

**20th
Annual
Conference**

THE AMERICAN BAR ASSOCIATION



FORUM ON AFFORDABLE HOUSING
AND COMMUNITY DEVELOPMENT LAW

**Annual Conference on Affordable Housing
and Community Development Law**



MAY 25-27, 2011

Mandarin Oriental Hotel
Washington, DC



dear colleagues

The Forum's 20th Annual Conference marks an important milestone for the Forum and our commitment to building the nation's affordable housing and community development legal community. This year's Conference, set for May 25-27, 2011 at the Mandarin Oriental Hotel in Washington, DC, will present an opportunity for practitioners, policy makers and industry leaders to reflect on affordable housing and community development accomplishments over the last two decades while looking forward to explore strategies and solutions to some of today's most pressing concerns. With budget issues dominating the national debate, members of the Forum are called upon to be evermore creative and diligent in representing their clients. The 20th Annual Conference strives to equip those attending with the information and strategies essential to meeting that challenge.

Sessions will cover a broad range of topics, including exploration of recent developments in fair housing, reform of the housing finance system, and critical considerations in negotiating and restructuring deals. The program also involves a new track of sessions focusing on community economic development issues and a refreshed set of "101" sessions for attorneys new to the field. The Conference will also include the most up-to-date "hot topics" in Low Income Housing Tax Credits and New Markets Tax Credits, as well as the latest information from the IRS, HUD and other segments of the government. A diverse slate of panel topics are planned to offer something of interest to housing and community development attorneys at every level and across disciplines.

Other highlights of the Conference include a retrospective of the Forum through a dialogue among former Forum Chairs as well as a review of the lessons learned from the historic Gautreaux case. We also will be joined by HUD Secretary Shaun Donovan during our plenary lunch session. And, as in recent years, the conference will begin with a program at HUD's Headquarters to allow a unique opportunity for Forum members to interact with HUD attorneys and learn about the latest developments at HUD. The opportunity to network continues through practice committee meetings and conference receptions.

We look forward to celebrating our 20th year with you in Washington, DC!

FORUM CHAIR

Watt Taylor

Kantor Taylor

PROGRAM CHAIR

Amy McClain

Ballard Spahr

PROGRAM CHAIR

Judy Crosby

Klein Hornig

CONFERENCES CHAIR

Mark Shelburne

North Carolina Housing Finance

MATERIALS COORDINATOR(S)

Joanne P. Boy

Chicago Housing Authority

Mary Grace Fowell

Ballard Spahr



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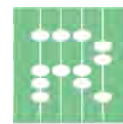


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program schedule

WEDNESDAY, MAY 25, 2011

NOON - 6:00 PM

REGISTRATION

Mandarin Oriental Hotel, Lower Level Foyer

1:00 PM - 5:00 PM

HUD/FORUM PROGRAMS

The Wednesday HUD/Forum Programs will be held at the HUD Offices, 451 Seventh Street at 7th and D. ID required for admittance. All pre-registered attendees are invited to this event.

Northwest Lobby Entrance

1:00 PM - 2:00 PM

FORUM HUD PRACTICE COMMITTEE AND HUD OGC SESSION

An interactive meeting of the HUD Practice Committee (open to all pre-registered conference attendees), which will focus on transparency of program requirements, HUD workload management and delegations of authority.

2:00 PM - 2:15 PM

BREAK

2:15 PM - 3:15 PM

ARRA COMPLIANCE: AUDIT FINDINGS, MANAGEMENT DECISIONS AND PROCESS

Panelists from the Forum and HUD will discuss recent compliance issues arising from audits involving ARRA programs, related management decisions and process issues, which should allow practitioners to assist clients going through the HUD audit process, as well as anticipating future legal issues.

3:15 PM - 3:30 PM

BREAK

3:30 PM - 5:00 PM

PRESERVATION OF AFFORDABLE HOUSING

Recent changes to the Section 8 program, including proposed changes to the Section 8 Renewal Guide, have significant impacts upon practitioners assisting their clients in structuring preservation transactions. In addition, Forum and HUD attorney panelists will discuss implementation of recent Section 202 legislation as well as changes affecting the FHA Multifamily program, including deferral of flexible subsidy loans and use of residual receipts.

