

RRHA Update

JUNE 2012



RURAL RENTAL HOUSING
ASSOCIATION OF TEXAS
417-C WEST CENTRAL
TEMPLE, TEXAS 76501
254.778.6111
254.778.6110 [FAX]
OFFICE@RRHATX.COM

INSIDE THIS ISSUE:

President's Message, continued	2
Welcome New Members	3
Upcoming Events	3
New Infestation Guidance	4
Convention Sponsors Solicited	4
A Special Thank You	4
Auto-Out Fire Suppressor Addresses the Leading Cause of Home Fires	5
Lancaster Pollard Hires Managing Director	5
When Mayhem Strikes	6
Rangehood Fire Safety	7
Tax Credit Projects and FHA Financing	8-9
Training Sessions Photos—2012	10-11
Convention Plans	12
Convention Registration Form	13

FROM THE PRESIDENT'S DESK

In mid-June, several of us worked together on the Association's written comments to the 2013 TDHCA Qualified Allocation Plan ("QAP") and attended a roundtable or open forum discussion in Austin: Dan Allgeier, Pat Barbolla, Dennis Hoover, Gary Kersch, Ginger McGuire and Winston Sullivan. Royce Ann Wiggins helped shoulder a good part of the load in getting a final written product (herding cats comes to mind).



Our comments and suggestions that benefit rural Texas housing were well received by TDHCA staff which brings to mind a story about the benefits of creative cooperation that worked to benefit the Association.

Once upon a time there were two hungry men. They were lucky to receive two items from a wise old man: one basket full of fresh fish and a fishing rod. One took the basket of fish and the other the fishing rod and they went their separate ways.

The one with the basket of fish built a fire and ate the fish and later died of starvation with an empty basket. The other tried to find the sea alone, but never made it due to exhaustion trying to find the way.

The other story involves another two hungry men. They also received the same items from the wise old man, but these two men did not go their separate ways. They agreed to eat one fish a day as they would look for the sea together. After a long journey, they found the sea and started a new life as fishermen. After a few years they built their own houses, started families and lived happily ever after.

continued on page 2

**RRHA's 34TH
ANNUAL CONVENTION
&
TRADE SHOW**

**HYATT REGENCY
ON THE RIVERWALK
SAN ANTONIO**

JULY 24-26, 2012



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OFFICERS**President**

Murray Calhoun 504.561.1172

Vice President

Ben Farmer 512.756.6809

Secretary

Marlon Sullivan 903.756.5554

Treasurer

Brenda McElwee 361.758.1745

Immediate Past President

Warren Maupin..... 254.982.4243

DIRECTORS

Dan Allgeier..... 972.573.3411

Beverly Banks..... 940-422-4941

Patrick Barbolla 817.732.1055

Joe Chamy 817.285.6315

Michael Chamy 817.285.6315

Mike Clark 972.643.3205

Nancy Cobb 817.732.1055

Janis Ezell 817-579-5069

Jim Fieser 281.347.8189

Rudy Flores, Jr. 830.278.1922

Sheila Flynn 832.403.7250

Emanuel Glockzin..... 979.846.8878

Tom Green 918.543.3400

Richard Hampton 512.249.9887

Ronn Hill..... 979.830.8318

Danna Hoover 512.756.6809

Dennis Hoover 512.756.6809

Alison Hunsicker 214.521.0300

Gary Kersch 512.331.5173

Dianne Kinney 281.367.5222

Mary Kite 254.947.0342

Ginger McGuire..... 512.327.7400

Judy Morrow..... 903-852-2870

Jesse Parker 903-887-3503

Angie Ruddock 361.790.9766

Billie Shelburn 512.756.4745

Don Sowell 936.857.3557

Kyle Stripling 512.756.2988

Jina Sullivan-Hamm 903.756.5554

Winston Sullivan 903.756.5554

Bill Swan..... 940.592.5114

Charles Tidmore 903.675.5704

Charles Washburn..... 936.445.2206

Craig Washburn 281.689.2030

Jim Washburn 281.689.2030

STAFF

Administrative Assistant

Royce Ann Wiggins 254.778.6111

PRESIDENT'S MESSAGE, *continued from page 1*

Unity is the strength of our Association. If you have a dollar and I have a dollar and we exchange the dollar, we still have one dollar each. When I have an idea and you have an idea and exchange them, we have two ideas each. Our Association cooperative spirit shows that the whole is greater than the sum of our individual members.

