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**Steve Westly, California State Controller, and Pollster Stephen M. Kinney to  
Keynote Novogradac & Company LLP's 10<sup>th</sup> Annual Affordable Housing  
Conference in San Francisco, September 17-19**

**SAN FRANCISCO** – Celebrating 10 years of bringing together industry leaders to discuss changes, strategies and public policy related to affordable housing and community development, Novogradac & Company LLP opens its **10<sup>th</sup> Annual Affordable Housing Conference** with three general sessions: one on the policies emanating from the nation's capital; one on Year 15 challenges and the third on syndicator issues. Pollster Stephen M. Kinney, with Public Opinion Strategies LLC, will keynote Thursday's luncheon, and Steve Westly, California State Controller, will present the keynote address Friday morning at 9 a.m. This gathering of the nation's affordable housing and community development developers, investors, lenders, attorneys, consultants and housing agency officials will be held at The Argent Hotel, September 17-19 in San Francisco.

The affordable housing industry stands at a crossroads as the Year 15 conundrum gathers steam and industry professionals seek solutions to continued affordability, conversion to market rents, the end of affordability restrictions and the need for capital infusion to insure continued financial feasibility. "The challenges of Year 15 and the issues of accounting in the era of Enron, arbitrage in tough markets and rising insurance premiums are only a sampling of what attendees of the **10<sup>th</sup> Annual Affordable Housing Conference** can expect," says Michael J. Novogradac, managing partner in Novogradac & Company LLP's San Francisco office. "And we'll close the conference with a battle of the syndicators as they face off against each other in describing how they evaluate deals, manage the construction process and deal with the many other day-to-day challenges."

The complete conference agenda, which also includes management troubleshooting, HOPE VI, historic tax credits, 9 percent and 4 percent credits and mixed income, choosing a bond issuer, housing opportunities in military privatization and construction challenges can be found at [www.novoco.com](http://www.novoco.com).

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## **Novogradac & Company LLP**

### **Page 2**

**The 10<sup>th</sup> Annual Affordable Housing Conference** is co-hosted by Simpson Housing Solutions LLC, a leading developer and financier of affordable multifamily housing and senior rental apartments; KeyBank Real Estate Capital, a leading provider of equity to the affordable housing industry offering expertise in tax credit products; Sonnenschein Nath & Rosenthal's Affordable Housing and Tax Advantage Practice Group, a nationally recognized expert in all aspects of tax credit transactions; GMACCM Affordable Housing Division, which provides long-term permanent debt utilizing the affordable financing product lines of Fannie Mae and Freddie Mac; and PNC Multifamily Capital, a division of PNC Real Estate Finance, which offers a wide array of focused services to the conventional multifamily and health care industries, with expertise in providing affordable housing debt and equity.

San Francisco-based Novogradac & Company LLP is a national certified public accounting and consulting firm that specializes in affordable housing. With offices in San Francisco, Calif.; Atlanta, Ga.; Austin, Texas; the Kansas City Metropolitan Area; 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 affordable housing conference and to register, call Jane Zastrow at 415.356.8034 or visit [www.taxcredithousing.com](http://www.taxcredithousing.com).

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