5:00 PM - 7:00 PM

FIRST TIMER AND YLD RECEPTION

(open to all)

Sponsored by the AH YLD Committee

5:30 PM - 7:30 PM

LEGAL EDUCATORS COMMITTEE MEETING

Light Snack will be provided

THURSDAY, MAY 26, 2011

7:00 AM

CONFERENCE REGISTRATION

8:00 AM - 9:30 AM

CONTINENTAL BREAKFAST

8:30 AM - 8:45 AM

FORUM BUSINESS MEETING AND REMARKS

Helen R. Kanovsky

General Counsel, U.S. Department of Housing and Urban Development

8:45 AM - 9:45 AM

GAUTREAUX - DEVELOPMENTS AND LESSONS LEARNED

Alexander Polikoff, as counsel for Dorothy Gautreaux and the plaintiff class, filed the first major public housing desegregation lawsuit against the Chicago Housing Authority (CHA) in 1966. The Gautreaux decision led to the creation of the CHA's "scattered site" public housing program, resulted in court appointment of the Habitat Co. as the CHA's Receiver for development of all new non-elderly CHA housing, and helped set the backdrop for the revitalization of the CHA's housing stock under its Plan for Transformation. Forty-five years later and through lessons learned, Gautreaux enters a new phase of public housing where debate emerges over limited resources, mobility versus in-place development and the future of public housing itself.

Moderator: **Joanne P. Boy**

Chicago Housing Authority

Speakers: **Alex Polikoff**

Business and Professional People for the Public Interest

Scott Ammarell

Chicago Housing Authority

Megan Glasheen

Reno & Cavanaugh, PLLC

10:00 AM - 11:15 AM

SESSION 1

WORKSHOP 1A - LEGAL REQUIREMENTS FOR ACCESSIBILITY

Discussion of compliance requirements and current issues affecting housing opportunities for persons with disabilities under the Fair Housing Act and the Americans with Disabilities Act.

Moderator **Harry L. Carey**

Retired HUD Associate General Counsel

Speakers: **Bonnie Milstein**

Bazelon Center for Mental Health Law

Kathleen Pennington

HUD

Jeanine Warden

U.S. Department of Justice

WORKSHOP 1B - IRS COMPLIANCE PANEL

Discussion of current IRS compliance issues. This panel offers the opportunity to hear from and to ask questions of IRS Audit Staff and Chief Counsel about Low Income Housing Tax Credit compliance issues under consideration within the IRS.

Moderator: **Craig Emden**
Bocarsly Emden Cowen Esmail & Arndt LLP

Speakers: **Paul Handleman**
Internal Revenue Service

Grace F. Robertson
Internal Revenue Service

Sue Wilson
Enterprise Community Investment Inc.

WORKSHOP 1C — CONFLICTS OF INTEREST CONSIDERATIONS FOR TRANSACTIONAL LAWYERS

Many attorneys have diverse practices involving representation of developers, lenders, investors and syndicators. This panel will focus on the various types of conflict of interest situations that practitioners confront in a transactional practice. We will look at the rules governing conflict situations and the business considerations when addressing conflicts and other ethics issues.

Moderator: **Bennett P. Applegate**
Applegate & Thorne-Thomsen, P.C.

Speakers: **Thomas Mason**
Zuckerman Spaeder LLP

Dina Schlossberg
High Swartz LLP

WORKSHOP 1D - LOW-INCOME HOUSING TAX CREDITS - THE BASICS

An introduction to the qualification for, calculation of, and syndication of low-income housing tax credits under Section 42 of the Internal Revenue Code.

Moderator: **Steven P. Berman**
Greenberg Traurig, LLP

Speakers: **Kelly Bissinger**
Goulston & Storrs

Michael Hopkins
Bocarsly Emden Cowan Esmail & Arndt LLP

WORKSHOP 1E - SUSTAINABLE NEIGHBORHOODS: BEST PRACTICES

What is a sustainable neighborhood? What are the components necessary to build a sustainable community? Do sustainable neighborhoods always integrate "green" components? The panelists will answer these questions and more through the use of best practices and other practical guidance for developing a sustainable neighborhood.

Moderator: **Antoinette "Toni" Jackson**
Coats | Rose

Speakers: **Rochelle Lento**
Dykema Gossett, PLLC

Salin Geevarghese
U.S. Department of Housing and Urban Development Office of Sustainable Housing and Communities

Daniel K. Slone
McGuireWoods

WORKSHOP 1F - COMMUNITY ECONOMIC DEVELOPMENT 101

An exploration of what a community economic development law practice looks like in 2011. Lawyers from a diverse range of practice areas in the CED field will offer unique perspectives about their work. The panel discussion will cover current opportunities and challenges in the practice of community economic development law, as well as future opportunities to be involved in this exciting and dynamic practice area.

