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Novogradac & Company LLP's Shaping Success, Forging Alliances - 2002 Affordable Housing Conference will be held December 5-6 in Las Vegas

SAN FRANCISCO – Each year the federal government spends billions of dollars building and rehabilitating the nation's affordable housing stock. Novogradac & Company LLP's **Shaping Success, Forging Alliances - 2002 Affordable Housing Conference** at the Four Seasons Hotel in Las Vegas will examine how these funds can leverage additional money from the private sector, not-for-profit groups and from state and local governments. "At the core of every affordable housing project is the successful blending of multiple-source subsidies," says Michael J. Novogradac, managing partner of San Francisco-based Novogradac & Company LLP. "These subsidies insure that much-needed affordable units for low-income households receive the equity so essential to their success."

Those attending **Shaping Success, Forging Alliances**, will discuss the successful combination of low-income housing tax credits (LIHTC) with a variety of subsidies, including Community Development Block Grants (CDBG), the historic rehabilitation tax credit, HOME Funds and others.

Developers, lenders, syndicators, attorneys, consultants, lawmakers and other affordable housing professionals from across the country will gather in Las Vegas to learn through case studies. Included in the day's presentations are strategies for the making of a mixed-income community; the power of partnering with public housing agencies; the opportunities for housing that exist in the New Markets Tax Credit program; and how, in Year 15, to build a framework for preserving affordability.

Shaping Success, Forging Alliances is co-sponsored by The Paramount Companies, Paramount Financial Group and Newman Financial Services Inc., wholly owned subsidiaries of GMAC CM, specializing in providing equity for affordable multifamily properties nationwide; Lennar Affordable Communities, a market leader in the development of multifamily affordable housing that since its start up in 1988 has developed as an integrated acquisition, development, asset management, tax credit and syndication business; and the Richman Group of Companies.

San Francisco-based Novogradac & Company LLP is a national certified public accounting and consulting firm that specializes in affordable housing coast to coast. With offices in San Francisco, Calif.; Atlanta, Ga.; Austin, Texas; Kansas City, Kan.; Washington, D.C.; and New Philadelphia, Ohio the firm provides a full spectrum of attest, tax, valuation, market research and consulting services to affordable housing developers, syndicators, lenders and investors.

For more information about Novogradac & Company LLP's **Shaping Success, Forging Alliances - 2002 Affordable Housing Conference**, visit www.taxcredithousing.com, or contact Jane Bowar Zastrow at 415.356.8034, or jane.zastrow@novoco.com.