As fall approaches and a new school year begins, the 2006 and 2007 CARH Scholarship Foundation recipients prepare for a brand new year. At this time, the Foundation also reflects upon its progress thus far. Established by the Council for Affordable and Rural Housing (CARH) in 2005, the Foundation strives to promote education and expand opportunities for residents of affordable housing in rural America. The Foundation has grown significantly since its inception, positively influencing the lives of its recipients and the many CARH members who have given so generously.

The Foundation

In the beginning of 2004, the CARH Scholarship Foundation existed only as a dream that many CARH members had been envisioning for years. Many members had long sought to develop a program that would help residents of affordable housing pursue a higher education and build better lives for themselves. At that time, a few of CARH’s State Affiliated Associations had initiated successful scholarship programs, which provided national CARH with a valuable base to build upon. Created in 2000, Alabama CARH’s Scholarship Fund has awarded 80 scholarships to date to recipients from ALCARH member complexes. Thirteen ALCARH recipients have graduated college and one had gone on to pursue a Masters Degree. The Council for Rural Housing and Development of Ohio (CRHDO) scholarship program commenced in 2004, offering one student $1000 per year for four years. This year, their first recipient has graduated from college and will be advancing on to graduate school. Presently, CARH continues working to develop scholarship programs in its State Affiliated Associations.

A substantial group of board members felt a scholarship foundation would highlight both the need and value of opportunity many residents of CARH member properties possess. Given the chance, residents of affordable housing will strive to create opportunity for themselves. Mitch Copman, CARH Scholarship Foundation Vice President, noted the general feeling at the time was that, “the Foundation would further CARH’s mission of helping the less fortunate receive the opportunity they deserve to become a successful story in our society.”
The CARH Scholarship Foundation has come a long way since 2004 and continues to grow in support and scope. In the future, the Foundation looks to expand both the number of scholarships offered and the sources of its funding to include organizations outside of CARH.

The Recipients

The four recipients of the CARH Scholarship: Charmelia Danielle Davis, Amanda B. Hayes, Britania L. Hutchinson and Lyshanda L. Robinson have embodied the goals and potential of the Foundation. Although the four scholarship recipients have a wide spectrum of interests and goals ranging from elementary education to medical sonography, they each have accomplished a great deal and continue to uphold an outstanding degree of excellence.

Charmelia Danielle Davis, the 2006 James L. Poehlman Scholarship recipient, currently continues her studies at the University of Alabama, working on her degree in biology. Ms. Davis has always demonstrated a high degree of academic excellence. While a student at Greene County High School, she earned a cumulative 3.6 GPA, placing her third in her graduating class. This past year, Danielle took a variety of courses including Organic Chemistry, which proved to be “very challenging, but fascinating.” Danielle has been enjoying her time at college, but looks forward to attending medical school at the University of Alabama or the University of Southern Alabama. Ultimately, Danielle hopes to return home to establish her practice as a physician specializing in pediatrics or family medicine; she is, “excited to come back to my community and help those in need right here.” Danielle resides with her family in Sagewood Apartments in Eutaw.
Amanda B. Hayes, the recipient of the 2007 James L. Poehlman Scholarship, is beginning her first year at Mississippi University for Women. This fall, Ms. Hayes is participating in a wide variety of fascinating classes including: General Biology, History of Civilization, Nutrition and Algebra. A member of the 2007 graduating class of Fayette County High School, Amanda held a 3.14 GPA and participated in a wide assortment of activities including Student Council, Fayette Youth Committee and Upward Bound. In addition, Amanda volunteered over three hundred hours of community service through tutoring, visiting nursing homes and community cleanups. While just a few weeks into classes, Amanda is already enjoying her first year of college. She has decided to major in secondary education in the field of math. Amanda describes her new roommate as “probably one of the most awesome people I have ever met,” and everyone else she has encountered at college has “been so nice and helpful.” Next year, Amanda plans to become an ACA, a position similar to a Resident Advisor. While not in school, Amanda lives with her grandparents in East Side Apartments in Fayette, Alabama, a property managed by Hollyhand Companies, Inc. of Northport, Ala. She would like to thank the CARH Scholarship Foundation and all of those who helped with their support; “Thank you again for all the opportunities you have made possible in my life. I am the first person to go to college in my family...and I won’t be the last!”

Britania Loris Hutchinson, recipient of the 2007 Gordon L. Blackwell Scholarship, is attending her first year at the University of Montevallo. Ms. Hutchinson recently transferred from Snead State University where she maintained a 3.1 GPA. She also volunteers in local nursing homes and hospitals and working in the college’s business office and switchboard. Britania graduated from Pell City High School in May 2005 with a 3.4 GPA where she participating in the band and the band’s dance line. In addition, Britania also showed significant leadership planning blood drives and working with teachers to provide health education for preschoolers. Britania has balanced her tremendous success with raising a daughter as a single mother. Britania plans to earn her bachelors and masters degree in speech pathology and is considering seeking a career working for the Alabama Institute for the Deaf and Blind or as an instructor in the public school system. Britania resides in Parkwood Apartments in Pell City, Alabama, a property managed by CARH member, Hollyhand Companies, Inc. of Northport, Ala.

Lyshanda L. Robinson, 2006 James L. Poehlman Scholarship recipient, begins her second year at Wallace State Community College in Hanceville this fall. Ms. Robinson graduated from Arab High School in May 2006 with a 3.6 GPA all while participating in several extracurricular activities and working approximately 20 hours per week during her senior year. The first member of her family to graduate from high school, Lyshanda took a variety of challenging classes her freshman year, including: Principles of Biology, Technical Physics, Intermediate Algebra, and Psychology. This year, Lyshanda continues to pursue her degree in Diagnostic Medical Sonography and recently was accepted into the highly competitive sonography program, which only accepts 25 students a year. Lyshanda said she was, “very excited that I was one of the few [chosen] and I can’t wait to start clinicals.” Lyshanda also expressed her sincere thanks to the CARH Scholarship Foundation, stating that “this scholarship has really been appreciated. It has helped so much throughout the last year, [and] I was able to get everything that I needed to begin an exciting new year this semester.” Lyshanda resides in Brandywine Apartments in Arab; the property is managed
Applicants for the James L. Poehlman and Gordon L. Blackwell Scholarships are judged on their standardized test scores, high school grade point averages, recommendations from teachers and school office, personal reference letters, extracurricular activities, participation in Advanced Placement (AP) or other college-level courses and extraordinary circumstances.

Applicants must provide comprehensive information including: a complete biography with supporting materials; a description of their academic careers; a detailed statement of their educational plans; letters of reference (including recommendations from teachers and/or administrators); and a writing sample. Applicants must also be a candidate for graduation (or a high school graduate or equivalent), and they must demonstrate both financial need and scholastic achievement. Scholarship recipients should be accepted as (or enrolled as) a full-time student at an accredited 2-year or 4 year college or university or an accredited vocational educational program.

CARH is extremely proud of these four exceptional students and congratulates them on their many achievements. The Foundation and CARH both look forward to hearing of their many successes yet to come. Applications for the 2008 CARH Scholarship Foundation Awards will be distributed in February. The selection of Award winners will occur in May 2008. Winners will be formally presented at CARH’s 2008 Annual Meeting and Legislative Conference held June 15-17, 2008 at The Ritz-Carlton, Pentagon City in Arlington, Virginia. The CARH Scholarship Foundation welcomes and sincerely appreciates support and donations. For more information, please see the CARH Scholarship Donation Form on page 5 of this publication. If you have any questions or would like more information, please contact the CARH Scholarship Foundation at 703-837-9001 or carh@carh.org.

2006 Scholarship recipients Danielle Davis and Lyshanda Robinson pose with Congressmen Robert Aderholt (R-4th District, Ala.) and Artur Davis (D-7th District, Ala.)
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For Abby Indiongco-Magtoto, what’s not to like about her new apartment where she’s saving both money and the planet? She saves on rent: Leases run, on average, 40 percent below market at Solara, the city of Poway’s newest affordable-housing complex in the heart of the town of 50,000 people in California’s high-cost San Diego County.

She saves on utility bills: There aren’t any—not for Indiongco-Magtoto or any other Solara tenant. That’s such a deal that even her 8-year-old son Jacob gets it. As the second-grader explained: “It’s solar-powered, so the lights are free.”

In Solara, nonprofit developer Community HousingWorks has built an environmentally pioneering low-income apartment complex that basically powers itself.

Experts call it the first of its kind in the state, and possibly the nation: a green-built, government-financed, affordable-housing complex that’s virtually climate neutral, constructed with minimum pollution and maximum energy efficiency.

Even the landscaping is edible; Solara’s grounds include sage and rosemary and lemon trees.

“It’s really an innovative project. It serves as a living, breathing program to serve as a model,” said Adam Gottlieb of the California Energy Commission. “Not only are they building smart and fighting climate change, but they are reducing greenhouse gases for the rest of us.”

The energy commission subsidized the $18.5 million Solara complex to help create a working example for developers in the public and private sectors on how to build cheap and green.

What Krissy Toft of Poway’s Redevelopment Agency likes about the 56-unit Solara, which gets its official ribbon-cutting Tuesday, is that they’ve created a lasting resource that writes the book on environmental public policy.

“We’re setting the bar. I don’t see us stopping this and going in another direction after what we’d gained,” Toft said.

She expects the city of 50,000 residents to follow the green wave in future public housing projects, six of which are in the pipeline.

What Jacob Magtoto, who lives in Solara, likes is that when he needed a Jedi light saber to join the “Star Wars” battles with his new friends in their new complex, he and his mother could simply walk to the store to buy one.

“You have wiggle room in your budget here,” said Indiongco-Magtoto, membership services director for the local chamber of commerce.

Her eyes gleam with the possibilities imagined with what she’ll be saving from not paying an estimated $1,200 per year in utilities and on gas. Because of Solara’s central location, she and her son will be able to walk to stores, movies, the market, the pool, the parks and the library.

During a recent after-school light-saber duel on Solara’s colorful grounds, Jacob and his new neighbor, Jeffrey Lopez, 8, paused to talk about what makes their place special.

“My house is really cool, because the sun does all the work,” Jeffrey said.

Their youthful grasp of the politics of ecology drew proud smiles from Mary Jane Jagodzinski and Anne Wilson of Community Housing Works.

Jagodzinski and Wilson led the team for the San Diego-based nonprofit that developed this complex and now manage it, complete with educational orientation programs for all new residents, children included, about the whys and hows of sustainable building.

It wasn’t easy being green.