Moderator: **Heather K. Way**
Community Development Clinic,
University of Texas School of Law

Speaker: **Mary Henderson**
Land Loss Prevention Project

Roger A. Clay, Jr.
Insight Center for Community Economic Development

Diane Dube
William Mitchell Community Development Clinic

11:15 AM - 11:30 AM

BREAK

11:30 AM - 12:45 PM

SESSION 2

WORKSHOP 2A - ASSET MANAGEMENT ISSUES IN GREEN PROJECTS

Many HUD-funded programs focus on green principles in the construction of affordable housing, but the energy savings from appropriate maintenance of systems and tenant participation, often overlooked, are critical to maximizing savings. The panel will discuss requirements of various programs, including LEED and Enterprise Green Communities, and how to implement effective green management and legal ramifications of noncompliance and failure to achieve projected energy savings. Implementation tools to be discussed include data collection, energy audit and benchmarking software.

Moderator: **Lisa Hodges**
Boston Housing Authority

Speakers: **Mark James**
Community Preservation and Development Corporation

Casius Pealer (invited)
Oyster Tree Consulting

Jeff Perlman
Energy Score Cards

Rick Sansom
SAHF Energy

WORKSHOP 2B - TAX OPINIONS: UNRAVELING THE MYSTIQUE

The panel will provide a primer on the structure and content of local counsel opinions, third party opinions, and tax opinions (low-income housing, new market and historic rehabilitation). The panel will target the use and meaning of certain buzz words within opinions, the reliance on third party opinions, certain requirements and standards of the American Bar Association for opinions and the needs of investors and developers in obtaining opinions from their respective counsel.

Moderator: **Shelli Willis de Roos**
Shelli W. de Roos, P.A.

Speakers: **Robert D. Coon**
Kutak Rock LLP

Susan Ellinger
Ellinger & Carr PLLC

Thomas D. Morton
Pillsbury Winthrop Shaw Pittman LLP

WORKSHOP 2C - BACK FROM THE BRINK: PRESERVING DEFAULTED DEALS

This presentation will encompass the various relief options available to owners or developers with financially-troubled projects with HUD-insured mortgages or tax credit financing. The co-moderators and panelists will specifically illuminate the intricacies of tax-credit workouts from an equity investor perspective, partial payment of claims with FHA insured mortgages, and bond deals.

Moderators: **Timothy Aluise**
Hessel, Aluise and Neun, P.C.

Anne Segrest McCulloch
Fannie Mae

Speakers: **Scott Fireison**
Pepper Hamilton LLP

Roslyn Poznansky
RBC Capital Markets Tax Credit Equity Group

Masood Sohaili
Manatt, Phelps & Phillips, LLP

WORKSHOP 2D - DEMYSTIFYING FINANCIAL PROJECTIONS: NUMBERS FOR LAWYERS

The panel will review a sample set of projections for a low-income housing credit transaction, focusing on what items are important for the attorney to review. Special consideration will be given to how changes in one area can impact another area. The discussion will include calculation of the LIHTC, capital accounts, minimum gain, debt analysis and exit tax considerations.

Moderator: **Angela Christy**
Faegre & Benson LLP

Speakers: **Janice Hetland**
Polsinelli Shughart PC

Michael J. Novogradac
Novogradac & Company LLP

Judy Schneider
National Equity Fund, Inc.

WORKSHOP 2E - NEW DEVELOPMENTS IN HUD MULTIFAMILY HOUSING

Explore new directions in HUD Multifamily Rental Housing, including changes to FHA Underwriting standards; changes to Lender Qualifications, Monitoring and Net Worth; the MAP Guide; the Closing Guide; Multifamily Loan Closing Documents, the Section 8 Renewal Guide, 202, 811, PETRA and the Rental Housing Revitalization Act (RHRA).

Moderator: **George Weidenfeller**
Goulston & Storrs

Speakers: **La Fonte Nesbitt**
Holland & Knight LLP

Kristin Neun
Hessel, Aluise, & Neun, P.C.