We asked the TDHCA for several changes to the QAP to enable us to get a greater share of rehabilitation resources to give a facelift to our older properties:

- Increase the rural set-aside from 20% to 25%, increase the At Risk set-aside from 15% to 20% and increase USDA set-aside from 5% to 10%.
- For the USDA set-aside, allow applications at any time during the year.
- Develop a separate scoring matrix for rural development.
- Allow rural properties to rent to applicants with less than 60% of the AMI, but charge less than 50% of the AMI rents.
- Decrease the required minimum hard cost expenditure amount of \$19,000 per unit to \$8,000.
- Allow cash flow mortgages under the HOME program for at-risk USDA properties.

We had plenty of Association folks at the forum speaking the same language. Of course, our members aren't afraid to speak up and speak up we did, but the TDHCA listened because we spoke with a single voice about important issues. We are good stewards of TDHCA resources and we spoke plainly about how the TDHCA can use us to ease the affordable housing shortage in rural Texas.

Hopefully we can continue the QAP discussion at our upcoming convention. We have invited Cameron Dorsey with the TDHCA to attend so we can discuss in greater detail those peculiar issues we face operating Section 515 properties.

Our Association can accomplish good things when we work together for a common goal. Our recent experience with the TDHCA is due proof of the benefits of creative cooperation much like fishermen who worked together to survive and thrive.

RRHA of Texas **UPDATE** is a quarterly publication devoted to a variety of topics of interest to our members. The views and analyses presented herein do not necessarily represent the policies or the endorsement of the Rural Rental Housing Association of Texas, Inc. Articles containing legal analyses or opinions are intended only as a discussion and overview of the topics presented. Such articles are not intended to be a comprehensive legal analysis of every aspect of the topics discussed. Due to the general nature of the discussions provided, this information may not apply in each and every fact situation and should not be acted upon without specific legal advice based on the facts in a particular case.

If you have an idea or article for our publication, please forward it to Royce Ann Wiggins at RRHA of Texas, 417-C West Central, Temple, Texas 76501, or via e-mail at office@rrhatx.com.

WELCOME . . . NEW ASSOCIATE MEMBERS

CARTER SHACKELFORD | RAY HARRIS | STEVE OBEY

StoveTop FireStop
200 Greenleaf Street
Fort Worth, Texas 76107
817.872.1500 | Fax 817.872.1597
Carter.shackelford@stovetopfirestop.com
. . . Fire Safety and Suppression . . .

JEFF VAN SLYCKE

Safety Leadership Strategies
1835 Lockhill Selma #424
San Antonio, Texas 78213
210.837.2284
jvanslycke@yahoo.com
. . . Security Consulting & Training . . .

DANNY ESPINOSA

Accessibility Compliance Services
4705 79th
Lubbock, Texas 79424
806.438.5959
desp@nts-online.net
. . . Inspection Services . . .

ROBIN WILLIAMS

Warren Watts Technology, LLC
1907 Windsor Place
Fort Worth, Texas 76110
817.924.1370 | Fax 817.924.1393
R.williams@auto-out.com
. . . Fire Protection Equipment . . .

TRACEY WHITAKER | LISA PHILLIPS | TOM SAWYER

Wilmar | Interline Brands
6902 Clear Springs Parkway
Garland, Texas 75044
214.542.4967 | Fax 972.530.6170
Tracey.whitaker@interlinebrands.com
. . . Maintenance Supplies . . .

KEVIN MURPHY

My I.T. Consultants
7190 Dogwood Trail
Athens, Texas 75751
903.675.5431
kmurphy@my-it-consultants.com
. . . Computer Software | Consultant . . .

