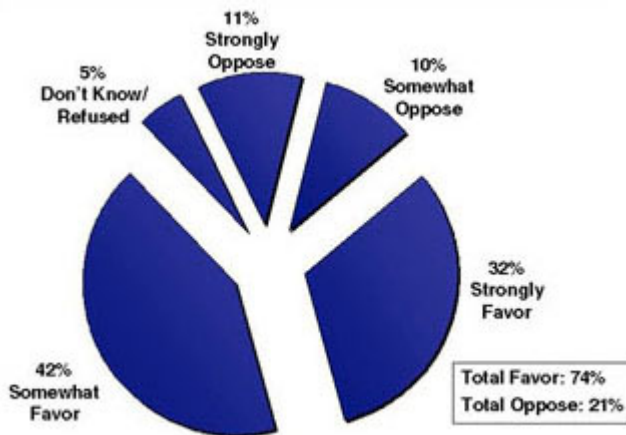


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FOR IMMEDIATE RELEASE

Most Americans Support Tax Incentives for Affordable Housing, Survey Reveals

SAN FRANCISCO—The vast majority of Americans favor the federal government providing tax incentives to encourage the private sector to build low-income housing, according to the results of Novogradac & Company LLP's 2nd annual affordable housing survey released May 7. Alexandria, Va.-based Public Opinion Strategies conducted the survey of 800 Americans April 6-11, 1999.



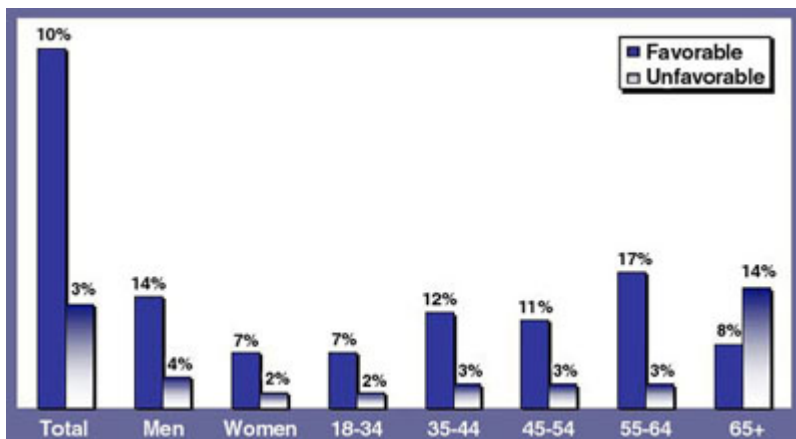
When asked if respondents favor or oppose the "federal government providing tax incentives to encourage businesses to build low-income housing to both remedy a social burden, as well as stimulate business investment," 74 percent said they favored the statement and 21 percent opposed the tax incentives.

Affordable housing practitioners lauded these results, saying it reveals Americans are concerned about this public policy issue. "Almost three-quarters of respondents support tax incentives to build affordable housing," said Michael J.

Novogradac, managing partner for Novogradac & Company LLP, a San Francisco-based national certified public accounting and consulting firm that specializes in affordable housing issues. "Because we received these positive results two years in a row, this underlines the fact that Americans support public-private partnerships to generate quality affordable housing for the working low-income families."

Washington lawmakers are currently considering legislation that would boost the 13-year-old cap on the low-income housing tax credit (LIHC) program from the current \$1.25 per capita to \$1.75 per capita. "Hopefully, lawmakers will take note of our survey results, that the vast majority of members' constituents support these federal tax incentives to build affordable housing," Novogradac added.

Forty-five percent of respondents said they had a favorable impression of the LIHC program while 13 percent indicated an unfavorable impression. The survey found 27 percent of respondents never heard of the program, while 15 percent indicated no opinion and 1 percent refused to answer.