When planning began on the Solara project five years ago on 2 1/2 acres on Community Road near Poway Road, the only direction from city officials was to make it save money through energy efficiency—but also do it without making the place look like a science experiment.

“We found there was nothing out there like this. There was no road map, no book. We were going to have to figure it out ourselves,” said Wilson, director of housing and real estate development.

Only 2 percent of affordable-housing developers integrate renewable energy features into their projects, according to the
Energy Commission. Yet utility bills can be the crushing blow for some people living on the edge financially.

Those involved with developing Solara say they wanted to achieve the important balance of providing solidly built low-cost housing to help their tenants, while at the same time making that housing ecologically friendly.

While Community Housing owns and manages 25 affordable-housing complexes countywide where they strive to save energy costs, Wilson said achieving climate neutrality was beyond its expertise. It hired as consultants Global Green USA, a Santa Monica-based nonprofit that combats global warming and nuclear proliferation.

Global Green spokesman Ted Bardacke said the organization helped find ways to make Poway’s complex financially feasible, while still using the best materials and technologies available. It helped Community Housing solve problems such as where to find alternative air conditioners that don’t run on ozone-depleting Freon, yet don’t cost so much that they escalate the cost-efficiency of an affordable-housing project.

After the success with Solara, Bardacke said he’s seeing its design become the new wave in affordable housing projects. His organization has been tapped to assist with several similar fully green projects in California and nationally.

The complex is first and foremost a haven for low- to moderate-income families. There’s a staggering demand for affordable housing in high-rent San Diego County, where some 13 percent of workers earn less than $20,000 per year, while the median home price tops $550,000. There are 800 families on Solara’s waiting list.

Residents must meet income requirements, based on formulas factoring in median-area incomes and housing costs. A typical family of four earning less than $42,000 per year would qualify. Rent runs from $388 to $1,075 per month in the complex of standard-sized apartments, with one-, two- and three-bedroom units that feature built-in-shelves and extra closets.

**The green is what’s unseen.**

The shade structures for the carports hold the solar panels that convert the sun’s rays into electricity. Also, the architectural firm Rodriguez Associates shifted the buildings to take advantage of natural breezes and designed window openings to offer cooling cross-ventilation.

Double-paned windows restrict temperature loss. Roofs use heat-reflecting materials; attics and walls are filled with nontoxic, formaldehyde-free insulation. There are energy-saving, tankless water heaters and dual-flush toilets.

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“Come Home to Us”
Rural Housing Agency’s Major Multifamily Goals Include Expanding Volume of Guaranteed Loans, Revitalizing Older Properties

By Glenn Petherick, Editor, Tax Credit Advisor

Two major current goals of the U.S. Department of Agriculture’s Rural Development (RD) division in the area of multifamily housing are to expand production of Section 538 guaranteed loans and to continue to revitalize and preserve older existing Section 515 properties, according to senior official Thomas Hannah. The low-income housing tax credit is key to both.

Rural Development, also known as the Rural Housing Service (RHS) and formerly known as the Farmers Home Administration, is synonymous with affordable housing – rental and ownership – in rural areas. Its two main programs to finance development of affordable rental housing are the Section 515 program, under which RD makes 1% permanent loans to developers to construct or rehabilitate rental housing units for low-income households, and the Section 538 program, under which RD guarantees loans made by private lenders to developers to build or renovate rental housing for low- to moderate-income households.

Hannah, Deputy Administrator for Multifamily Housing within RD’s Housing and Community Facilities Program, discussed RD’s multifamily programs, current goals, and other areas in a recent interview with the Tax Credit Advisor. Also interviewed was Michael Steininger, Director of the Processing Division within Multifamily Housing.

Portfolio Size, Changing Strategy

Hannah and Steininger said RD’s current portfolio includes Section 515 loans on 15,653 properties with 442,105 units, and 155 Section 538 loans on a like number of properties containing 8,200 units. Another 130 or so Section 538 loans (another 6,700 units) are in the pipeline.

Section 515 properties overall are older in age – the program started in 1963 – while Section 538 projects are newer – the first loan was made in 1999.

Hannah said one of RD’s major multifamily goals is to expand the volume of Section 538 loans – and new affordable rural rental units – produced. “We believe that the whole [housing] tax credit industry, married up with the 538 product, gives us a very attractive product for rural America,” he said.

Indeed, in federal Fiscal Year 2006, 58 of the 83 new Section 538 loans approved were for projects also utilizing housing credits. (For details on 538 program and its use with LIHTCs, see the Tax Credit Advisor, May 2007, p. 2.)

In trying to foster construction of new affordable rural rental units, RD is shifting its emphasis for achieving this from the 515 program to the 538 program, for several reasons. The 538 program is less costly to the federal government than the 515 program, and also leverages non-federal funds. Meanwhile, RD is faced with the challenge of trying to renovate and preserve large numbers of existing 515 properties, and of trying to secure enormous federal budget authority to fund RD Section 521 rental assistance contract renewals for units in existing 515 projects. The 515 program now finances relatively little new construction, while this is most of 538 activity.

The Bush Administration’s budget request for FY 2008, which begins 10/1/07, calls for doubling funding – to $200 million – for the Section 538 program, and no new funding for Section 515, down from $100 million in FY 2007.

Steps to Encourage Mix

Hannah and Steininger said RD has taken various steps to try to make it easier for developers to combine the use of the Section 538 program and housing credits. These include:

- Successful cooperation with state housing credit agencies such that many now reserve a specific minimum amount or percentage of their annual housing credit authority for award to rural rental housing projects;
- Additional time beyond RD’s fiscal year-end (September 30) for applicants with housing credit reservations to completely satisfy the pre-requisites for a Section 538 funding commitment.
- A pending new demonstration program to “streamline” the Section 538 guarantee process.

One challenge for developers has been trying to successfully navigate the different timeframes for RD’s Section 538 funding cycle and states’ housing credit application rounds – the latter vary from state to state in number of cycles and time of year. In the Section 538 program, RD each fiscal year issues a notice (NOFA) to solicit loan guaranty applications during a window period. Any loan authority not fully committed by fiscal year-end generally is recaptured. Developers without a final commitment by this point may have to wait until the next fiscal year for funding and possibly return an existing credit reservation. Or they may delay applying for housing credits until well through the Section 538 approval process.

Hannah and Steininger indicated one step RD has taken to try to better mesh the 538 and state housing credit funding cycles has been to devise a more flexible process under which RD will give 538 loan applicants with a credit reservation more time – beyond the end of RD’s current fiscal year – to satisfy all the pre-requisites needed to obtain a final 538 funding commitment. As a result, Steininger said RD has allowed Section 538 applicants to be funded in October, November, and December.

Another step is a pending demonstration program, Hannah and Steininger explained, under which RD will provide a single guarantee covering both the construction and permanent phases of a loan. Normally, RD initially provides a separate guarantee for the construction phase and then require
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the applicant to fulfill certain additional requirements – including a second appraisal – before it will issue a guarantee for the permanent phase. Hannah, for instance, said the second appraisal will probably be eliminated under the demo program for tax credit 538 projects.

He said the demo program will assure participants that once they “start down the path with a deal, that we will guarantee [the 538 loan] it at the end.”

RD announced the demo program and solicited applications several months ago. Steininger expected selections to be made in the near future.

Preservation of 515 Properties

Hannah said RD’s second major multifamily goal is to continue and expand its efforts to “revitalize” existing Section 515 properties and to preserve and extend their use as affordable rental housing well into the future.

He noted RD, under its multifamily housing preservation and revitalization restructuring demonstration program, last year restructured and extended the use restriction period for 78 properties. That number will be expanded with this year’s NOFA. Hannah anticipated around 175 projects will be selected under this year’s NOFA.

Under this demonstration program, RD has greater flexibility and has a wide array of financial incentives – grants, debt deferral, rehabilitation loans, etc. – that it can choose from to provide to owners and buyers to renovate existing 515 properties and restore their physical and financial condition. In exchange, owners agree to an extension – generally 20 years, Hannah said – of the property’s restricted use period.

“The debt deferral is the key ingredient for us,” Hannah noted, explaining this enables RD to restructure an existing property’s debt service payments. He added that housing credits have been a key component of many transactions, generating the equity necessary to help finance needed rehabilitation.

Separately, at a late June conference in Washington, DC, RHS Administrator Russell T. Davis noted, “This restructuring process has turned out to be very successful. We have learned some things.” One, he said, is that the average rehab need was about $25,000 per unit, roughly one-fourth of what it costs RD in subsidies to build a new unit. He said the average size of a 515 property is 26 units.

The Administration has asked for legislation to make the multifamily revitalization program permanent.

Hannah acknowledged that a key challenge that RD faces, which is critical to its 515 revitalization effort, is obtaining enough federal budget dollars to renew existing rental assistance contracts that are scheduled to expire.

At the June conference, Davis indicated the price tag for this year and next to fund renewals of expiring Section 521 rental assistance contracts for 515 projects will exceed $1 billion. Hannah noted this funding challenge will “come to a head” in FY 2009.

The Administration has requested $567 million for rental assistance in FY 2008, out of RHS’ total budget request of $822.7 million.

The large annual size of the rental assistance need is primarily due to a progressive shortening over the past five years of the length of new RD rental assistance contracts, from five years to one.

Meanwhile, in a related development, RD published a notice 8/7/07 in the Federal Register soliciting applications by 9/6/07 for $6.3 million available under a new demonstration program. The program will provide loans to eligible entities – nonprofits or affiliated loan funds, or state or local housing finance agencies – to help them set up and run programs making revolving loans for the preservation and revitalization of Section 515 properties.

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CARH’s awards program emphasizes the association’s efforts to support and recognize the affordable rural housing industry’s high professional standards. As CARH’s 2008 Mid-Year Meeting approaches, members again have the opportunity to select the recipients of CARH’s esteemed awards: the Harry L. Tomlinson award, the CARH Member of the Year award, and the CARH State Affiliated Association of the Year award. These awards will be presented on Monday, January 28, 2008 at the annual awards brunch held at the Mid-Year Meeting in San Francisco, Calif.

Harry L. Tomlinson Award

Presented by CARH every year since 1983 to honor meritorious achievement by a public servant who is working to improve affordable rural housing, the Harry L. Tomlinson Award commemorates West Virginia’s rural rental housing chief, who received the award posthumously in 1983. Each year, CARH members nominate candidates for this award, and CARH’s Awards Committee selects a winner from the nominations.