WELCOME . . . NEW PROJECT MEMBERS

PRESIDIO DOLORES APARTMENTS

12473 Cuatro Aces Circle
San Elizario, Texas 79849
915.790.1918
36 units | El Paso County
Contact: Blanca Hernandez
JL Gray Company
505.325.6515 | Fax 505.325.4305

NEW INFESTATION GUIDANCE

By HUD Contract Administrator, Southwest Housing Compliance Corporation

On April 23, 2012, HUD released Notice H2012-5 outlining guidelines for addressing infestations in HUD-assisted and HUD-insured housing. The Notice supersedes the previous Bed Bug Notice H2011-20 and provides information and references to best practices regarding the prevention and control of infestations.

This new Notice is inclusive of all types of infestation and not specific to bed bugs; although bed bugs are spoken directly to in several sections of the Notice. Some highlights of the new Notice include:

- ✓ Owner/Agents should develop an Integrated Pest Management Plan, which focuses on preventing and responding to infestations.
- ✓ Owner/Agents should respond with urgency to tenant reports of infestations and take appropriate action within a reasonable time period.
- ✓ In accordance with the lease agreement, as well as state and local laws, properties have the right to pursue damage claims and termination of tenancy as a result of an infestation.
- ✓ The Family Model Lease provides remedies related to damages or noncompliance; however, do not implement Lease Addendums for infestations without prior HUD approval.
- ✓ Owner/Agents may contact HUD to request project resources for control of infestations.

HUD is providing the guidance in this new Notice to remind all parties of the importance of the prevention, identification and treatment of infestations in HUD-assisted and HUD-insured housing. We highly recommend that all Owners, Agents, and site staff become familiar with the new Notice and develop additional practices on-site. The new Notice can be found at <http://portal.hud.gov/huddoc/12-05hsgn.pdf>

CONVENTION SPONSORS AND DOOR PRIZES SOLICITED

We'd like to offer our supporters an opportunity to have a high profile spot in our activities. Your sponsorship of an event and/or door prize can make you an important part of this year's activity. We will be recognizing our event sponsors, door prize contributors, and exhibitors by verbal announcement, event placard signs, listing in our convention program, and acknowledgment in our *Update-Newsletter*. Your additional support will assist us in keeping the registration fees affordable to participants for a quality convention and trade show.

Please contact the RRHA of Texas office at 254.778.6111 or via e-mail at office@rrhatx.com for additional information. We await your call, fax, or e-mail to let us know the amount and type of support. We need your early commitment, so we can list you as a special supporter in our convention program. Any and all donations are greatly appreciated.

A SPECIAL THANK YOU . . . to Barry Halla for his generosity and kindness last month in the use of his beautiful facility, Terrell Senior Terraces, in Terrell to hold our 2 day 3560 training seminar. Ms. Alicia Bryant, Property Manager, graciously hosted the event, including lunch and refreshments. We feel very blessed to have had this facility donated and the hospitality shown by all property staff. Again, thank you Mr. Halla and Ms. Bryant.

Another special "thank you" goes out to Mr. Danna Hoover and Mr. Charles Tidmore for donating their time to teach the class. Not only did Mr. Hoover and Mr. Tidmore



generously give their time for this seminar, but also numerous times throughout the year. **Thank you, guys!**

ANNOUNCEMENTS

AUTO-OUT™ FIRE SUPPRESSOR ADDRESSES THE LEADING CAUSE OF HOME FIRES

Fort Worth, Texas – May, 2012 - Warren Watts Technology, a manufacturing company based in Ft. Worth, TX, is pleased to announce the introduction of the Auto-Out™ Fire Suppressor, a fire suppressor that works when flame-activated to put out cooking fires. Unattended cooking remains the leading cause of home fires in the United States. Cooking fires spread incredibly fast making them difficult to get under control once they start. Warren Watts recognizes that panic is often the first reaction to a fire, making it unlikely that the appropriate actions are taken to put the fire out quickly and effectively. The Auto-Out Fire Suppressor is designed to work automatically and independently without human interaction.

Auto-Out discreetly anchors underneath a residential range hood with a commercial strength magnet and remains out-of-sight, out-of-mind until a cooking fire occurs. When flames reach the bottom of the device, Auto-Out automatically opens to release a powerful, fire-suppressing powder that smothers the fire instantly. Auto-Out is the only fire suppressor of its kind to offer the following features and benefits:

- ◆ Automatic, 24-7 protection
- ◆ 6 year shelf life
- ◆ Quick, easy installation
- ◆ No maintenance or inspection ever required
- ◆ Testing by a currently recognized NRTL (Nationally Recognized Testing Laboratory)

Auto-Out has the ability to protect homes and loved ones and also keep firefighters out of danger by preventing small, cooktop fires from turning into house fires. If you are interested in learning more about Auto-Out, please visit www.auto-out.com.