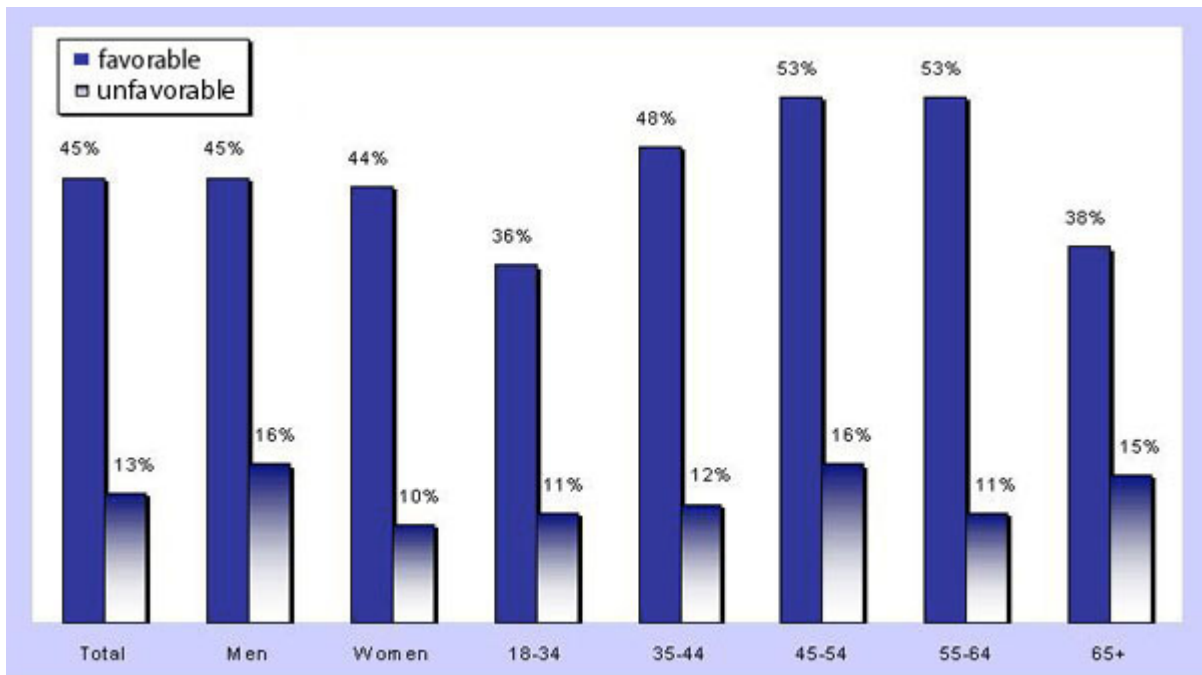


The survey found fewer Americans have heard of the tax-exempt housing bonds than the LIHC program. Seventy-eight percent of those surveyed had not heard of tax-exempt housing bonds. Of the remaining respondents, about 10 percent indicated a favorable impression of

tax-exempt bonds and 3 percent indicated an unfavorable impression. Eight percent had no opinion of tax-exempt housing bonds and 1 percent refused to answer.

At a time when Congress is considering legislation to increase the private activity bond cap from \$50 per state resident to \$75 per state resident, Novogradac said it's essential for affordable housing practitioners to educate the general public. "With 78 percent of Americans unfamiliar with tax-exempt housing bonds, we must do a better job explaining the value of tax-exempt housing bonds in financing affordable housing for mid- and low-income individuals," he said.

The survey showed almost equal numbers of men and women had favorable impressions of the LIHC program—45 percent and 44 percent respectively. Sixteen percent of men had an unfavorable impression versus 10 percent of women.



The survey revealed non-whites were more likely to support the LIHC program than whites. About 61 percent of African Americans and 50 percent of other groups expressed a favorable impression of the LIHC program, compared to 42 percent of whites.

Respondents identifying themselves as Democrats were most likely to have a favorable impression of the LIHC program (49 percent), while self-identified Republicans were most likely to have an unfavorable impression (17 percent.) Forty-two percent of both Independents and GOP respondents held a favorable impression.

Respondents living in the West (51 percent) were most likely to have a favorable impression of the LIHC program, compared to the Midwest (47 percent), South (43 percent) and Northeast (40 percent).

The San Francisco-based Novogradac & Company LLP is a national certified public accounting and consulting firm that specializes in affordable housing. The firm will unveil the entire survey results at its **Financing Affordable Housing: Credits & Bonds Conference** May 13-15 in Dallas. With offices in San Francisco; Los Angeles; Atlanta; Austin, Texas; and Columbus, Ohio;

Novogradac & Company LLP maintains clients in a broad range of industries including real estate and services.