At the 2007 Mid-Year Meeting in Miami, Fla., William “Bill” Simpson, member of the majority (Democratic) staff for the Senate Appropriations Committee, was recognized as the recipient of the 2006 Harry L. Tomlinson Award. Mr. Simpson served as the minority (Democratic) staff on the Subcommittee for Agriculture, Rural Development and Related Agencies prior to the November 2006 elections. His many accolades included praise from Patrick Sheridan, Senior Vice President of Housing Development for Volunteers of America in Alexandria, Va., who honored Bill for his success in, “raising the awareness of the issues surrounding multifamily preservation and the difficulties faced by owners to provide affordable housing and by tenants in paying rents in excess of their incomes when no tenant subsidies have been available.”

Recent past recipients of this award also include: Yvonne R. Emerson, Multi-Family Housing Program Director at the Louisiana Rural Development office; William D. Faith, Executive Director, Coalition on Homelessness and Housing in Ohio (COHHIO), Columbus, Ohio; Gary A. Rothrock, Community Programs Director at Pennsylvania Rural Development; James B. Harris, Director of Multi Family Housing and Community Facilities Programs at Alabama Rural Development; and Larry Anderson, then Director of the Office of Rental Housing Preservation in the national Rural Development office.

Nomination and selection criteria forms for the Harry L. Tomlinson award will be mailed to all of CARH’s state affiliated association leaders and to the Board of Directors in early October. However, nominations are welcome from any CARH member. To nominate a candidate for this award, complete the nomination packet (including the nomination form, an explanation of the qualities and attributes of the nominee, letters of support, and the nominee’s résumé) and submit six copies of the packet to the national office by December 1, 2007.

CARH Member of the Year Award

First presented in 1997, the distinguished Member of the Year Award recognizes an outstanding CARH member’s commitment to CARH and to the affordable rural housing industry. Each year, CARH members nominate candidates for the Member of the Year, and CARH’s Awards Committee selects a winner from the nominations. A plaque recognizing all Member of the Year recipients also hangs in the CARH national headquarters office in recognition of this prestigious award.

The 2006 Member of the Year was Bruce C. Baird of the Belmont Management Company, Inc. in Buffalo, N.Y. Bruce began his professional career in 1975 at Belmont in the Property Management division and from 1978 to 1981, Mr. Baird served as the Deputy Commissioner and Commissioner for the City of Buffalo’s Department of Community Development. Bruce presently manages about 2,000 units of HUD and State of New York affordable housing for Belmont. Bruce was a founding member of CARH and has served on the Board of Directors and as chair of the Development Committee. In addition, Bruce is a founding member, a past president and a member of the Board of Directors for the New York State Association for Affordable Housing. Bruce has also served on the Board of Directors for the New York State Rural Housing Coalition, a coalition of for-profit and non-profit organizations.
non-profit developers and managers involved in rural housing.

Other recent past Member of the Year awardees include: Mark English of E & A Services, Inc. in Tuscaloosa, Ala.; Betty Bridges, CARH’s 2001-2004 President, of GLB Associates in Raleigh, N.C.; Tom Flynn of Flynn Management & Development Corporations in Clearwater, Fla.; William C. Shumaker, CARH’s current Vice-President, of Premier Management, Inc., in Mansfield, Ohio; and Robert P. Yoder, Sr., RAHE, CARH’s 1998-2001 president, of Warrior Run Development Corporation in Turbotville, Pa.

To nominate a CARH member for the Member of the Year award, simply submit a letter to the national CARH office describing your nominee’s commitment to CARH and to the affordable housing industry. All nomination letters must be received at the national office by December 1, 2007.

The inaugural 2005 recipient of the State Affiliated Association of the Year award was the Council for Rural Housing and Development of Ohio (CRHDO). At the time of the presentation of this award, the President was Charlene Wray of The Woda Group, LLC, Columbus, Ohio, and the CRHDO Executive Director was Jennifer Zarins of the Fentress Group, LLC, formerly Fentress, Brown, CPAs & Associates, LLC, Columbus, Ohio.

All state affiliated associations in good standing are eligible to apply for the award. Criteria descriptions for the State Affiliated Association of the Year award will be mailed to all of CARH’s state affiliated association leaders in early October, and CARH’s Awards Committee (with input from the CARH national office staff) will select a recipient. Please send six copies of a complete nomination packet (including a synopsis of chapter activities, accomplishments, and any supporting materials, letters of support, etc.) to the national office by December 1, 2008 to nominate a state affiliated association for this award.

CARH’s Awards Committee will make its recommendations for the winners of the Harry L. Tomlinson award, the CARH Member of the Year award, and the CARH State Affiliated Association of the Year award, after reviewing all nominations. Once the Awards Committee has submitted its decision, CARH will contact the Harry L. Tomlinson and State Affiliated Association of the Year recipients. In keeping with CARH tradition, however, the winner of the Member of the Year award will be announced at the awards brunch at CARH’s 2008 Mid-Year Meeting.

Again, all nominations must be received in CARH’s national office by December 1, 2007. Individual CARH members who are interested in nominating a candidate for any of the awards may do so by contacting the CARH national office to request a nomination packet.

If you have any questions or need additional information, please contact this year’s Awards Committee Chair, Bruce Baird, the 2006 member of the year recipient (716-854-1251 or bbaird@belmontmgmt.com). You may also contact the national CARH office staff at 703-837-9001 or carh@carh.org, or visit the CARH Awards web page at www.carh.org. The awards committee looks forward to your nominations!
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Continental Breakfast
Luncheon
Welcoming Reception

Monday, January 28
Coffee Breaks
Awards Brunch
Golf Tournament
Tennis Tournament
Golden Gate Yacht Club Reception

Tuesday, January 29
Coffee Breaks
Continental Breakfast

Sponsorship Levels:
Bronze: $250 _____ Silver: $500 _____ Gold: $1,000 _____ Platinum: $1,500 ____

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Company:________________________________________________________________________

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REGISTRATION FORM

Council for Affordable and Rural Housing 2008 Mid-Year Meeting

Sunday, January 27 – Tuesday, January 29, 2008
Four Seasons Hotel San Francisco, California

Name

Company/Organization

Street Address

City State ZIP

Telephone Fax

E-mail

REGISTRATION FEES

Advisory Trustee:

By Oct. 17 | By Dec. 19 | After Dec. 19

$365 | $390 | $430 | $

Basic Plus Member:

1 or 2 attendees (per person) $570 | $620 | $640 | $

3 or more attendees (per person) $545 | $590 | $630 | $

Direct Member:

1 or 2 attendees (per person) $590 | $640 | $680 | $

3 or more attendees (per person) $550 | $600 | $640 | $

State Affiliated Association Member:

$665 | $720 | $755 | $

Exhibitor’s Table + 1 attendee:

$630 | $680 | $720 | $

Each additional exhibitor attendee:

$550 | $600 | $640 | $

Non-Member:

Per attendee $735 | $785 | $835 | $

Exhibitor’s table + 1 attendee $785 | $835 | $845 | $

Each additional attendee $600 | $640 | $690 | $

Govt. (Federal Agency Employee):

$370 | $390 | $410 | $

Golf Tournament:

$160 | $160 | $160 | $

HOTEL INFORMATION

CARH’s 2008 Mid Year Meeting will be held at the Four Seasons Hotel San Francisco. The hotel is located about 30 minutes from San Francisco International Airport. For hotel reservations, please call the hotel directly at (415) 633-3000 and identify yourself as a CARH meeting attendee. Registrants will receive a special rate of $265 per night for single or double occupancy. You must make your reservations by January 3, 2008 to take advantage of this special rate.

CANCELLATION/REFUND POLICY

A $25 cancellation fee will be charged for cancellations received by 5:00 p.m. Tuesday, January 22, 2008. $100 will be deducted from cancellations received after that time. Absolutely no refunds will be given to any registrant who cancels after 5 p.m. on Thursday, January 24, 2008 or who fails to attend the program. An additional $75 will be assessed on all at-door registrations.

Please make checks payable to CARH, and send them to:

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Alexandria, VA 22314
(703) 837-9001 Phone
(703) 837-8467 Fax
carh@carh.org • www.carh.org
New HUD Income Limits and Tax Credit Rent Freeze

By Tatiana E. Gutierrez, Esq., CARH General Counsel, Nixon Peabody, LLP

In March of this year, HUD issued its FY 2007 Income Limits for Public Housing and the Section 8 program, using, for the first time, the first full Census American Community Survey (ACS) sample sizes collected in 2005. According to HUD, the ACS provides generally lower estimates of income than the 2000 Decennial Census, and HUD’s FY 2007 median family income estimates reflect that difference. The net effect is to lower income limits, effectively freezing rents in place in many areas. There is widespread concern that HUD’s new income limit calculation methodology endangers the financial viability of many LIHTC projects around the country.

According to HUD, its FY 2007 median family income estimates are still updates of 2000 Census data, but the 2007 HUD update factors differ from the FY 2006 update factors in two significant ways. First, the FY 2007 estimates are based on local area ACS 2005 surveys for places of 65,000 or more, where such surveys have been published. Second, estimates for all other areas now reflect the state-level change between the 2000 Census state and the 2005 ACS state estimates, rather than being based on applying ACS changes to 2000 Census estimates. HUD states that on a national level, the median family income estimate is one percent lower, and that this change can be directly traced to published Census estimates and should be understood as a change in estimation methodology, not as an indicator of actual year-to-year change in area incomes. HUD reiterates its policy that income limits are frozen at last year’s level if the income limit would otherwise be lower. The industry has been advocating to unfreeze rents. Because of the recent history of frozen LIHTC income limits combined with rising utility allowances around the country, tax credit properties are in dire financial straits. Industry stakeholders are seeking changes in the method of computation of income limits and rents for LIHTC properties.

Historically, HUD periodically adjusts income limits based on actual Census information or estimated adjustments to earlier data. This periodically results in localized changes and it would have been reasonably expected that HUD’s policy of freezing income limits and rents would apply to a few areas in the country. However, since 2003, when HUD began to use the newly available 2000 Census data, it effectively corrected a decade of estimation errors all at once, and the freezing policy spread to hundreds of areas in the country. Since 2003, in many areas income and rent limits have remained frozen. In 2006, when HUD began using a new set of metropolitan area definitions from OMB, additional areas became affected by the freezing policy. A recent study found that between 2000 and 2002 the areas affected by the freezing policy were negligible. In 2003, affected metropolitan areas increased to 116 and non-metropolitan counties to 352. These numbers decreased slightly over 2004, 2005 and 2006. In 2007, however, the affected metropolitan areas spiked to 367 and the non-metropolitan counties to 1,629. This flat income problem may extend beyond 2007 since, for some areas, it will take years for the median family income estimate to increase to the point that the income limit, and thus rents, will start to increase above current levels.