LANCASTER POLLARD HIRES MANAGING DIRECTOR FOR AFFORDABLE HOUSING . . DAVID LACKI TO LEAD EXPANSION OF FIRM'S AFFORDABLE HOUSING GROUP

Columbus, Ohio —June 14, 2012 – Lancaster Pollard has announced the hiring of David Lacki as managing director of the firm's affordable housing group. Lacki will lead a national effort to expand the firm's investment banking and mortgage banking finance activities for income restricted and subsidized rental properties. He previously served as a director in the Housing Capital Markets Group at RBC.

Lancaster Pollard is an investment banking and mortgage banking firm that has focused on financing for health care, senior living and affordable housing since its inception in 1988. The firm has experienced rapid growth over the past decade, opening its sixth regional office in the Philadelphia area last year.

"We now have national coverage by our health care and senior living groups and are looking to accomplish the same in affordable housing," said Brian Pollard, Senior Managing Director with the firm.

"Our firm's growth has been largely through our efforts in health care and senior living finance but our affordable housing group, based out of our Columbus, Ohio home office, has been a consistent contributor to our deal flow. We believe the opportunity is excellent to expand this group on a national level similar to our health care and senior living efforts. Early emphasis will be on hiring additional housing bankers to be located in our Los Angeles, Austin, Atlanta, and Philadelphia Regional offices. The markets that will be served out of these offices represent population growth areas with considerable needs for affordable housing. Our ability to deliver bond underwriting and mortgage banking products, including FHA, FNMA, and USDA mortgage guarantee support, either together or independently, can provide efficient solutions for these property types where multiple funding sources are the norm."

WHEN MAYHEM STRIKES: CASUALTY LOSS AND HOUSING TAX CREDIT PROPERTIES

By Gordon Anderson, Public Information Officer, Texas Department of Housing & Community Affairs

Hurricane season officially began June 1, a respite for residents living further inland before the onset of the state's traditional wildfire season.

Let's face it: Texas can be hard on Texans. Recovering from fire or floods can also be hard, but for those who own rental properties financed with housing tax credits, the Texas Department of Housing and Community Affairs (TDHCA) is with you every step of the way.

Owners, of course, must be able to prove that any losses were the direct result of a disaster and not the result of normal use, willful negligence, or progressive deterioration. However, there are other measures owners must take in the event of property loss resulting from natural disaster. These measures differ depending on whether or not the disaster receives a declaration from the President.

Let's start with disasters not receiving a Presidential declaration.

ALERT THE DEPARTMENT

The first step owners must take is to notify the Department of the casualty loss by completing the "Notice of Casualty Loss" form found on the TDHCA Compliance Division's [Internet page](#). Any casualty loss information must also be entered on the Annual Owner's Compliance Report (AOCR) at the end of any year in which a unit or building was off-line for repair. Form(s) 8823 will be filed with the IRS by the Department.

Upon completion of repairs, the property owner must notify TDHCA that the property has been restored by completing and forwarding to the Department the "Notice of Property Restoration" form. This form is also available online. Tax credit developments not completely restored within an allotted time period will be subject to a reduction in eligible basis and/or credit recapture.

PRESIDENTIAL ACTION

If a disaster receives a presidential declaration, FEMA will publish a notice in the Federal Register designating cities, counties, and local jurisdictions covered by the declaration as eligible for Individual and/or Public Assistance. Owners should consult the notice published by FEMA to find out whether their property falls within one of these designated areas.

The owner must notify TDHCA that a casualty loss has occurred by completing the Notice of Disaster & Casualty Loss form. Any casualty loss information must also be entered on the AOCR at the end of any year in which a unit or building was off-line for repair.

The Department will determine a reasonable restoration period in which the property must be repaired which cannot extend longer than two years from the end of the calendar year in which the President issues a major declaration.

