

Join IRHP in Chicago!

Come join the Institute for Responsible Housing Preservation at the W Chicago Lakeshore on May 21-22, 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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Affordable Housing Preservation: Challenges and Trends in 2008



A seminar sponsored by the
Institute for Responsible Housing
Preservation

W Chicago Lakeshore
Chicago, IL
May 21-22, 2008

DAY ONE—May 21, 2008

[9a—1030a Washington Update](#) A comprehensive review of policy, regulatory and legislative initiatives on preservation including HUD funding for FY08, transferring subsidies from one property to another, section 236 IRP issues, expiring ELIHPA Use Agreements and recent HUD policies on unit reconfiguration, rollover of flex sub loans, and sandwich leases. Also, a perspective on the 2008 Presidential election and potential impact on affordable housing.

[1030a—1045a Break](#)

[1045a—1200n Preserving Aging LIHTC Properties](#) LIHTC properties approaching the end of the 15 year compliance period present new opportunities for resyndication. Understand the marketplace and the intricacies of structuring these preservation acquisitions by a purchase of partnership interests, fee simple or a “qualified contract”.

[1200n—130p Lunch](#) Orlando Cabrera, former HUD Assistant Secretary for Public and Indian Housing, will address the group to give his unique perspective on affordable housing preservation.

[130p—230p Housing Finance Agency Panel](#) Senior State Housing Finance Agency officials will provide updates on their financing programs to preserve affordable housing.

[230p—315p A Potential Buyer's Nightmare: Labor and Fair Housing Concerns](#) An analysis of critical labor and fair housing issues you need to be aware of in the acquisition of an existing affordable housing property, including termination or carryover of employment agreements and Section 504 accessibility issues.

[315p—330p Break](#)

[330p—445p Financing Your Preservation Deal.](#) An in-depth discussion of today's equity and debt markets and the availability of financing for your transaction.

[445p—615p Networking Reception](#)

DAY TWO—May 22, 2008

[9a—10a Legislative and Regulatory Update on LIHTC Issues](#) Legislative proposals to revise Section 42 are pending in the House and Senate including repeal of the 10-year rule, clarification that Section 236 IRP is not a grant, repeal of the prohibition to use LIHTC with Section 8 mod rehab and a temporary increase in LIHTC cap. Also a review of recent IRS policies on the LIHTC.

[10a—1115a HUD Update](#) HUD officials are invited to discuss recent policy initiatives on key affordable housing preservation issues including 2530 processing, nonprofit sales proceeds, mortgage prepayment consent policies, and using tax exempt bonds and LIHTC in post M2M transactions.

[1115a—1130a Break](#)

[1130a—1230p Finding Value in Your Portfolio](#) A review of key issues to finding hidden value in the assets you already own, including marking up to market, refinancing LIHPRHA properties with a budget based rent increase recognizing new debt service, transfer of nonprofit LIHPRHA deals, and Section 236 IRP post closing rent increases.

CO-CHAIRS

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

INVITED SPEAKERS

Laura Burns, Eaglepoint Enterprises
Paul Davis, Marcus and Millichap
Charles L. Edson, Nixon Peabody LLP
Char Flickinger, IHDA
David Gasson, Boston Capital
Randy S. Gidseg, Nixon Peabody LLP
David Keene, MassHousing
Francine Kellman, NYSHFA
Harry Kelly, Nixon Peabody LLP
Jenn Krieher, HUD
Denise Muha, National Leased Housing Association
Tracy Peters, Red Capital
Susan Reaman, Nixon Peabody LLP
David Reznick, The Reznick Group
Stephen Roger, Centerline Capital Group
Anthony Ruvolo, Nixon Peabody LLP
Robert Sheppard, Marcus and Millichap
Corine Sheridan, Boston Capital
Pat Sheridan, Volunteers of America
Anne Soja, First Sterling Financial
Monica H. Sussman, Nixon Peabody LLP
Ted Toon, HUD
Alex Viorst, MMA Financial
Harry West, HUD

Registration

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

Please enroll me in the May 21-22, 2008 Chicago, IL Seminar: Affordable Housing Preservation: Challenges and Trends 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, May 7. \$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 W Chicago Lakeshore, 644 North Lakeshore Drive, Chicago, IL 60611. To Make Reservations at the IRHP Rate of \$249/night call **PRIOR TO APRIL 29:** 1 877 822 0000 and identify yourself as a participant in the IRHP seminar May 21-22, 2008.

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