Approximately 1,748 counties will most likely not see increases in gross rents in 2008. Approximately 759 counties will not see increases in 2008 or 2009. Some areas will not see increases for a decade. Many tax credit properties, which often serve very low or extremely low income persons have little operating cushion to use to address increasing operating costs in a flat rent environment. In the end, this places some of the most vulnerable families at risk.
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Costello Companies has been developing and managing affordable housing communities for over 38 years in the Midwest. As of today, Costello Companies manages over 3,243 units within five states; South Dakota, North Dakota, Nebraska, Iowa and Minnesota. Of all these communities, developing and managing the properties on South Dakota Reservations have been the most challenging and most rewarding. For it is here, that the lowest of low-income populations are served and provided with a clean and decent home to live in. Costello Companies have seven properties on three different reservations in South Dakota consisting of a total of 253 units. Building the first in 1991 and completing the most recent in August of 2007.

Sunrise I Townhomes, 44 units, was built in 1993 in Mission, South Dakota. In 1996, Sunrise II Townhomes, a 24-unit complex, was constructed. Both of these complexes were fully occupied when construction was complete and had a long waiting list. In 1997, Costello Companies pursued building another 50 units but met many challenges. Since 1997, Costello Companies were persistent in trying to acquire local and Tribal approval as well as financing and rental assistance through the United States Department of Agriculture’s Rural Development (“Rural Development”) Section 515 program. The waiting list continued to grow to over 2,500 families in 2005 when Tom Costello met with Rural Development and submitted an application for 100 units in Mission. An application for a $1 million USDA Section 515 loan was also made at the same time, along with the request for 99 slots of rental assistance. Both applications were eventually successful and construction began on Sunrise III in November of 2005. Once construction began, applications for the new complex were coming in at a rate of 50 per week. Since that time, the number of families on the waiting list has increased from 2,500 to over 6,000.

One of the major challenges of building on the reservation is the limited labor pool. Jon Larsen, the general contractor for the properties that Costello Companies have developed on the reservations, views this as an opportunity to “educate people by teaching them a skill for life.” Over 85% of the work force on the Sunrise III development was Native American. Jon ran a trade-school, in which he set up a temporary building/shop, to train them in framing, shingling, etc. so that they would learn a skill that could keep them employed after construction was complete on Sunrise III. Today, many of the workers are employed on other construction projects in and around Mission, using the skills they learned while building Sunrise III Townhomes.

As the townhomes were built and turned over for occupancy, stories were told by the residents to the managers of what they were living in prior to getting a home in the Sunrise III complex. One family, a husband, wife and two children, were living in separate homes with family members because one family could not have all four living with them. Their new home at Sunrise III provided the first opportunity for them to live in the same household together as a family. Another resident was living in a car for several years before moving into Sunrise III. “I’ve never lived in anything as nice as this.” were phrases heard throughout the rent-up process. The management staff for Costello Property Management believes that living in the complex gives people a sense of pride and a tremendous amount of work and education is put into informing tenants on the importance of taking care of their home and community.

The manager, Donna Peterson, started a Neighborhood Watch program for all three of the complexes over five years ago. The
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complex also has programs for the 335 children that live at the Sunrise complexes. Each holiday includes some type of party or coloring contest, a costume contest at Halloween, a door decorating contest during other holidays. At Christmas time, the management staff goes to businesses in Mission and asks for donations so that they can get each child a Christmas present. “At least we know they will have one gift to open at Christmas” explains Donna. She also trains tenants on how to care for their units when they move in. The complex provides a “cleaning kit” that the tenants can check out. It includes a vacuum cleaner, broom and mop, cleaning supplies, dust rags and other items they would need to use to keep their units clean. Annual inspections are completed on every unit. Donna says, “The tenants have pride in their units….this is their home and they want to keep it nice. If they don’t, they know that there are over 6,000 other people that would like to move into their unit.”

Sunrise III Townhomes is located at 323 N. Marge Lane in Mission, South Dakota. It consists of ten buildings with a total of 100 units. Each of the units has a refrigerator, range, cove heating, two window air conditioners and window blinds. Two playgrounds, an on-site manager’s unit, a common area laundry room with card readers instead of coin slides, and an on-site monitoring system are located within the complex. Construction started in November of 2005 and was completed in August of 2007. It was 100% occupied July 1st of 2007.

Sunrise III’s total development cost is just over $10 million and was financed with 9% tax credits issued by the South Dakota Housing Development Authority, purchased by CitiHousing, Inc., a $1 million USDA Rural Development Section 515 loan and a conventional loan financed by Citibank. Construction financing was provided by Wells Fargo Bank of South Dakota. The owner is Sunrise III Limited Partnership, in which Costello Investments, LLC is the general partner and Citi Housing, Inc. is the limited partner. The contractor was Developers and Associates, Inc. and the architect was Van De Walle Associates, LLC. The development company was Costello Realty and the property management company is Costello Property Management.

On August 16, 2007 a ribbon cutting for Sunrise III Townhomes was held on site with over 600 people attending. At this event, Native American dancers from local Sioux tribes engaged in a traditional dance ceremony.

Costello Companies joined the residents of the Sunrise complexes, Dan and Tom Costello, members of the Rosebud Sioux Tribe, Citibank, Citi Housing, Inc., the South Dakota Housing Development Authority, the United States Department of Agriculture Rural Development, and Wells Fargo Bank, for this celebration on August 16, 2007, which demonstrated what affordable housing was truly meant to do for people that are grateful for having a home to live in.
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Yardi CLASSIC™ User Conference 2007

By Anne C. Stack, Director of Marketing and Education Programs, CARH

From Wednesday, July 25 to Friday, July 27, 2007, CARH member Yardi Systems, Inc. welcomed over 100 guests to The Westin Atlanta North at Perimeter, Atlanta, Georgia to participate in the Yardi CLASSIC™ 2007 User Conference. The conference offered a wonderful opportunity for both new and current clients to hear insightful industry news, network with users from around the nation, as well as receive comprehensive product training.

The conference began Wednesday morning with a lively presentation from one of the world’s top magicians, Eric Anderson. Eric Anderson grew up in California’s Child Welfare System and lived among multiple shelters and foster homes. His life completely transformed, however, when he discovered the art of magic. Since then he has worked with such notable figures as First Lady Laura Bush and Nobel Peace Prize recipient and President of the United States Jimmy Carter. Mr. Anderson uses magic to entertain, motivate and inspire and his presentation served as an excellent beginning to the day’s events.

Former CARH president A.J. Johnson and current president of A.J. Johnson Consulting Services opened Wednesday’s lunch with a presentation on “Current Issues for Developers and Managers of Tax Credit Housing.” Mr. Johnson is an experienced coordinator, developing over 2,700 multi-family housing units and more than 40 complexes using the federal low-income tax credit program. He began his discussion discussing optional fees, first differentiating between one time fees and recurring fees and also presenting common area fees. He offered areas to look for clarification and guidance. A.J. then discussed the Year 15 Issues. As CARH members know, Low-income Housing Tax Credit Properties run according to 15-year “compliance periods” where they are obliged to stay in compliance with IRS regulations and adhere to the requirements of the Extended Use Agreement of the property. At the end of 15 years, IRS will no longer be involved and the Housing Finance Agency will exclusively enforce all regulatory requirements. A.J. highlighted relations between landlords and tenants in light of this transition. A.J. next discussed possible legislative and regulatory changes currently proposed and under consideration by Congress. Development issues and trends for 2007 including green building, mixed use projects and new GO Zone Legislation were highlighted. A.J. concluded his presentation with an overview of the 8823 Guide and areas of major impact.

CARH’s own Executive Director, Colleen M. Fisher, opened Thursday’s Luncheon with an update on the current situation of affordable rural housing legislation in Washington D.C. Ms. Fisher noted that since the Congressional elections last November, most legislative activity has been at a standstill due to a variety of factors. However, CARH continues to work on a variety of issues, including introduction of legislation that would allow owners to restructure the debt of existing properties. CARH is also focusing on the passage of legislation that would provide exit tax relief for owners. Both legislative proposals would allow for preservation of the existing portfolio. Additional funding for all affordable housing programs and the passage of a Government Sponsored (GSE) reform bill are also priorities. The House’s version of the bill would create an affordable housing fund that would provide a new source of money for the construction of new housing and the preservation of the existing stock. Colleen also serves as a member of Fannie Mae’s National Housing Advisory Council, a board member of the National Affordable Preservations Associations, Inc. and on the Advisory Board for the Housing and Development Reporter (HDR).

Throughout this three day event, three tracks of training sessions were offered covering a wide variety of software topics, including: Property Setup, Genesis General Ledger/Accounts Payable, 515, HUD, Tax Credit, Accounts Receivable & Work Order, Administrative Setup & Tools, Letter Writing, and Computer Basics. Yardi CLASSIC™ is a fully-integrated Windows®-based solution for Affordable Housing Property Management, Compliance and Accounting. Yardi also provides a fully integrated browser-based software called Yardi Voyager™.

Multi-family Affordable Housing

Bernard Robinson & Company, LLP, is a full service accounting and consulting firm with 8 partners and more than 50 professional and support staff. A significant portion of our practice involves providing services to affordable housing clients (currently over 400 entities) and developers in over 10 states. Our professionals are experienced with Federal Low-Income Housing Tax Credits, Historic Tax Credits, Rural Development, HUD and mixed-financed developments. We provide services and advice to developers from planning to carryover to cost certification to operation. We’ve been assisting owners, developers and managers in the affordable housing industry for over 20 years.

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Beginning in this edition of CARH News, CARH will profile one of its Advisory Trustee Members a month, providing an opportunity for each to discuss its organization, its place within CARH, and within the affordable rural housing industry. CARH strives to provide its members with increased knowledge of developments that affect the industry and access to up-to-date information on new vendor services. CARH also wishes to offer its Advisory Trustees additional thanks for their generous support.

Our first profiled Advisory Trustee is E&A Services, Inc., one of the premier CNA & Accessibility Site Inspection Services in the United States. A CARH member since 1989, E&A Services, Inc. performs CNA and accessibility site inspections on multifamily housing complexes.

President Mark English has vast experience with multifamily housing programs, with particular experience concerning LIHTC and federal housing programs. Under the sister company to E&A, Fair Housing Solutions, LLC, Mr. English has taught more than 375 Fair Housing & Accessibility Educational Seminars regarding Section 504, Fair Housing and ADA, along with Scott Moore.

