Housing Credit program, and the Photo Gallery offers immediate examples of great Housing Credit properties to Congressional staff. Don't let your state go unrepresented!

Send in photos of your unique Housing Credit properties worthy of recognition. AHTCC welcomes and encourages submissions of pictures of Housing Credit properties and ribbon-cutting or groundbreaking ceremonies. Show off your success stories in future *AHTCC News* newsletters, website features, or Congressional materials by sending your pictures to Coalition executive director Victoria Spielman at [admin@taxcreditcoalition.org](mailto:admin@taxcreditcoalition.org). Please be sure to include the property name, type, location, number of units, and the name and title of anyone featured in the photo. Pictures of well-developed, successful properties help make the case for how important the Housing Credit program truly is!

### Have you recently hosted a grand opening or ribbon-cutting ceremony?

Send your photos to Coalition executive director Victoria Spielman ([admin@taxcreditcoalition.org](mailto:admin@taxcreditcoalition.org)) to be included in a future newsletter.

Visit [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org) to download your copy today. Or, contact Coalition executive director Victoria Spielman ([info@taxcreditcoalition.org](mailto:info@taxcreditcoalition.org) or 202-282-5349) to request a printed copy.

# Coalition News and Upcoming Events

## AHTCC Fall Meeting and Congressional Symposium

Plan now to join AHTCC and your colleagues in Washington, DC for the AHTCC Fall Meeting and Congressional Symposium taking place September 15-16, 2009. The two-day Fall Meeting will cover a variety of topics important to the Housing Credit community and provide a detailed legislative update from Coalition representatives.

### Tentative Agenda

**September 15th** ..... **Board of Directors Meeting**  
Location: Winston & Strawn LLP  
1700 K Street, N.W.  
Washington, DC 20006  
**Board of Directors Dinner**

**September 16th** ..... **Breakfast**  
**Morning Conference Sessions**  
Location: Winston & Strawn LLP  
1700 K Street, N.W.  
Washington, DC 20006  
**Congressional Symposium**  
Location: 121 Cannon House  
Office Building  
**Hill Visits**

**Conference & Hotel Information:** Washington Marriott  
1221 22nd Street, N.W.  
Washington, DC 20037  
(6 blocks from the  
Winston & Strawn Offices)

**Room Rate:** \$229 per night  
(single/double)  
plus applicable tax

**Hotel Cut Off Date:** Friday, August 21, 2009

**Early Bird Registration Cut Off Date:** Friday, August 21, 2009\*

\*Registrations post-marked prior to this deadline receive a \$50 discount on their registration fees.

The Coalition is now accepting reservations for its rooming list. Reservations cannot be made directly through the hotel for this reduced conference rate. When making your reservation please be prepared to provide your arrival and departure dates as well as payment information. Reservations can be made by calling 202-282-5349 or emailing [info@taxcreditcoalition.org](mailto:info@taxcreditcoalition.org)

**It is important, now more than ever, that Congress hears its constituents within the Housing Credit community speak with a unified voice. Please plan on staying and participating in Hill Visits on the afternoon of Wednesday, September 16, 2009.**

Download a registration form now at [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org).

## Calling All Accountants and IT Professionals

AHTCC sponsors two subcommittees designed specifically for accounting and IT professionals. Take advantage of this unique opportunity to openly discuss industry issues with your colleagues at other Coalition member companies. Subcommittees generally meet for one hour a month via conference call. Subcommittees are chaired by your colleagues who solicit your thoughts on agenda items – the success of these subcommittees comes from **your** participation!

Subcommittee participation is limited to Coalition members only. To sign up for either subcommittee, contact Coalition executive director Victoria Spielman at 202-282-5349 or [info@taxcreditcoalition.org](mailto:info@taxcreditcoalition.org).

## Get Your Copy of the Grand Opening Guide For LIHTC Developers Today!

Need to plan a grand opening event for your newest Housing Credit property? Get tips and suggestions from the Coalition's *Grand Opening Guide for LIHTC Developers*. Developed in conjunction with Meridian Investments, this valuable guide will walk you through all the essential steps to planning and executing a successful and fun event for the whole community.