John Vihstadt
Krooth & Altman LLP

WORKSHOP 2F - INNOVATIVE COMMUNITY ECONOMIC DEVELOPMENT STRATEGIES

In the wake of catastrophic disasters and economic recession, community economic development lawyers have created new tools and honed existing ones to meet the needs of local communities. This panel will focus on transactional and litigation strategies and lessons learned from the recovery in the Gulf and efforts nationwide to stem the ongoing loss of land and affordable housing in rural and urban communities.

Moderator: **Dorcas Gilmore**
NAACP

Speakers: **Bonnie Allen**
Mississippi Center for Justice

Rutledge A. Simmons
NeighborWorks® America

David Zisser
Lawyers' Committee for Civil Rights under the Law

12:45 PM- 2:15 PM

LUNCH

Honorable Shaun Donovan
Secretary of U.S. Department of Housing and Urban Development

PRESENTATIONS:

2011 Michael Scher Award
Law Student Writing Competition Winner
Acknowledgment of Chair

2:15 PM - 2:30 PM

BREAK

2:30 PM - 3:30 PM

PRACTICE COMMITTEE MEETINGS

HUD and HUD Programs Committee
Community Economic Development Committee
Energy and Green Incentives Committee
Fair Housing Committee
Legal Educators Committee
New Markets Tax Credits Committee
Tax Credits and Equity Financing Committee (LIHTC)
Preservation of Affordable Housing Committee

3:30 PM- 3:45 PM

BREAK

3:45 PM - 5:00 PM

SESSION 3

WORKSHOP 3A - TRANSIT-ORIENTED DEVELOPMENT: MOVING IT ALONG

What do practitioners need to know about building affordable housing and community development projects near transit stations? What legal, regulatory, and policy issues must be addressed? What are the pitfalls to be avoided? Panelists will answer these questions from the federal, developer, and transit agency perspectives.

Moderator: **Sarah Kline**
Reconnecting America

Speakers: **Jayne Blakesley**
U.S. Department of Transportation,
Federal Transit Administration

Nat Bottigheimer
Washington Metropolitan Area Transit Authority

John D. Hagner
Womble Carlyle Sandridge & Rice, PLLC

WORKSHOP 3B - TAX TRAPS FOR THE UNWARY

This panel will identify and discuss a variety of issues relating to tax credit transactions, with particular emphasis on the low-income housing tax credit. The discussion will not cover the basics, but will highlight issues and situations that may not be obvious to transactional attorneys generally familiar with tax credit requirements.

Moderator: **Brad M. Tomtishen**
Nuyen, Tomtishen and Aoun, P.C.

Speaker: **Holly H. Heer**
Squire, Sanders & Dempsey

John Mackey
Reznick Group, P.C.

WORKSHOP 3C - EQUITY ROUNDTABLE

Panelists will discuss the current state of the tax credit equity markets and prospects for the remainder of 2011 and 2012. Panelists will include representatives of both syndicators and direct investors.

Moderator: **Jim McDermott**
Holland & Knight LLP

Speakers: **Bernard Husser**
The Richman Group

Gregory B. Judge
Boston Financial Investment Management

David Leopold
Bank of America Corporation

WORKSHOP 3D - NEW MARKET TAX CREDITS (NMTC) 101

Participants will be given the tools to understand the basics of New Markets Tax Credits and to introduce them to developers, investors, financial institutions, municipal officials, and other community development actors so that attorneys can help clients and communities utilize this investment initiative to bring private capital to qualified low-income census tracts.

Moderator: **Jay Readey**
Chicago Lawyers' Committee for Civil Rights under Law, Inc.

Speakers: **Andrea J. Burke**
SNR Denton

Brett Hendrickson
Nolan Sheehan Patten LLP

Dionne T. Savage
Savage & Associates

WORKSHOP 3E - HEARD FROM HUD

This panel, made up of the top legal advisers in HUD's Office of General Counsel, will discuss the latest breaking legal developments impacting attorneys who may be actively working with a variety of HUD programs, including FHA Multifamily, Section 8, Public Housing, Community Development and Fair Housing. The information provided should be highly beneficial to practitioners in advising clients how to most effectively navigate such HUD programs.