Mark has recently partnered with Scott Moore, a former Chief Litigant for the Justice Department, forming Fair Housing Solutions to address Fair Housing and Accessibility issues. Moore brings a wonderful balance to this nationally recognized team. Mark is also the editor of SourceAbility™ CD-ROM. SourceAbility is the most comprehensive collection of accessibility resources available for Fair Housing, ADA, and Section 504. Mark also recently published the Uniform Federal Accessibility Standards (UFAS) Pocket Edition Manual.

Since 1992, E&A Services, Inc. has performed inspections in 49 states, and has inspected more than 175,000 multifamily units. E&A Services, Inc. represents clients from Alaska to the Virgin Islands and everywhere in between.

Mark affirms that CARH’s nationwide presence, marketing opportunities, and extensive network have proven invaluable to E&A Services. Mark notes, “CARH is both a great advocate for the services we provide and the clients we provide them for. CARH has always been a wonderful voice for bringing together the nation’s decision makers to benefit affordable rural housing as well as considering contracting for our products and services.”

As CARH represents approximately 350 organizations across the United States and has eighteen State Affiliated Associations, his organization has a vast network of industry associates with which to make contacts and exchange ideas. CARH provides its members with the opportunity to network through its two annual meetings where members share experiences and ideas in person and hear directly from industry leaders; individual state affiliated association meetings; print membership directory; and continuous access its online directory. Additionally, CARH provides effective recognition and signage at meetings as well as multiple opportunities to advertise and profile itself through publications and the website. Mark estimates, “it would cost ten times the cost of CARH membership to seek and find the contacts I have made simply through CARH’s extended network. CARH helps us do a lot of heavy lifting when it comes to business development.”

Mark noted that furthermore, CARH has, “not only allowed E&A Services, Inc. to work with current and potential clients, but has also afforded our organization the opportunity to become involved in awarding students residing in affordable rural housing with scholarships, to participate in the passage of significant legislation, and to impact important management issues.”

Mark is past President of the Alabama state affiliated association, ALCARH and now sits on the ALCARH Board of Directors. He also participated as a member of national CARH Board of Directors and is currently co-chair of the Initiatives Committee. He was voted Member of the Year in 2005.

If you would like a FREE Price Quote on having your properties inspected for CNA’s or 504 issues, please send the following information by email to Mark@AccessEA.com:

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What is Housing and Development Reporter?

The Housing and Development Reporter (HDR) bi-weekly newsletter provides an accurate and reliable source for breaking events and coverage of all issues surrounding housing and development. This publication covers topics including:

- New concepts and creative ventures
- Construction and development issues affecting public and private sector activity
- Court decisions
- Critical tax and securities issues
- Community development activities
- Changing rules and guidelines affecting management of HUD-related units
- Case studies of creative use of partnerships
- New finance tools
- Tax strategies

What Discounts do CARH Members Receive?

CARH and HDR have partnered to provide CARH members with a special discounted offer!

- CARH members receive a 25% discount on NEW subscriptions to Housing and Development Reporter Current Developments for the first year. (A “new subscription” is defined as a first-time subscription or a reactivation of a subscription that has lapsed for a term longer than twelve consecutive months.)
- Subscribers are eligible to receive the optional e-mail alert service, HDR Headlines, at no additional cost.

To order, or to receive more information, please visit www.carh.org and log in to the members only area. When ordering, you must provide the special CARH offer number. To be added to the HDR Headlines e-mail distribution list, please call customer service (800-344-5008) and provide your email address(es).

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We’re Building Our Business Around Your Business.
Government Update submitted by USDA Rural Development’s Centralized Servicing Center / MFH Section:

Did you know…?

• If you are trying to assign rental assistance and recertify the tenant at the same time, you need to use the recertification transaction — not the assign subsidy.
• A co-tenant to tenant transfer is a change in household members and is treated as a recertification by MINC. If you are also changing the income or deductions, you need to transmit a subsequent modification transaction.
• A transfer transaction does not recertify the tenant. If you need to transfer and recertify the household, transfer them to the new unit first, then recertify them in the new unit.

Reminders…

• All checks and money orders should be made payable to “USDA Rural Development”.
• Instead of manually submitting your payments, sign up for PAD and EFT and transmit your payment through MINC. It saves in postage and it eliminates late fees due to delays in mail delivery. You have control over the amount drafted from your bank account and the day it is processed. Keep in mind that the date of credit is always two business days after the date you approve the payment.
• To avoid overages when tenants are being evicted, code the unit “eviction in process”. This will suppress the charging of overage. Tenant eviction is not a valid reason for an overage waiver.
• You should not request an overage waiver for a situation where the Tenant Certification (TC) expired due to the tenant’s failure to recertify. The tenant is responsible for paying this overage. If they fail to pay the note rent charged, they can be evicted. Rent loss from a tenant’s failure to pay is addressed in the proposed annual budget.
• For security reasons, do not include complete Borrower IDs or tenant social security numbers in emails. Use state code-county code-xxxxx last four digits of ID-project name. Ex: 01-001-xxxx1234-011, My Place Apts. Correspondence containing sensitive data should be faxed to 314-206-2481 or 314-206-2482.

• Requests to change a unit’s status from or to non-revenue producing must be sent to your Servicing Office. A change of this nature affects your budget and cannot be approved by CSC.
• Regardless of the effective date of the notice to vacate a tenant provides you with, the effective date of the vacate transaction you submit must be the last night that the tenant actually had possession of the apartment. In the event that a tenant moves from one RD financed project to another one, the property where the tenant actually sleeps on the first night of the month is the one who is entitled to claim them as a tenant. When CSC contacts management regarding a duplicate residency problem, if the management agents are unable to come to an agreement as to which property is entitled to claim the tenant, CSC will ask the State Office to make a determination. Once the State Office makes a determination, CSC will vacate the unit if the management agent refuses to do so.
• A system enhancement will soon be added that will enable CSC processors to work all of the tenant transmissions for a management agent at one time, regardless of what state or county they are located in. By doing this, we will be able to make one phone call to discuss all of your transmission problems.

As a reminder — For Payment or Tenant Certification problems, contact the Centralized Servicing Center toll free at 1-866-600-7984 or email: multifamily@stl.usda.gov.

For Servicing questions, contact your local Servicing Office or State Office. For MINC questions, contact the Centralized Help Desk at 1-800-457-3642 (choose option 3 = “All Others” and then choose option 1 = “Eastern Region Help desk”) or email: mfh@stl.usda.gov.

Widgets (Whats?)

In computer programming, a widget (or control) is an interface element that a computer user interacts with, such as a window or a text box. Widgets are sometimes qualified as virtual to distinguish them from their physical counterparts, e.g. virtual buttons that can be clicked with a mouse cursor, vs. physical buttons that can be pressed with a finger. Widgets are often packaged together in widget toolkits. Programmers use widgets to build graphical user interfaces.

Are you still saying what is a Widget? My intention was not to enroll you in a computer curriculum with the new school year but to share with you something new I came across which has proven to be very productive and an easy addition to fully utilize your PC. (If you are an Apple user please excuse us PC users we, once again were late getting to the dance.) The best way to understand them is to show you one:

The one you see above is a “weather widget”. It automatically goes out to weather.com and checks my current weather conditions. I like it because it saves me the time of starting my browser and going to that website. Of course, in this case you need to be connected to the web. There are so many choices that yahoo has created widget categories. For example: Date & Time, Sight and sound, System Utilities, and that is just a few. Yahoo’s widgets has over 4,000 listed, check them out, www.widgets.yahoo.com/. I personally use, the weather above, a battery life (since, I use a notebook computer) calendar and a calculator.

These little programs are typically stated when you boot up your computer. Do a little research and if you find any real useful or cool widgets let us know and we could share them with everyone next issue…maybe we should have CARH come up with one for us!

Happy Computing!
Katherine M. Alitz
Boston Capital Asset Management
Boston, Mass.

Katherine M. Alitz is Vice President of Dispositions and Special Assets for Boston Capital Asset Management. Ms. Alitz joined Boston Capital in 1998. She oversees both the disposition of assets once the tax benefits generated by those assets have been exhausted and the management and repositioning of troubled assets in Boston Capital’s LIHTC portfolio. Prior to joining the Dispositions Department in 2000, Katie was a Senior Asset Manager/Corporate Team Leader and the co-manager of the company’s Corporate Portfolio of LIHTC assets. Katie received a MS in Real Estate Development from the Massachusetts Institute of Technology and graduated Summa Cum Laude with a BA in Economics from the University of Massachusetts, Boston. She lives in Charlestown, Massachusetts with her husband, Jeff and their two children.

When asked what she enjoys most about serving on CARH’s Board of Directors, she responded, “the people I get to meet. When I became a member of the board, I never expected that CARH’s members would be among the most interesting, engaging and intelligent people I’ve ever met. I look forward to attending the quarterly board meetings and the mid-year and annual meetings. I don’t consider them to be business trips, even though important business takes place at every meeting.”

Concerning the challenges facing CARH as an organization and the rural housing industry in general, Katie noted that, “CARH’s biggest challenges today revolve around the preservation of rural housing stock. The bulk of the rural housing in the country was originally constructed 20 or more years ago. This housing serves a very vulnerable population and the average occupancy of the portfolio is probably about 93%. In other words, there’s a real need for this housing, and after 20 or so years of service, the physical plant is tired. Unfortunately, in addition to a shortage of government funds for preservation, there are regulatory barriers preventing preservation on a large scale. CARH’s Board is working hard to get legislation passed that will lift these barriers, but this is proving difficult in the politically charged environment in Washington.”

For more information on CARH’s board of directors, who represent all CARH members nationwide, please visit their page on the CARH website at www.carh.org.
Plans are being made for a landmark anniversary celebration in Wenatchee, Washington April 21-24, 2008: the Washington State chapter of CARH will hold its 20th Anniversary Annual Meeting and Conference that week. “We look forward to celebrating our history as well as our vision for the future at next year’s conference,” noted Joseph Diehl, who has served as that state association’s chapter since 1996.

In its beginnings, Washington State CARH was focused on the development of rural affordable housing under what was then known as the Farmers Home Administration (the predecessor to USDA/Rural Development). As Congressional funding of the Section 515 program dwindled in the 1990’s, the focus of Washington State CARH shifted to provide more support to management companies while still advocating for the developers and owners who had originally formed CARH.

Deneen Mulligan has served as President for the past two years and will continue that role until April of 2008. “We have a very active and engaged Board of Directors,” noted Diehl. Ceedee Felton also serves at the national CARH level as co-chair of the Management Committee. From 1996–2000, Ceedee served on national CARH’s board of directors. She also authored CARH’s BAM Course.

