

Join IRHP in Arizona!

Come join the Institute for Responsible Housing Preservation at the fabled Arizona Biltmore on February 27—28, 2008.

Our seminars are well known for the quality of our program content and the high level of sophistication not only of our faculty, but of the seminar attendees themselves.

We would welcome a chance to get to know you, and look forward to learning how we can better serve your needs as an active housing preservation practitioner.



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Preserving The Aging HUD, Rural Housing and LIHTC Portfolios: Where The Opportunities Are In 2008



A seminar sponsored by the
Institute for Responsible Housing
Preservation

Arizona Biltmore Resort and Spa
Phoenix, Arizona
February 27—28, 2008

AGENDA

DAY ONE—February 27, 2008

830a—945a Washington Update. A comprehensive review of policy, regulatory and legislative initiatives on preservation including the FY08 HUD Appropriations, Section 8 funding, new policy on flex sub loans, exit tax relief, transferring subsidies including Section 8 and Section 236 IRP from one property to another, section 236 IRP issues, expiring ELIHPA Use Agreements, funding for rent increases for uninsured properties with RAP or Rent Supplement and More.

945a— 1045a Preserving the Maturing LIHTC Portfolio. Learn about the opportunities in this portfolio and how these deals are structured to maximize value including the acquisition of general and limited partnership interests, “qualified contracts” and the key documents for a comprehensive due diligence.

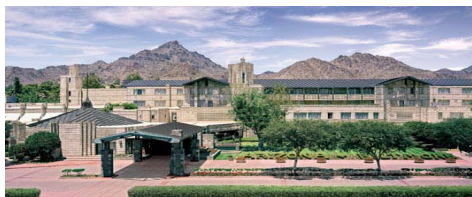
1045a—11a Break

11a—12noon Refinancing Post M2M Transactions. Understand HUD’s new criteria for the review and approval of Post-M2M transfers including pay-down of HUD soft debt, sales proceeds and impact on developer fees for the more than 1700 properties that have been fully restructured.

12noon—1p The Greening of Preservation.

Green development is catching on, but what is it and how does it help to better preserve existing affordable housing properties? A leading professional will provide “green” basics and valuable lessons learned from completed transactions.

600p—730p Networking Reception



DAY TWO—February 28, 2008

830a—945a Equity and Debt Update.

Debt and equity providers will offer an update on the trends in the 2008 marketplace, including equity pricing, interest rates, private placements and FHA issues.

945a—1045a HUD Update. Senior HUD officials will discuss recent policy initiatives including updates and revisions of existing HUD guidance and regulations on key affordable housing preservation issues including 2530 processing, nonprofit sales proceeds, revised 250(a) HUD consent policies, and using tax exempt bonds and LIHTC in post M2M transactions.

1045a—11a Break

11a—12p Section 515 Preservation. The Rural Development Section 515 portfolio is poised for preservation. Nationwide, developers are beginning to understand the potential value of these older developments, and are incorporating traditional LIHTC practices with a myriad of other financial sources. Learn about the unique issues that must be overcome for a successful financing.

12p—1p Developers Roundtable. Drawing on the experiences of experts in affordable housing preservation, this panel highlights the challenges facing for-profit and non-profit developers alike when it comes to getting the deal done.

CO-CHAIRS

Brian Poulin, Evergreen Partners
Stephen J. Wallace, Nixon Peabody LLP

INVITED SPEAKERS

Jerry Anderson, HUD
Richard Andrews, Red Capital
Paul Davis, Marcus & Millichap
Jonette Hahn, The Reznick Group
Spencer Hurst, Marcus & Millichap
Francine Kellman, NYSHFA
Randall Kelly, Nixon Peabody LLP
Tim Kemper, The Reznick Group
Jeffrey S. Lesk, Nixon Peabody LLP
Michael Moses, Column Financial
Richard M. Price, Nixon Peabody LLP
David Reznick, The Reznick Group
Corine Sheridan, Boston Capital
Monica H. Sussman, Nixon Peabody LLP
Ronne Thielen, Centerline
Alex Viorst, MMA Financial

Registration

Register and pay online at www.housingpreservation.org, or fill out the following form and return to IRHP:

Please enroll me in the February 27-28, 2008 Phoenix, AZ Seminar: Preserving The Aging HUD, Rural Housing and LIHTC Portfolios: Where the Opportunities Are in 2008

Name: _____

Organization: _____

Address: _____

City, State, Zip: _____

Telephone: _____

Email: _____

Tuition: IRHP Members: \$625
Non-Members: \$695

My check is enclosed _____

Please charge my _____

Visa Mastercard AMEX

Expiration Date: _____

Dress: Business casual attire.

Cancellation: Fees are fully refundable if IRHP is notified of a cancellation by 5:00 pm ET, February 21. \$250 will be deducted from refunds on cancellations received after this time; no refunds will be granted to any registrants who cancel after 5:00 pm ET the day before the program or who fail to show up for the program.

Seminar Site: The Arizona Biltmore Resort and Spa, 2400 East Missouri Avenue, Phoenix, AZ, 85016. To Make Reservations at the IRHP Rate of \$319/night, call **PRIOR TO FEBRUARY 14:** 1 800 950 2575 and identify yourself as a participant in the IRHP seminar February 27-28.

Questions? Contact Linda Kirk at 202 585 8739 or lkirk@housingpreservation.org.