Moderator: **Kevin M. Simpson**
HUD, General Deputy General Counsel

Speakers: **John J. Daly (invited)**
Associate General Counsel, Office of Insured Housing

Althea M. Forrester (invited)
Associate General Counsel, Assisted Housing and Community Development Division

WORKSHOP 3F - BRIDGING AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT LAW

Community Development Corporations (CDCs) are one of the key producers of affordable housing. Not only are they tasked with the difficulties involved in developing low-income housing, they also face unprecedented challenges to their survival in this struggling economy marked by record foreclosures and a spike in homelessness. This panel will examine the difficulties facing CDCs and offer examples of successful models and partnerships that increase the production of safe and affordable housing while strengthening the capacity of CDCs.

Moderator: **Diane Glauber**
Lawyers' Committee for Civil Rights under Law

Speakers: **Marcea Barringer**
NeighborWorks® America

Mark Sissman
Healthy Neighborhoods, Inc.

Faith Thomas
Enterprise Community Partners, Inc.

5:15 PM - 7:00 PM

WELCOME RECEPTION

All registered attendees are invited to this reception

FRIDAY, MAY 27, 2011

7:30 AM - 9:00 AM

CONTINENTAL BREAKFAST

8:00 AM

FORUM BUSINESS MEETING

8:30 AM - 9:30 AM

PLENARY

THE FUTURE OF AFFORDABLE HOUSING AND COMMUNITY ECONOMIC DEVELOPMENT

By utilizing the vast and varied experience of the Past Chairs of the Forum, we will through an interactive session involving our panel and attendees, explore what policies and practices have worked over the past twenty years to advance efforts in affordable housing and community development, as well as using the lessons learned to highlight new options which might more effectively address issues of greatest interest and concern to Forum members.

9:30 AM - 9:45 AM

BREAK

9:45 - 11:00 AM

SESSION 4

WORKSHOP 4A - BLENDING FINANCING SOURCES FOR GREEN AFFORDABLE HOUSING

Panelists will discuss available federal, state and private financing sources for green and energy efficient construction and renovation of affordable housing properties; the legal and practical challenges in blending green financing sources; and recent developments in green and sustainable housing programs.

Moderator: **Andrea Ponsor**
Hessel, Aluise and Neun P.C.

Speakers: **W. Bart Lloyd**
Preservation of Affordable Housing

Joe Maheady
Enterprise Community Partners

Cynthia L. Paine
Goulston & Storrs

Michael Freedberg
Senior Policy Advisor, Office of Sustainable Housing and Communities at HUD

WORKSHOP 4B - LOW-INCOME HOUSING TAX CREDIT HOT TOPICS

Hear from leading tax experts on the latest developments in low-income housing tax credit transactions. Among the many topics covered will be bonus depreciation, state tax credit structures in light of the 4th Circuit ruling in the Virginia Housing Tax Credit Fund case, and the recent IRS audits challenging the inclusion of deferred developer fees in eligible basis.

Moderator: **Judy Crosby**
Klein Hornig LLP

Speakers: **Glenn Graff**
Applegate & Thorne-Thomsen, P.C.

Dan Kraus
Greenberg Traurig, LLP

Forrest Milder
Nixon Peabody LLP

WORKSHOP 4C - REFORM OF THE HOUSING FINANCE SYSTEM: CONSEQUENCES FOR AFFORDABLE MULTIFAMILY HOUSING

A discussion of various models for reform as proposed by the White House and Congress, and the potential impact of these various reform proposals on the affordable multifamily housing market.

Moderator: **Mary Jo George**
Ballard Spahr LLP

Thomas Kim (invited)
Mortgage Banker's Association

Lisa Rice
National Fair Housing Alliance

Buzz Roberts
U.S. Department of Treasury

Damon Smith
HUD - Office of General Counsel

WORKSHOP 4D - NEGOTIATING THE DEAL: TOP 10 ISSUES

This panel will cover issues commonly negotiated in partnership agreements. An experienced developer's counsel will give her perspective on why certain provisions are important from a developer's perspective, and an experienced investor's counsel will give his perspective on why certain provisions are important from an investor's perspective.

Moderator: **Bridget A. Hust**
Hust Law Firm, PLLC

Speakers: **Susan S. Fauver**
Sherman Associates, Inc.

Kenneth L. Lohiser
RBC Capital Markets

WORKSHOP 4E - INNOVATIVE FINANCING OF PUBLIC HOUSING - PRESERVATION AND BEYOND

Explore innovative financing techniques for the preservation and development of public housing including the PHA-owned Mortgage/Financing Program, Capital Fund Financing Program, acquisition/rehabilitation Low-Income Housing Tax Credit transactions, New Markets Tax Credit transactions, and Energy Performance Contract financings, through case studies using these techniques as a means to identify critical legal issues relevant to successfully funding public housing development.