The association represents a strong voice for rural housing interests. Over 90% of all Section 515 and farmworker housing in the state is managed or owned by members of CARH or their affiliates.

One of the major benefits provided to membership has been the Model Document Package. In the early 1990’s, Washington State CARH worked closely with agency officials to pre-approve the most frequently used documents used to manage a 515 property. After the publication of the new handbook, the association completely revamped the content of the documents to conform to the new rules. Just as important, the association used technology to ensure the pre-approved documents that were purchased by members were protected. Maurice King of High Tech Solutions led the team that developed the new system.

Washington State CARH invested several years in their successful effort to increase management fees. The methodology and approach – to carefully analyze the “bundle of services” provided to their portfolio of Section 515 properties – has now become the model that is being used by other state associations across the country. The association has also been instrumental in weighing in on a variety of national and local issues that impact management companies and owners.

In the early 2000’s, Washington State CARH encouraged and gave support to the managers and owners in Oregon to form their own association. Since then, the Oregon chapter has hired its own Executive Director and has flourished.

Annually for the past 14 years, members of the association’s Board of Directors and its Executive Director have traveled to the other Washington (Washington DC) to meet with both Senators and its nine Representatives, concurrently with national CARH’s Annual Meeting and Legislative Conference in June. “Our role is to educate our Congressional delegation on the importance of these programs to the low income, elderly and disabled populations residing in rural Washington State,” noted Diehl. “Housing issues of late have not been on the front burner…but we at least want to keep them on the stove. In the big picture, providing safe, clean and affordable housing is very important to our state’s economy.”

Most recently, Washington State CARH teamed up with its sister organization, AHMA Northwest, to create a group property and liability insurance plan. Since its inception in late 2006, the group plan known as IPAH – Insurance Plan for Association Housing – has enrolled 230 properties and has reduced annual insurance expense levels at properties by an aggregate amount of $95,000, per year. “We feel the group program approach will also protect our members from insurance spikes in the future,” stated Joe Diehl.

The association is also working diligently to make consistent the methodology and approach used by county real estate tax assessors – who sometimes do not take into account the use restrictions and other limitations inherent in a Section 515 financed property. Washington State CARH and several other statewide associations successfully sponsored legislation which clarified existing law in the most recent session of the state legislature.

Washington State CARH is in the planning stages for its 20th Anniversary Annual Meeting and Conference and intends to recognize many of the folks who have “made a difference” to the organization over its long history. More information will be forthcoming at www.wa-carh.org in the months ahead.

**Washington State CARH Board Members:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tom Drake</td>
<td>Longview Housing Authority</td>
</tr>
<tr>
<td>Ceedee Felton</td>
<td>Coast Real Estate Services</td>
</tr>
<tr>
<td>Maurice King</td>
<td>High Tech Solutions</td>
</tr>
<tr>
<td>Sheila King</td>
<td>Government Management Services</td>
</tr>
<tr>
<td>John Maddux</td>
<td>Squires &amp; Maddux, CPAs</td>
</tr>
<tr>
<td>Deneen Mulligan</td>
<td>Quantum Management Services</td>
</tr>
<tr>
<td>Mike Sivia</td>
<td>SPACE Foundation</td>
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<tr>
<td>Tony Souther</td>
<td>Legacy Management Group</td>
</tr>
<tr>
<td>Mike Sullivan</td>
<td>Pine River Management, Inc.</td>
</tr>
<tr>
<td>Joe Thompson</td>
<td>Mercy Housing, Inc.</td>
</tr>
<tr>
<td>Warren Westad</td>
<td>Ad-West Realty Services</td>
</tr>
</tbody>
</table>

Cisloe Morris, Star of Seattle’s King5 TV show "Gardening with Cisloe." Cisloe Morris gave the keynote address at the 2007 Annual Meeting and Conference.
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Changing the way you do business can be difficult. Let ApartmentSmart.com make your move to online advertising easy. We designed an Internet listing product with your properties in mind.

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- Get more out of your marketing dollars
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- Satisfy AFHM requirements

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Call us at 888.427.8762 x103 to find out more or go online to learn more at www.apartmentsmart.com/carh/.
Joseph Diehl has been the Executive Director of Washington State CARH since March 1996. He also shares this part-time position with two other organizations, serving as the Executive Director of both the Affordable Housing Management Association of Washington and the Northwest Indian Housing Association. He maintains the organizations’ web sites, publishes newsletters, arranges meetings, conferences and trainings, recruits new members, meets with government agencies and legislative delegates, provides technical support and keeps members informed on breaking news. In 2001, he was appointed by former Governor Locke to Washington State’s Affordable Housing Advisory Board, which advises the governor on statewide affordable housing policy. Incoming Governor Gregoire has appointed Mr. Diehl to another four year term in 2005. Prior to his affordable housing career, Joe served as Director of Operations and Fund Development Coordinator for a Seattle-based non-profit HIV/AIDS prevention education agency, People of Color Against AIDS Network. From 1990-1993, he was the Executive Director of a national association of real estate investment managers, The National Council of Real Estate Investment Fiduciaries. He graduated with a J.D. from John Marshall Law School in Chicago and earned his undergraduate degree in Accounting at Northern Illinois University. He was admitted to the Illinois Bar in 1979 and passed the Uniform CPA Examination in 1974. He was born and raised in the Kankakee, Illinois area. For more information about Washington State CARH’s projects and programs, please contact Joe at 425-454-6836 or housing@sprynet.com.

Over 300 Attended the 2007 Conference
Your portfolio’s success depends upon the skills and performance of your associates. CARH has partnered with Grace Hill to provide online training on topics such as Leasing, Management, Marketing, Fair Housing and more. Grace Hill education enhances not only your associates’ knowledge, but also their energy and motivation. After all, successful property management isn’t really about your properties.

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essential. multifamily. education.

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538 LOAN MARRIES 515 REHAB

The USDA 538 program now creates a feasible alternative for the acquisition/rehab of existing 515 projects by allowing the subordination of existing 515 loans to new 538 loans in order to rehabilitate and renovate these existing projects.

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Upcoming Meetings

NATIONAL CARH MEETINGS

CARH Board of Directors Fall Meeting
The CARH Board of Directors will hold their fall meeting October 4–5, 2007 at the Hyatt Regency, Crystal City in Arlington, Virginia. As always, all CARH members are invited to join the Board Meetings. Meeting sessions will include meeting with key officials from Congress and a forum with the national staff of Rural Development (RD). If you are unable to attend the Board meeting, but have concerns that you would like addressed, please contact the national CARH office at carh@carh.org or 703-837-9001.

CARH 2008 Mid-Year Meeting
CARH’s 2008 Mid-Year Meeting will be held January 27–29, 2008 at the Four Seasons Hotel in San Francisco, California. The CARH Harry L. Tomlinson, Member of the Year and State Affiliated Association of the Year award recipients will be honored. For further information, please visit the national CARH website at www.carh.org. You may also contact the national CARH office at carh@carh.org or 703-837-9001.

Mark your calendar! CARH’s 2009 Mid-Year Meeting will be held January 25–27, 2009 at the Four Seasons Hotel in Miami, Florida.

CARH 2008 Annual Meeting and Legislative Conference
CARH’s 2008 Annual Meeting and Legislative Conference will be held June 15–17, 2008 at The Ritz-Carlton, Pentagon City in Arlington, Virginia. Rural Development Managers of the Year and the 2008 CARH Scholarship Foundation recipients will be honored. For further information, please visit the national CARH website at www.carh.org. You may also contact the national CARH office at carh@carh.org or 703-837-9001.

Mark your calendar! CARH’s 2009 Annual Meeting is scheduled for June 7–9, 2009 at The Ritz-Carlton, Pentagon City in Arlington, Virginia.

Housing Association of Mississippi 2007 Annual Meeting
The Housing Association of Mississippi (HAM) will hold its 2007 Annual Meeting from October 10–11, 2007 at Silver Star Resort & Casino in Philadelphia, Mississippi. Please contact Olis Billings Price, Executive Director, at 601-709-6000 or housingms@yahoo.com to register or to receive more information.

RRHA of Louisiana 2007 Annual Meeting
The Rural Rental Housing Association of Louisiana (RRHA of Louisiana) will hold its 2007 Annual Meeting from October 11–12, 2007 at Paragon Casino and Resort in Marksville, Louisiana. Please contact Austin Cormier, Executive Director, at 337-334-7396 or austincormier@bellsouth.net to register or to receive more information.

WICARH 2007 Annual Meeting
The Wisconsin Council for Affordable and Rural Housing (WICARH) will hold its 2007 Annual Meeting from November 1–2, 2007 at the Kalahari Resort & Convention Center in Wisconsin Dells, Wisconsin. Please contact Cindy Schwierske, Executive Assistant, at 608-437-2300 or wi-carh@charter.net to register or to receive more information.

RRHAIN 2007 Annual Meeting
The Rural Rental Housing Association of Indiana (RRHAIN) will hold its 2007 Annual Meeting from November 13–14, 2007 at the Indianapolis Downtown Marriott in Indianapolis, Indiana. Please contact Linda D. Brown, Executive Director at 866-546-7742 or linda@iaaonline.net to register or to receive more information.

TAAH 2007 Annual Meeting
The Tennessee Association of Affordable Housing, Inc. (TAAH) will hold its 2007 Annual Meeting from November 27–29, 2007 at the Embassy Suites, Cool Springs in Nashville, Tennessee. Please contact Mickey Myers, President, at lmaky@bellsouth.net or 270-965-5001 to register or to receive more information.

CCAH 2008 Annual Meeting
The Carolina Council for Affordable Housing (CCAH) will hold its 2008 Annual Meeting from April 20–22, 2008 at the Myrtle Beach Marriott Grande Dunes Resort in Myrtle Beach, South Carolina. Please contact Nancy Cross, Executive Director, at ccahboard@aol.com or 919-774-7713 or visit www.carolinascouncilforaffordablehousing.com to receive more information.

WACARH 2008 Annual Meeting
The Washington Council for Affordable and Rural Housing (WACARH) will hold its 2008 Annual Meeting from April 21–24, 2008 at the Coast Wenatchee Center Hotel and Convention Center in Wenatchee, Washington. Please contact Joe Diel, Executive Director, at housing@sprynet.com or 425-454-6836 to receive more information.

STATE AFFILIATED ASSOCIATION AND PARTNER MEETINGS

MRDC 2007 Annual Meeting and Star Training
The Michigan Rural Development Council (MRDC) will hold its 2007 Annual Meeting and STAR training from October 3–4, 2007 at the Holiday Inn in Mount Pleasant, Michigan. Please contact Terry Potterpin, Executive Director, at tpotterpin@pkhousing.com, to register or to receive more information.