NO REDUCTION IN QUALIFIED BASIS

As long as the building is restored within the allotted time period, the owner will not suffer a reduction in qualified basis that would cause it to be subject to recapture or loss of credit. Owners can continue to claim credit during the allowed restoration period for buildings that are not in the first year of the credit period. Again, the owner must notify the Department by completing and submitting to TDHCA the Notice of Disaster & Property Restoration form. Failure to restore qualified basis will result in the owner losing all credit claimed during the restoration period and suffer recapture for any prior years of claimed credit under the tax code.

EXCEPTIONS FOR THE FIRST YEAR OF CREDIT PERIOD

In the event buildings in the first year of the credit period are severely damaged or destroyed by disaster, TDHCA can treat the allocation as returned credit to the agency or delay the beginning of the first year of the credit period until the property is restored.

continued on page 7

WHEN MAYHEM STRIKES: CASUALTY LOSS AND HOUSING TAX CREDIT PROPERTIES, *continued*

Again, this time period cannot exceed 24 months from the end of the calendar year in which the major disaster was declared. In this instance, no qualified basis is established until the building is restored and no credit can be claimed.

TDHCA sincerely hopes that no property owner ever needs this information. However, as is often the case when the topic is natural disaster, forewarned is forearmed.

DISASTER CHECKLIST:

- ✓ Ensure casualty loss the result of natural disaster
- ✓ Complete Notice of Casualty Loss form
- ✓ List details in Annual Owner's Compliance Report
- ✓ If Presidential declaration, check FEMA Web site
- ✓ Complete Notice of Disaster & Property Restoration form

RANGEHOOD FIRE SAFETY FOR YOUR HOME ON THE RANGE**STOVETOP FIRESTOP® CAN SAVE YOUR PROPERTY, YOUR MONEY, YOUR TIME, AND EVEN YOUR LIFE**

Unattended cooking is the leading cause of household fires in our country. And those statistics grow considerably worse when you move away from cities and get out into "the country" and unincorporated regions.

Cooking fires are not only dangerous, but can be extremely costly to property owners, especially for people who live in rural areas that aren't easily serviced by fire departments. Property damage and related insurance costs can range from two-thousand dollars to two-million dollars, or more. In a time where we are all looking for ways to *save* money, dealing with the damages from a cooking fire and the ensuing loss of rental units can be catastrophic.

The question then becomes: how can you prevent your tenants from starting cooking fires? The short answer is you can't, but you *can* be prepared. StoveTop FireStop, an automatic cooktop fire suppressor, will suppress an unattended cooking fire before it has a chance to spread. StoveTop FireStop attaches with a magnet to the underside of the vent hood and releases a fire-suppressing powder when activated by a flame (smoke or high temperatures will not set it off). The device, which takes less than a minute to install, retails for around \$50 per kitchen. StoveTop FireStop products have successfully reduced user's fire insurance claims by 99% across the United States. In many cases, a claim was avoided altogether. This in turn keeps insurance premiums low.

"I've never had a StoveTop fire suppressor that didn't put out a fire," says Brent Sobol, owner of Happy Home Communities, an apartment community of over 1,000 units in Atlanta, GA. "I'm not saying you won't have some smoke damage, but the entire kitchen or apartment won't be destroyed either. It's an amazing product for addressing unattended cooking fires."

In this time of economic recovery, many of you may be facing budget cutbacks. The aftermath of apartment fires—loss of rental space, rising insurance claims, cleanup and property damage, injury and death—makes it far too evident that there are still some things you just can't afford to cut back on. If you must cut back on something this year, don't let it be fire protection. StoveTop FireStop is a wise investment for any savvy property owner. For more information about StoveTop FireStop, visit www.stovetopfirestop.com or contact Carter Shackelford at stfs@stovetopfirestop.com.

TAX-CREDIT PROJECTS AND FHA FINANCING: A MISMATCH NO MORE

By Ryan Miles, Vice President, Lancaster Pollard

When it comes to financing affordable housing transactions with low-income housing tax credits (LIHTCs), timing, as they say, is everything.

