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**FOR IMMEDIATE RELEASE**

**Novogradac & Company LLP's 11<sup>th</sup> Annual Affordable Housing Conference To Be Held in San Francisco, September 29 – October 1, 2004**

**SAN FRANCISCO** – San Francisco-based Novogradac & Company LLP will bring together industry leaders to discuss changes, strategies and public policy related to affordable housing and community development at its **11<sup>th</sup> Annual Affordable Housing Conference**. Held in San Francisco at the Palace Hotel, September 29 – October 1, 2004, the conference will host the industry's developers, investors, lenders, attorneys, consultants and housing agency officials. Participants will assemble to explore, among other things, how Washington's heavy focus on single-family homeownership could affect the low-income tax credit (LIHTC) rental housing market, and how affordable housing in general will fare in the coming months and years.

“The coming months and years are a critical time for the housing industry so it is imperative that the industry identify ways in which it can address the challenges it faces in producing and preserving affordable housing, says Michael J. Novogradac, managing partner in the San Francisco office of Novogradac & Company LLP. “There could be no better time than now for industry professionals to get together to explore ways that can help make housing available for those whose wellbeing depends on affordable and safe housing.”

Leading industry experts will participate in panel discussions on LIHTC investors' equity needs, Year 15 challenges, asset management strategies, the intricacies of selling and  
more

transferring general partnership interests, the latest IRS guidance for not-for-profit entities, distressed property workouts, tax-exempt bond transactions, financing rehab projects and much, much more. The **11<sup>th</sup> Annual Affordable Housing Conference** will also include a closing general session at which conference attendees will have the opportunity at an open forum to put industry leaders to the test with questions involving investment, lending, development and tax issues.

The complete conference agenda can be found at [www.taxcredithousing.com](http://www.taxcredithousing.com).

**The 11<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; Sonnenschein Nath & Rosenthal LLP'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 community development and affordable housing coast to coast. With offices in San Francisco and Long Beach, Calif.; Metro Atlanta, Ga., Washington, D.C., and Philadelphia, Pa.; Austin, Texas; Overland Park, Kan. and Dover, Ohio., the firm provides a full spectrum of attest, tax, valuation, market research and consulting services to community development and affordable housing developers, syndicators, lenders and investors.

For more information about Novogradac & Company LLP's affordable housing conference call Jane Bowar Zastrow at 415.356.8034. To register please call Sarah Corpuz at 415.356.7987 or visit [www.taxcredithousing.com](http://www.taxcredithousing.com).