MNCARH 2007 Annual Meeting
The Minnesota Council for Affordable and Rural Housing (MNCARH) will hold its 2007 Annual Meeting from October 8–9, 2007 at Grand Casino Hinckley Conference Center in Hinckley, Minnesota. Please contact Tara Falteysek, Executive Director, at 800-944-3078 or mncarh@comcast.net to register or to receive more information.

WICARH 2007 Annual Meeting
The Wisconsin Council for Affordable and Rural Housing (WICARH) will hold its 2007 Annual Meeting from November 1–2, 2007 at the Kalahari Resort & Convention Center in Wisconsin Dells, Wisconsin. Please contact Cindy Schwierske, Executive Assistant, at 608-437-2300 or wi-carh@charter.net to register or to receive more information.

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The Washington Council for Affordable and Rural Housing (WACARH) will hold its 2008 Annual Meeting from April 21–24, 2008 at the Coast Wenatchee Center Hotel and Convention Center in Wenatchee, Washington. Please contact Joe Diel, Executive Director, at housing@sprynet.com or 425-454-6836 to receive more information.
MOCARH 2008 Annual Meeting
The Missouri Council for Affordable and Rural Housing (MOCARH) will hold its 2008 Annual Meeting from May 14–16, 2008 at the Lodge of the Four Seasons in Lake Ozark, Missouri. Please contact Pat Bess or Kim Broswell, Executive Directors, at pbess@firsttierealtors.com, KBroswell@assuredpropertymgmt.com or 573-815-0063 to receive more information.

NVCARH 2008 Annual Meeting
The Nevada Council for Affordable and Rural Housing (NVCARH) will hold its 2008 Annual Meeting from May 15–16, 2008 at the South Point Hotel Casino and Spa in Las Vegas, Nevada. Please contact Holly Gregory, President, at 775-738-8000 ext. 107 or holly@weststates.org to register or to receive more information.

ALCARH 2008 Annual Meeting
The Alabama Council for Affordable and Rural Housing (ALCARH) will hold its 2008 Annual Meeting from May 19–22, 2007 at the Sandestin Hilton in Sandestin, Florida. Please contact Arrice Faught, Executive Director, at arrice@alcarh.org or 205-752-0005 for more information.

CRHDO 2008 Annual Meeting
The Council for Rural Housing and Development of Ohio (CRHDO) will hold its 2008 Annual Meeting from September 8–10, 2008 at the Renaissance Cleveland Hotel in Cleveland, Ohio. Please contact Amy Brown at 614-396-3200 or info@crhdo.org to receive more information.

MNCARH 2008 Annual Meeting
The Minnesota Council for Affordable and Rural Housing (MNCARH) will hold its 2007 Annual Meeting from October 6-7, 2008 at Grand Casino Hinckley Conference Center in Hinckley, Minnesota. Please contact Tara Falteysek, Executive Director, at 800-944-3078 or mncarh@comcast.net to receive more information.

CRHDO 2009 Annual Meeting
The Council for Rural Housing and Development of Ohio (CRHDO) will hold its 2009 Annual Meeting from September 14–16, 2009 at the Hilton Columbus at Easton in Columbus, Ohio. Please contact Amy Brown at 614-396-3200 or info@crhdo.org to receive more information.

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<table>
<thead>
<tr>
<th>Project Name</th>
<th>Location</th>
<th>Value</th>
<th>FHA Sec.</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goldberg B’nal B’rith Tower</td>
<td>Houston, Texas</td>
<td>$10.4 million</td>
<td>223(f)</td>
<td></td>
</tr>
<tr>
<td>Osawatomie Court Apartments</td>
<td>Osawatomie, Kansas</td>
<td>$1.5 million</td>
<td>223(f)</td>
<td></td>
</tr>
<tr>
<td>Pleasant Hill Apartments Guthrie</td>
<td>Guthrie, Oklahoma</td>
<td>$2.4 million</td>
<td>223(f)</td>
<td>USDA Sec. 538 Mortgage Guarantee</td>
</tr>
<tr>
<td>Gloria Dei Plaza</td>
<td>Newtown, Pennsylvania</td>
<td>$4.9 million</td>
<td>223(f)</td>
<td></td>
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<tr>
<td>Capital Park Apartments Columbus</td>
<td>Columbus, Ohio</td>
<td>$13.7 million</td>
<td>223(f)</td>
<td>9% LIHTC FHA Sec. 221(d)(3) Mark-to-Market</td>
</tr>
<tr>
<td>Whitefish Manor, Inc.</td>
<td>Whitefish, Montana</td>
<td>$1.2 million</td>
<td>223(f)</td>
<td></td>
</tr>
<tr>
<td>Battery Park Apartments Asheville</td>
<td>Asheville, NC</td>
<td>$6.9 million</td>
<td>223(f)</td>
<td>4% LIHTC FHA Sec. 221(d)(3)</td>
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<tr>
<td>Greencroft Manor II</td>
<td>Goshen, Indiana</td>
<td>$1.7 million</td>
<td>223(a)(7)</td>
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<table>
<thead>
<tr>
<th>Project Name</th>
<th>Location</th>
<th>Value</th>
<th>FHA Sec.</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alexi Ava</td>
<td>St. Louis</td>
<td>$4.1 million</td>
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<tr>
<td>Sun Gate Villa Senior Community</td>
<td>Prescott Valley, Arizona</td>
<td>$975.000</td>
<td>223(f)</td>
<td>USDA Sec. 538 Mortgage Guarantee</td>
</tr>
<tr>
<td>Spoon River Towers</td>
<td>Lewistown, Illin</td>
<td>$3.9 million</td>
<td>223(f)</td>
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<tr>
<td>Optimist</td>
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<tr>
<td>Elsie Mason</td>
<td>Danish Village</td>
<td></td>
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</tr>
<tr>
<td>Grand Ravine</td>
<td>Stella Maris House</td>
<td>$6.4 million</td>
<td>223(f)</td>
<td>4% LIHTC FHA Sec. 221(d)(3)</td>
</tr>
<tr>
<td>Roosevelt Towne Apartments</td>
<td>St. Louis, Missouri</td>
<td>$7.6 million</td>
<td>223(f)</td>
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</tr>
</tbody>
</table>

The Jewish Tower
Atlanta, Georgia
$4.1 million
FHA Sec. 223(f)

Friendship Haven
Kokomo, Indiana
$2.7 million
FHA Sec. 223(f)

Seton Manor
Hampton, Virginia
$4.4 million
FHA Sec. 223(f)

Trinity Manor
Middletown, Ohio
$3.4 million
FHA Sec. 223(f)

Swainsboro Presbyterian House
Swainsboro, Georgia
$1.7 million
FHA Sec. 223(f)

deFreese Manor
Ottawa, Nebraska
$2.1 million
FHA Sec. 223(f)

Mt. View Terrace
Roaring, Ohio
$2.3 million
FHA Sec. 223(f)

Ligutti Tower
Des Moines, Iowa
$4.6 million
FHA Sec. 223(f)

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Vince Datillo, Controller
Gloria Dei Plaza
Newtown, Pennsylvania

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Barry Cogburn, CEO
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Kathy Wagner, Administrator
Grebe Village
Cheboygan, Michigan

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The first session of the 110th Congress convened on January 4, 2007. At the end of the 109th Congress, the legislation not passed by Congress died; new legislation will have to be reintroduced in the 110th Congress. At CARH’s 2007 Mid-Year Meeting in January, the Initiatives Committee amended CARH’s Five Year Plan to reflect the changes in Congress’ majority from Republican to Democratic.

The following chart reflects the issues of concern to CARH. This chart will be updated throughout the year to reflect other issues that may come to the forefront during the 110th Congress. Updated information on these issues will also be sent to CARH members through CARH’s broadcast email and fax system.