When developers are awarded tax credits they face numerous requirements and deadlines, chief among them the placed-in-service date and the distressing prospect of forfeiting a credit allocation if financing is delayed. In the past, this has prevented borrowers from using funding vehicles with low rates and long terms, such as financing from the Federal Housing Administration (FHA)/ U.S. Department of Housing and Urban Development (HUD). With the creation of HUD's new Multifamily Low Income Housing Tax Credit Pilot Program, timing should no longer be an obstacle to affordable housing developers looking to combine tax credits with HUD financing.

ORIGINS OF THE PILOT

Created with the intention of making tax credits work better with HUD/FHA financing, the program will allow borrowers to benefit from accelerated processing and HUD's low interest rates and nonrecourse, 35-year terms. HUD created the program to increase its production of affordable housing and provide developers a streamlined application process for FHA mortgage insurance for projects using the LIHTC program.

"We have designed a new, streamlined review process that is expected to cut our review and closing time by more than half to 120 days," said Lynn Wehrli, director of preservation for the Office of Affordable Housing Preservation at HUD. "We have selected highly experienced MAP lenders to participate; and we have devoted staff and other resources to the pilot both in HQ and in the pilot hub offices. Ideally, we expect that the pilot may even enable us to develop and test new methods that may be transferrable for streamlining of other FHA programs in the future as well. If this pilot is as successful as we anticipate, we will launch it through additional hubs and lenders later in the year."

The accelerated processing will make tax credit timing constraints compatible with FHA insurance processing. In order to ensure that the application process is accelerated, HUD has pared down the standard FHA Sec. 223(f) application by eliminating sections that are not relevant to tax credit projects. The result will be the completion of FHA-insured loans through the FHA Sec. 223(f) program within 120 days from receipt of lender applications to closing. It is little wonder developers and lenders alike are excited about the pilot program.

"The HUD 223(f) program currently provides access to some of the best and most efficient financing terms available, including long-term, fixed-rate loans at below 4.0%. This pilot expands this attractive financing to moderate rehabilitation tax credit properties; a segment that can benefit significantly from this program," said Nick Gesue, chief credit officer with Lancaster Pollard.

To make the FHA Sec. 223(f) program more compatible with tax credit deals, HUD has made several process adjustments reflected in the pilot program to ensure applications move through the system more rapidly. These adjustments include limiting the pilot's availability to 20 specific lenders chosen based on their tax-credit experience and initially selecting four hubs with specialized LIHTC experience and capacity (Boston, Chicago, Detroit and Los Angeles). In addition, HUD has assigned highly experienced staff as designated underwriters (DUs) and selected an asset management "point of contact" at HUD headquarters to deal specifically with related issues, including prepayment approval and previous participation.

Eligible Properties	Purpose
Newly constructed or stabilized properties	Permanent financing processed under waiver of three-year rule
Resyndicated tax credit projects	Permanent financing with moderate rehabilitation
Affordable apartment buildings with 90% of units with project-based rental assistance	Permanent financing for acquisition and/or refinance with moderate rehabilitation

Continued on next page

TAX-CREDIT PROJECTS AND FHA FINANCING: A MISMATCH NO MORE, *cont'd from previous page*

PROCESS OVERVIEW

So how does HUD propose completing the entire application process, from lender submission to closing, in a mere 120 days? By breaking the process down into five key phases: concept meeting and application submission, preliminary review, underwriting, approvals and closing.

The concept meeting and application phase is when HUD's designated underwriter (DU) determines if the project is eligible for the pilot program. If it is, the application process is initiated and the lender will assist the borrower in completing and submitting a thorough application package. The next phase then begins, the preliminary review, which begins immediately upon receipt of the application and takes only five days to complete. If the project still meets the eligibility requirements it moves to the next phase—underwriting, which is estimated at 45 days. The truncated timeframe is accomplished by the DU performing a majority of the review process and only consulting with technical disciplines when determined necessary. The lender works closely with the DU and keeps the borrower informed throughout the process. The next step consists of the DU obtaining approvals for a firm commitment. That usually takes about 10 days and the firm commitment letter is issued by the DU within five days of the committee approval. The last step, that glorious seven-letter word that borrowers and lenders both love, is the "closing." The closing process is expected to take 30 to 60 days and largely mirrors the procedures of the FHA Sec. 223(f) program.