Moderator: **Amy M. McClain**
Ballard Spahr LLP

Speakers: **Dominique Blom**
HUD - Office of Public Housing Investments

Vickie S. Longosz
HUD - Office of General Counsel,
Assisted Housing Division

Andrea Powell
DC Housing Authority

Michael H. Syme
Cohen & Grigsby, P.C.

WORKSHOP 4F - RURAL METROPOLITAN AND URBAN COMMUNITY COLLABORATIONS

The panel will discuss what collaborative efforts are currently underway for bringing both rural and urban communities together to solve pressing regional issues from legal, governmental and community development perspectives.

Moderator: **Stephanie Smith**
U.S. Department of Agriculture -
RD Rural Business and Cooperative Services

Speakers: **Stacey Y. Brayboy**
U.S. Department of Agriculture

Tim Iglesias
University of San Francisco School of Law

11:00 - 11:15 AM

BREAK

11:15 - 12:45 PM

SESSION 5

WORKSHOP 5A - FAIR HOUSING HOT TOPICS

Panelists will discuss a state housing credit agency's response to recent civil rights litigation in the Low-Income Housing Tax Credit program, new legislation that dramatically changes the Section 811 program and facilitates state compliance with federal integration mandates, recently proposed rules prohibiting discrimination in HUD programs based on marital status, and status as lesbian, gay, bisexual or transgender, and the activities of the Civil Rights Division of the Department of Justice as they impact affordable housing.

Moderator: **Henry Korman**
Klein Hornig LLP

Speakers: **Deborah Goddard**
MA Department of Housing & Community Development

Ann O'Hara
Technical Assistance Collaborative, Inc.

Sara Pratt
HUD, Office of Fair Housing & Equal Opportunity

Vicki Schultz
U.S. Department of Justice, Civil Rights Division

WORKSHOP 5B - NEW MARKETS TAX CREDITS HOT TOPICS

The panel will address recent developments in New Markets Tax Credit transactions. Topics our panelists can address include lessons learned from unwinding the early NMTC deals, working with other federal grant and loan guaranty programs, transitioning to the 2010 census data, de minimus exceptions to the prohibition against "sin" businesses, and others.

Moderator: **Alan L. Pasternack**
Kantor Taylor Nelson Boyd & Evatt PC

Speakers: **Jerry Breed**
Bryan Cave LLP

Merrill F. Hoopengardner
Nixon Peabody LLP

Miriam Vock Sheehan
Nolan Sheehan Patten LLP

WORKSHOP 5C - YEAR 15 ISSUES: PLANNING FOR PRESERVATION

This panel includes individuals who have or are in the process of developing Year 15 disposition strategies in order to preserve the low income housing for the future. We will hear from a specialist regarding the various options of continued preservation of LIHTC projects; a private consultant who actively works with both for-profit and non-profit sponsors on resyndicating projects; a representative of a non-profit who has successfully developed a lease to own strategy; and the General Counsel of an organization that has the largest disposition program in the nation.

Moderator: **Rose H. Eaton**
Fallbrook Credit Finance, LLC

Speakers: **Richard Froehlich**
New York City Housing Development Corporation

James F. Rice
SOLUTIONS Real Estate & Financial Consulting, LLC

WORKSHOP 5D - THE PROCESS AND SUBSTANCE OF HOUSING CREDIT ALLOCATION

Panelists from state agencies and the private sector will discuss legal and policy issues relating to the allocation of Housing Credits in an interactive session. Topics will include in-state preferences, NIMBY, qualified contracts, fair housing, agency-designated basis boost, and exercising discretion.

Moderator: **Mark Shelburne**
North Carolina Housing Finance Agency

Speakers: **Theresa Bima-Reeves**
Kutak Rock, LLP

Susan Boyd
Kantor Taylor Nelson Boyd & Evatt PC

Holly Glauser
Pennsylvania Housing Finance Agency

Lori Little
National Affordable Housing Trust

WORKSHOP 5E - PUBLIC HOUSING/SECTION 8 HOT TOPICS: A CHANGING FOCUS ON PUBLIC HOUSING DEVELOPMENT

This panel will focus on issues related to mixed finance public housing and section 8 vouchers arising in the context of the administration's key initiatives and will examine the following: Choice Neighborhoods Program; disposition and conversion of public housing; Capital Fund rule revisions, OIG audit considerations and the project-based voucher program.