<table>
<thead>
<tr>
<th>Subject</th>
<th>CARH Position</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section 515 Program</strong> Budget proposes zero funding for Fiscal Year 2008.</td>
<td>$100 million should be appropriated for the Section 515 program to allow funding for limited rehabilitation and repair and new construction. RD should permit owners to use funds to pay for special resident events or programs.</td>
</tr>
<tr>
<td><strong>Section 521 Rental Assistance Program</strong> Budget proposes $567 million for Fiscal Year 2008. Proposes one-year renewal cycle.</td>
<td>Rental Assistance should be funded at $653 million. Oppose the Administration’s request to reduce RA contracts to one year for Fiscal Year 2008. Urges Congress to examine the issue of how to better target RA money so that RD can provide RA for new construction as well as servicing RA. Recommends a minimum rent be established for those persons receiving rental assistance.</td>
</tr>
<tr>
<td><strong>Section 538 Rural Rental Housing Guaranteed Loan Program</strong> Budget proposes $200 million for Fiscal Year 2008.</td>
<td>Support the Administration’s request of $200 million. Recommend that the program be expanded to communities with populations not in excess of 50,000 and not adjacent to an urbanized area over 50,000 in population, with a preference provided for communities with less than 20,000 inhabitants. The agency should be allowed to carry over unobligated funds from one fiscal year to the next year.</td>
</tr>
<tr>
<td><strong>Section 502 Single-Family Direct and Guaranteed Rural Housing Loan Program</strong> Budget proposes zero funding in Fiscal Year 2008 for direct loans. Section 502 Guaranteed is funded at $4.8 billion.</td>
<td>Oppose the elimination of funds for 502 direct. Section 502 direct loans should be funded near the $1 billion level of previous years. Support the Administration’s request for the guarantee loan program’s funding.</td>
</tr>
<tr>
<td><strong>HOME Investment Partnership Program</strong> Budget proposes $1,967 billion for Fiscal Year 2008.</td>
<td>Oppose the Administration’s request of $1.967 billion for Fiscal Year 2008. The program should be funded at $2.5 billion so that additional money can be allocated to rural areas.</td>
</tr>
<tr>
<td><strong>Prepayment</strong></td>
<td>Recommend the latest congressional policy expressed in the HUD legislation (Public Law 104-204) should be followed for the Section 515 properties. Prepayment should be permitted in all cases where the owner’s original contract with the RD permitted prepayment or did not prohibit prepayment.</td>
</tr>
<tr>
<td><strong>Low Income Housing Tax Credit (LIHTC)</strong></td>
<td>Support reintroduction of legislation which would amend the Internal Revenue Code to allow states to use the higher of the AMGI or the statewide median income for the purpose of calculating application income limits. Support the re-introduction of legislation that would increase the volume cap and change the name of the program to the “Affordable Housing Credit.” Recommend that Section 42 be changed to allow for the 9% credit for RD-assisted properties. The LIHTC program should be amended to provide a statutory 10% set-aside for rural properties. This set-aside would be consistent with previous set-asides, such as those directed toward non-profit entities.</td>
</tr>
<tr>
<td><strong>Exit Tax Relief</strong></td>
<td>Support legislation that would waive the depreciation recapture tax liability where investors sell their property to new owners who agree to invest new capital in the property and to preserve the property as affordable housing for another 30 years.</td>
</tr>
<tr>
<td><strong>Government Sponsored Enterprises (GSEs)</strong></td>
<td>Support the permanent nature of the affordable housing fund as constructed in H.R. 1427. CARH hopes reform legislation would ensure program and activity approval processes are rigorous, while allowing the GSEs reasonable flexibility for innovation.</td>
</tr>
<tr>
<td><strong>Preservation and Portfolio Revitalization</strong></td>
<td>Recommend that RD have uniform national standards and lines of authority, similar to current HUD operations. To streamline transfer rules, CARH recommend a firm processing deadline and informal appeal rights to the RD National Office. Support the reintroduction of legislation which would provide permanent tools for restructuring the portfolio. Support continuing the demonstration revitalization program that has been approved in the last two RD appropriations bills.</td>
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<td><strong>Limited English Proficiency</strong> Requires affordable housing providers to give written translations of “vital” documents and provide oral interpretation services free to LEP applicants or residents.</td>
<td>Recommend that HUD translate its own documents into all languages possibly necessary, that HUD offer a toll-free interpreter phone number, that HUD supply a specific list of vital documents an owner must translate specifically for its property, and that HUD adjust its rent-setting mechanisms (specifically, the QCAP) to compensate for any further LEP translation or interpretation costs owners acquired for translations or interpretations not provided by HUD.</td>
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<tr>
<td><strong>Association Health Plans</strong></td>
<td>Support passage of legislation that would allow small business owners to band together across state lines by virtue of their membership in a bona fide local, state or national trade association, and negotiate lower health insurance premiums.</td>
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<td>House Action</td>
<td>Senate Action</td>
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<tr>
<td>H.R. 3161 funded at $99 million.</td>
<td>S. 1859 funded at $70 million.</td>
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<tr>
<td>H.R. 3161 funded at $533 million. Contracts would change to one year terms.</td>
<td>S. 1859 funded at $497 million. Contracts would change to one year terms.</td>
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<tr>
<td>H.R. 3161 funded at $99 million.</td>
<td>S. 1859 funded at $150 million.</td>
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<td>H.R. 3161 funded direct loans at $1,129.4 million and guaranteed loans at 3,716.4 million.</td>
<td>S. 1859 funded direct loans at $1,129.4 million and guaranteed loans at 3,561.1 million.</td>
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<td>H.R. 3161 funded CDBG at $4,180 million and Home at 1,757 million.</td>
<td>S. 1789 funded CDBG at $4,060 million and Home at 1,970 million.</td>
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<td>Discussions ongoing</td>
<td>Discussions ongoing</td>
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<td>Discussions ongoing</td>
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<td>CARH supports H.R. 1491, legislation introduced by Rep. Artur Davis (D-AL) and co-sponsored by Earl Blumenauer (D-OR), Thomas Allen (D-ME), Yvette Clarke (D-NY), Barney Frank (D-MA), Darlene Hooley (D-OR), Michael Michaud (D-ME) and Jim Ramstad (R-MN).</td>
<td>N/A</td>
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<td>CARH supports S. 1318, legislation sponsored by Sen. Charles Schumer (D-NY) and co-sponsored by Sens. Christopher Bond (R-MO), Ben Cardin (D-MD), Sherrod Brown (D-OH), Patty Murray (D-WA), Jack Reed (D-RI), Gordon Smith (R-OR), and Olympia Snowe (R-ME).</td>
<td>N/A</td>
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<td>CARH supports H.R. 1427, legislation introduced by Reps. Barney Frank (D-MA), Richard Baker (R-LA), Mel Watt (D-NC), Gary Miller (R-CA) and co-sponsored by Carolyn B. Maloney (D-NY) and Lee Terry (R-NE).</td>
<td>Discussions ongoing</td>
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RealPage Releases
Rural Housing Combo Product

RealPage, Inc., a leading provider of on-demand software and services to the multifamily industry, has released its new web-based rural housing system, OneSite Leasing & Rents Rural Housing.

The system, which supports the Rural Development (RD) Section 515 program, is available in a combo package with OneSite Leasing & Rents Affordable HUD and OneSite Leasing & Rents Tax Credits, providing owners of affordable properties a full solution for administering multiple subsidy portfolios. A standalone version of the system is also available.

OneSite Leasing & Rents Rural Housing incorporates easy-to-use tools to gather and process resident data accurately, and automate and streamline certification processing, MINC electronic submissions, and project worksheet reporting. Property owners and managers can access the system 24 hours a day, seven days a week through the Internet and secure passwords.

“Rural Housing is the newest addition to our Affordable suite of products,” said Ranjeev Teelock, vice president of affordable housing for RealPage. “The system integrates seamlessly with our existing HUD and Tax Credits products, providing a complete solution for compliance monitoring and reporting with all government regulations.”

Features of OneSite Leasing & Rents Rural Housing include:

- Ability to set up multiple RD project types and associate units to different projects
- Quick qualify tool that provides the ability to quickly determine eligibility of a prospect or applicant
- An interview wizard that simplifies the collection of household member and financial data
- A verification letter management system that provides a library of letters and notices
- Audit trail capabilities for every verification letter
- A certify wizard that provides step-by-step guidance for tasks
- Built-in RD regulations

OneSite is RealPage’s integrated, on-demand property management suite of products that automate the entire process of leasing, renting, and managing apartments. For more information on OneSite Leasing & Rents Rural Housing and other RealPage products and services, please call 1-87-REALPAGE or visit www.realpage.com.

Located in Carrollton, Texas, RealPage provides products and services to more than 20,000 apartment communities across the United States. Its five on-demand product lines include OneSite® property management systems that automate the leasing, renting, management, and accounting of conventional, affordable, and student living properties; CrossFire® sales and marketing systems that automate and enhance the process of capturing and closing leads; YieldStar® asset optimization systems that maximize asset valuation and investment return through revenue management and market intelligence; Velocity™ utility and billing services that help accelerate payments for resident charges; and LeasingDesk™ point of lease systems that streamline the lease process.

RealPage, Inc. • 4000 International Parkway • Carrollton, TX  75007 • 1-87-REALPAGE • www.realpage.com

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Step 1 | Complete contact information form

Name
Company/Organization
Address
City     State    Zip Code
Phone     Fax
E-mail Address    Web site

Step 2 | Select your membership level

Please note that the following prices include a one-time $15 fee for your hardbound membership directory.

**BASIC MEMBERSHIP**
For management companies, owners, developers, equity financiers, lenders, syndicators, and nonprofits who manage and own rural housing. Choose one of the following three categories:

- **$615 Basic Membership**
  - Subscription to CARH News
  - Bound Membership Directory, regular updates
  - Up-to-the-minute broadcast email and fax alerts
  - Participation in CARH’s Preferred Buyers Plus Program
  - Discounts on CARH meetings, seminars, and training courses
  - Discount on new subscription to Housing and Development Reporter and Tax Credit Advisor
  - Eligibility for CARH’s nationally-recognized education designations
  - Voting rights
  - Access to all secured areas of Web site
  - Logo usage
  - Access to CARH National Staff

- **$1,515 Basic Plus Membership**
  Benefits of $615 membership, plus...
  - Reduced meeting rates
  - Special briefings at CARH meetings
  - Special listing in Membership Directory and on CARH Web site

- **$3,015 Advisory Trustee**
  Benefits of $1,515 membership, plus...
  - Full-page advertisement in four issues in CARH News each year
  - Registration fee discounted by 50% for trustee or designee of trustee to Mid-Year and Annual Meetings
  - Special meetings to discuss industry trends and to help shape CARH’s legislative priorities

Complete the following form for the properties that you would like to become CARH members:

By joining your properties to CARH, your properties can participate in the Preferred Buyers Plus Program. In addition, your on-site managers will receive CARH’s *Insights for On-Sites* Newsletter written especially for managers of affordable rural communities. The list below outlines the Property Training and Education Fee for each property according to their size:

- 1–24 unit property … $50
- 25–49 unit property … $100
- 50+ unit property … $150

Please attach a list of the properties you would like to join with this form. Be sure to include the property name, mailing address for the newsletter, number of units, and Property and Training and Education fee for your properties.

**ASSOCIATE MEMBERSHIP**
For accountants, architects, attorneys, computer and software vendors, market analysts, sight inspection services, and other companies that provide services to the rural housing industry. Choose one of the following three categories:

- **$615 Associate Membership**
  - Subscription to CARH News
  - Bound Membership Directory, regular updates
  - Up-to-the-minute broadcast email and fax alerts
  - Participation in CARH’s Preferred Buyers Plus Program
  - Discounts on CARH meetings, seminars, and training courses
  - Discount on new subscription to Housing and Development Reporter and Tax Credit Advisor
  - Eligibility for CARH’s nationally-recognized education designations
  - Voting rights
  - Access to all secured areas of Web site
  - Logo usage
  - Access to CARH National Staff

- **$1,765 Associate Plus Membership**
  Benefits of $615 membership, plus...
  - Free registration and exhibition booth at Annual and Mid-Year Meetings
  - Full-page advertisement in three issues of CARH News
  - Special listing in Membership Directory and on CARH Web site
  - A company description and link to your web page on CARH’s online vendor directory

- **$3,015 Advisory Trustee**
  Benefits of $1,765 membership, plus...
  - Additional full-page advertisement in CARH News each year
  - Special meetings to discuss industry trends and to help shape CARH’s legislative priorities

Step 3 | Subscribe to CARH’s AN Express

CARH’s AN Express provides you with RD Administrative Notices, Procedural Notices, Federal Register excerpts from RD, HUD, Department of the Treasury, Internal Revenue Service, and data sets such as the Income Limits and Difficult Development areas, and more. Receive our electronic version of this publication to receive daily e-mails with hyperlinks to documents issued that day, or choose to receive hard copies of the publication every month.

Subscription Check one:  □Electronic AN Express subscription ($255)  □ Ground mail AN Express subscription ($325)

Step 4 | Submit your application to CARH.

Mail your completed application and payment to: CARH, 1112 King Street, Alexandria, VA 22314

Questions? Call 703-837-9001 to speak to a national CARH membership staff member.