ELIGIBILITY REQUIREMENTS

To be eligible for the pilot program, projects must meet several criteria. The project must have current tax credit allocation or bond cap reservation, and it must be located within the geographic boundaries of the hub offices. The jurisdictions include Boston (Massachusetts, New Hampshire, Maine, Vermont, Rhode Island, Connecticut), Chicago (Illinois, Indiana), Detroit (Michigan) and Los Angeles (Southern California). In addition, the projects must meet HUD's definitions of sustaining occupancy, being comparatively low risk and other similar requirements.

There are three specific types of transactions eligible for the pilot. The first is acquisition or refinancing projects with moderate rehabilitation, up to \$40,000 per unit, with project-based rental assistance contracts covering at least 90% of the units. The rental assistance must be project-based Section 8 housing assistance payment contracts. The second type of eligible transaction is the permanent financing of stabilized projects built or substantially rehabilitated in the previous three years. The third eligible type is permanent financing with moderate rehabilitation of stabilized tax-credit projects being re-syndicated with new tax credits. For this type of transaction, a debt-service reserve equal to six months of debt service is required for resyndicated projects without rental assistance. The second and third types both must have achieved stabilized occupancy of at least 85% for the previous 12 months.

WHAT BORROWERS SHOULD KNOW

In addition to the 35-year term and low interest rates available through the pilot program, there are also benefits in what is not required: no general contractor; no Davis Bacon wages; and no plans and specs unless needed for proposed work scope. In addition, the construction period may exceed the previous 12-month timeline. Those factors contribute to the pared down nature of the program that strives to simplify and streamline the process of funding tax credit deals with FHA financing.

The pilot program is expected to be a great financing option for affordable multifamily rental apartments with 4% or 9% LIHTCs that meet the eligibility criteria discussed above and are seeking a loan of \$25 million or less. FHA financing and LIHTC deals no longer have compatibility problems. Thanks to the pilot, such deals will be cleared for takeoff.

“Training Sessions – 2012”



“Training Sessions – 2012”



RRHA OF TEXAS CONVENTION PLANS

The 2012 RRHA of Texas Annual Convention & Trade show will be held July 24-26, 2012 at the Hyatt Regency on the RiverWalk in San Antonio. Plans for the convention are shaping up to be another great meeting. Without a doubt, RRHA's Annual Convention and Trade Show will be...

AFFORDABLE . . . only \$250 for 2 full days of educational opportunities to give you a professional edge, a unique trade show to heighten your awareness of products/services available, and social functions to allow networking among peers and relaxing with friends.

EDUCATIONAL . . . with personally enriching, informative sessions presented by professionals in our industry.

INFORMATIVE . . . with exhibit booths of products, supplies and services important to apartment owners and managers.

TUESDAY | JULY 24

- **GOLF** | The Quarry Golf Club | The Quarry is recognized throughout the country for its unique setting and design. The front nine plays in a links-style format and features rolling hills, native grasses, and immaculate greens. The back nine lays out in a 100 year old quarry pit. With elevated tee boxes and shots that will fly over large expanses, you will definitely love your experience at this course. After a day at The Quarry Golf Club in San Antonio, you will certainly feel like you played one of the most unique and enjoyable rounds of golf in your life. Come golf with us in San Antonio and remember, *The Quarry rocks!*
- **SPORTING CLAYS HUNT** | A Place to Shoot | For all you sports enthusiasts, come ready for a good time and enjoy the sport with the laughter and camaraderie of friends. All skill levels are welcome. We vow to create an atmosphere of healthy competition and meaningful fellowship within our shooters.
- **REGISTRATION** | 2:00 p.m.—4:00 p.m. | This year—in order to allow individuals to take advantage of the things to do and see in San Antonio, we do not have any structured activity planned for after 4:00 p.m. on this day.