Have you recently hosted a grand opening or ribbon-cutting ceremony? Send your photos to Coalition executive director Victoria Spielman ([admin@taxcreditcoalition.org](mailto:admin@taxcreditcoalition.org)) to be included in a future newsletter.

Visit [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org) to download your copy today. Or, contact Coalition executive director Victoria Spielman ([info@taxcreditcoalition.org](mailto:info@taxcreditcoalition.org) or 202-282-5349) to request a printed copy.

# SAVE THE DATE

## AHTCC's Annual Meeting

Join your colleagues from the Housing Credit industry for two days for informative conference sessions and valuable networking events at the AHTCC Annual Meeting scheduled for January 25-27, 2010 in Laguna Beach, CA.

### Tentative Agenda

January 25th .....	Board of Directors Meeting Board of Directors Dinner
January 26th .....	Registration and Breakfast Morning Conference Sessions Luncheon Networking Reception
January 27th .....	Breakfast Morning Conference Sessions

### Hotel and Location Information

<b>Conference Hotel:</b>	Surf & Sand Resort 1555 South Coast Highway Laguna Beach, CA 92651
<b>Room Rate:</b>	\$295 per night (single/double) plus appropriate tax*

\*The Coalition will begin accepting reservations for its rooming list in October 2009. Reservations **cannot** be made directly through the hotel for this reduced conference rate. When making your reservation please be prepared to provide your arrival and departure dates as well as payment information.

Laguna Beach is an incomparable destination. Come early and take advantage of outdoor activities at the 30 individually unique beaches and coves located in the area, including a variety of watersports like surfing, sailing, scuba diving, whale-watching or snorkeling. Or enjoy more leisurely activities like strolling through Heisler Park while enjoying the spectacular coastline and easy access to picnic spots, biking paths, and hiking. Laguna Beach enjoys moderate temperatures averaging between 44° and 67° in January. If you enjoy indoor adventures, stay after the conference to enjoy Laguna Beach's many cultural activities. Laguna Beach boasts a fine art museum featuring an impressive annual list of exhibitions and an award-winning playhouse.

### Airport Information:

Orange County Airport.....	13 miles
Long Beach Airport.....	35 miles
Los Angeles International.....	53 miles
San Diego International.....	75 miles

**Please download your registration form today at [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org). Or, contact Coalition executive director Victoria Spielman (202-282-5349 or [info@taxcreditcoalition.org](mailto:info@taxcreditcoalition.org)) for additional information. Coalition meetings are generally open to members only. Please see a registration form for a detailed attendance policy.**

## How Has Access to Affordable Housing Changed the Lives of YOUR Residents?

As participants in the Housing Credit industry, we know how important the units we allocate credits to, develop, invest in, and manage are to the individuals and families who will live in them. Housing Credit properties allow those with special needs to flourish through support service programming; children to grow up in stable home environments; and the elderly to age in place within their communities. Now, we want to hear from those most helped through the Low Income Housing Tax Credit program.

Please speak with your residents and encourage them to provide *Resident Testimonials*. The Coalition will publish these testimonials on its website, [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org), and use the information in future legislative campaigns designed to build on the already proven strengths of the Housing Credit program. Lawmakers appreciate hearing from their constituents on programs which have made a difference in the lawmaker's district and the constituent's community!

Testimonials may be submitted to the Coalition through [admin@taxcreditcoalition.org](mailto:admin@taxcreditcoalition.org).

## Have Ideas for Additional Ways to Improve [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org)?

The Coalition is currently working to revamp its website, [www.taxcreditcoalition.org](http://www.taxcreditcoalition.org), to provide even more information in the most user-friendly format possible. If you have suggestions of ways the Coalition can improve your user experience with its website, please contact Coalition executive director Victoria Spielman (202-282-5349 or [admin@taxcreditcoalition.org](mailto:admin@taxcreditcoalition.org)).



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