Moderator: **Efrem Levy**
Reno & Cavanaugh, PLLC

Speakers: **Michael Reardon**
Nixon Peabody LLP

Daniel Rosen
Klein Hornig LLP

Susan Wilson
HUD - Office of Public Housing

WORKSHOP 5F - COMMUNITY STABILIZATION STRATEGIES DURING THE FORECLOSURE CRISIS

This panel will discuss lessons learned and emerging legal issues in multi-party community stabilization work in neighborhoods fighting the spillover effects of the foreclosure crisis. We will look at strategic REO acquisition, dealing with servicers and sellers' attorneys, navigating relationships with local and federal government entities, and innovations such as New Jersey's nonprofit real estate entity created for these stabilization purposes - CAPC (Community Asset Preservation-Corporation).

Moderator: **Diane Standaert**
Self-Help/Center for Responsible Lending

Speakers: **Heidi Coppola**
HSC Group, Inc/REO Clearinghouse LLC

Eva Garrett
Mercy Housing Portfolio Services, Inc.

Bridget MacLean-Lai
Episcopal Community Development

conference information

1. ADVANCE REGISTRATION:

We request that all registrations be made in advance by completing the attached registration form and mailing it with your check (payable to the American Bar Association) to ABA Forum on Affordable Housing, MS 18.2, 321 North Clark St., Chicago, IL 60654 or fax your form with your credit card payment to 312-988-5677. You may also register online at our website:http://www.americanbar.org/groups/affordable_housing.html

In order to be included in the list of conference attendees, you must register by May 6, 2011. Conference registrations will be accepted only when accompanied by a check, money order, government agency purchase order, Visa, MasterCard or American Express information. Credit card users may fax registration forms to 312-988-5677. Registrations cannot be processed without payment.

2. REGISTRATION INFORMATION:

Registration includes admission to the sessions and workshops, breakfasts, coffee breaks, lunch, one set of written materials, and reception. The luncheon, reception and breakfasts are limited to paid registrants.

3. ON-SITE REGISTRATION:

On-site registration is available for those persons who missed the advanced registration deadline but would like to attend the conference. If you plan to register at the door, please call Dawn R. Holiday at 312-988-5660 at least 72 hours before the conference. On-site registration will only be accepted when accompanied by a check, government agency purchase order, Visa, MasterCard or American Express.

4. CANCELLATION POLICY:

Registrants who must cancel will receive a refund less a \$50 administrative fee if a written cancellation is received by May 6, 2011, cancellations may be faxed to 312-988-5677, Attention Kim Nelson. No refunds will be granted after May 7, 2011. Substitutions are acceptable, or conference materials will be sent in lieu of a refund after the program. The ABA reserves the right to cancel any program and assumes no responsibility for personal expenses.

5. HOTEL INFORMATION:

The conference will be held at the Mandarin Oriental Hotel, 1330 Maryland Avenue, SW, Washington, DC 20024. A block of rooms has been reserved at the rate of \$279 single or double. Call 888-888-1778 to reserve a room. When reserving a room for the conference, refer to the ABA Forum on Affordable Housing and Community Development Law Annual Conference. The reserved room block will be made available until May 2, 2011 or the room block has sold out.

6. AIR TRAVEL:

Airline discounts to ABA meetings are available through the ABA travel agency (Orbitz) or directly from the airlines.

7. CLE CREDIT:

Accreditation has been requested for this conference from every state with mandatory continuing legal education requirements (MCLE) for lawyers. Please be aware that each state has its own rules and regulations, including its definition of "CLE." Check with your state agency for confirmation of this conference approval. Attorneys seeking to obtain MCLE credit in Louisiana and Pennsylvania will be required to pay state accreditation fees directly to these states. Certificates of attendance will be distributed to attendees at the conclusion of the meeting.

8. AMERICANS WITH DISABILITIES ACT:

If special arrangements are required for individuals with disabilities to attend this program, please contact Dawn R. Holiday at the American Bar Association, MS 18.2, 321 North Clark St., Chicago, Illinois 60654, by May 14, 2010.

9. QUESTIONS:

Call Dawn R. Holiday at 312-988-5660 or email dawn.holiday@americanbar.org

10. CONFERENCE MATERIALS:

Materials will be provided to attendees on-site on a cd-rom. Materials will be available for purchase 3-4 weeks after the conclusion of the conference. Please contact Dawn R. Holiday at 312-988-5660 or email dawn.holiday@americanbar.org to place your order.

11. JOIN THE EMAIL DISCUSSION LIST:

Would you like to get the latest information on get feedback from colleagues? Join the Forum on Affordable Housing Email Discussion List? (FREE OF CHARGE) Visit our web-site at http://www.americanbar.org/groups/affordable_housing.html. You must be a member of the Forum on Affordable Housing and Community Development Law to join a discussion list.

ABA FORUM ON AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT LAW

20TH ANNUAL MEETING ANNUAL CONFERENCE

WASHINGTON, D.C. • MAY 25-27, 2011

THREE WAYS TO REGISTER!



By Fax: Fax completed registration form with credit card payment only to 312-988-5677



By Mail: ABA, Forum on Affordable Housing and Community Development Law
321 N. Clark, St. MS 18.2, Chicago, IL 60654



By Internet: Register online at http://www.americanbar.org/groups/affordable_housing.html

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Early Bird Discount before May 6, 2011

- \$595 Forum Members
- \$695 Non-Forum Member
- \$250 Academic (identify school)
- \$245 Speaker/Moderator
- \$200 Government/Non-profit
- \$175 Young Lawyer Member*
- \$75 Student

Amount Due: _____

Registration received after May 7, 2010

- \$645 Forum Members
- \$745 Non-Forum Members
- \$300 Academic (identify school)
- \$295 Speaker/Moderator
- \$250 Government/Non-profit
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- \$125 Student

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* Must be an ABA Member

- Are you licensed to practice in New York? Yes No
- Are you a first-time attendee? Yes No
- Are you attending the Thursday Lunch (included in registration fee) Yes No
- Are you attending the Thursday Reception (included in registration fee) Yes No

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SELECT PROGRAMS (check the letter for each session you wish to attend)

MAY 25, 2011 HUD Program

_____ I will attend

HUD Building 451 Seventh Street (7th & D)
Pre-registration is required. Registrations received after May 16, 2011, are not guaranteed admission to the HUD Program, due to security restrictions.

Session 1 • May 26 10:00 -11:15	A__	B__	C__	D__	E__	F__
Session 2 • May 26 11:30-12:45	A__	B__	C__	D__	E__	F__
Session 3 • May 26 3:30-5:00	A__	B__	C__	D__	E__	F__
Session 4 • May 27 9:45 -11:15	A__	B__	C__	D__	E__	F__
Session 5 • May 27 11:30-1:00	A__	B__	C__	D__	E__	F__

	A	B	C	D	E	F
THURSDAY SESSION 1 10:00-11:15	Legal Requirements for Accessibility	Compliance Panel (IRS Chief Counsel and Audit Staff)	Conflicts of Interest Considerations for the Transactional Lawyer	LIHTC - The Basics	Sustainable Neighborhoods: Best Practices	Community Economic Development 101
SESSION 2 11:30- 12:45	Asset Management Issues in Green Projects	Tax Opinions: Unraveling the Mystique	Back From the Brink: Preserving Defaulted Deals (HUD, Bonds, Tax-Credit Deals)	Demystifying Financial Projections: Numbers for Lawyers	New Developments in HUD Multifamily Housing	Innovative Community Economic Development Strategies
SESSION 3 3:45- 5:00	Transit-Oriented Development: Moving It Along	Tax Traps for the Unwary	Equity Roundtable	NMTC 101	Heard from HUD	Bridging Affordable Housing & Community Development Law
FRIDAY SESSION 4 9:45-11:00	Blending Financing Sources for Green Affordable Housing	LIHTC Hot Topics	Housing Finance Reform: Consequences for Multifamily Affordable Housing	Negotiating the Deal: Top 10 Issues	Innovative Financing of Public Housing - Preservation and Beyond	Rural, Metro and Urban Community Collaborations
SESSION 5 11:15-12:45	Fair Housing Hot Topics	NMTC Hot Topics	Year 15 Issues: Planning for Preservation	The Process and Substance of Housing Credit Allocation	Public Housing / Section 8 Hot Topics	Community Stabilization in the Foreclosure Crisis



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OCTOBER 13-14 2011

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