WEDNESDAY | JULY 25

After a long day of educational seminars, Wednesday night's activity is back by popular demand . . . **ROTEL AND THE HOT TOMATOES** . . . They combine world-class vocals and musicianship, stunning costumes, precision choreography, a "blast from the past" repertoire, and hilarious comedy into a unique, dynamic, and exciting show that never fails to leave audiences wanting more. **ROTEL AND THE HOT TOMATOES** will make you "bop 'til you drop". Recently named as one of the top ten party bands in the United States by Harper's Bazaar magazine, their show not only captures the authentic sounds of the 50's, 60's, 70's and 80's, but the look, feel, and fun as well. *There will definitely be something for everyone!*

THURSDAY | JULY 26

On the last night of the convention, following our reception, we will welcome John King, professional singer and piano player. Mr. King has over 15 years experience performing sing-along music, including a wide variety of music selection and is able to perform most song requests. He plays regularly at Pete's Dueling Piano Bar in Austin and will bring some of the same material to perform for us as we close out our convention. San Antonio is not only the "hottest" place to be in July, but this promises to be the "coolest" site for a fun-filled evening. *So come, kick-back and jam to the cool tunes of John King.*

We fully expect that this year's convention will be one of the most entertaining and educationally beneficial presentations that we have ever had available, but in order to make it truly special, we need you. You make RRHA what it is. So, come on to San Antonio, join us for some fun and education, and I promise you will be glad you did.

**CONVENTION
TRAINING
SEMINARS**

- MEMORY MAGIC!
- SHCC—Contract Renewal & Rent Adjustment Update—Utility Allowance—Tenant Notice Letters
- FAIR HOUSING
- INTEGRATED PEST MANAGEMENT
- TxRD & TDHCA COMPLIANCE
- SUPPORTIVE SERVICES—RESIDENT RETENTION
- REAL READINESS for CRISIS . . . A PRATICAL PLAN
- PRE-SCREENING POTENTIAL TENANTS—EFFECTIVE INTERVIEWING
- RURAL HOUSING POLICY & DIRECTION
- CAPITAL NEEDS ASSESSMENTS & 504
- RURAL HOUSING—WASHINGTON REPORT
- FINANCIAL ROUNDTABLE
- SHOP TALK—ARE WE HAVING FUN YET?

ACTIVITIES

- SKEET SHOOT
- GOLF SCRAMBLE
- FUN RUN

SPECIAL EVENTS

- ROTEL and the HOT TOMATOES
- JOHN KING

34th ANNUAL CONVENTION & TRADE SHOW | JULY 24-26, 2012

Hyatt Regency on the RiverWalk | 123 Losoya Street | San Antonio, Texas 78205 | 210.222.1234

REGISTRATION INFORMATION *[Please use one form per registrant.]*

Name: _____
 Project or Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ E-Mail: _____

First Time Attendee Please check here if you require a special accommodation to fully participate. Attach a description of your needs.

REGISTRATION for Spouse | Significant Other | Child

Name: _____

REGISTRATION FEES: Mark the appropriate category for each activity. Full registration includes seminars, refreshment breaks, trade show, lunches, dinners, and other networking events. The Golf Scramble and Skeet Shoot are **NOT** included in the registration price.

	Postmarked by 06/30/12	After 06/30/12
TRACK I & II REGISTRATION <i>[Educational Seminars, Convention & Trade Show]</i>		
_____ Member.....	250.00	275.00
_____ Member Spouse Significant Other Child.....	175.00	200.00
_____ USDA HUD TDHCA SHCC ORCA.....	98.00	120.00
_____ Non-Member.....	350.00	375.00
_____ Non-Member Spouse Significant Other Child.....	275.00	300.00

EXTRA ACTIVITIES | THESE ARE IN ADDITION TO THE REGISTRATION FEE

_____ Golf Scramble—Handicap: _____	125.00	150.00
_____ Sporting Clays Hunt	50.00	

EXTRA TICKETS *(For **NON-REGISTERED** participants ONLY)*

_____ Wednesday Night [Dinner & Entertainment].....	50.00
_____ Thursday Night [Dinner & Entertainment]	40.00

TOTAL DUE \$ _____

CONFERENCE T-SHIRT - COMPLIMENTARY to all paying registered participants, if registration form is received by 06/30/12 | T-Shirt is 100% preshrunk cotton | please mark your appropriate size

Small Medium Large X-Large 2 XL Other _____

<input type="checkbox"/> BILL MY ACCOUNT <input type="checkbox"/> MASTERCARD <input type="checkbox"/> VISA <input type="checkbox"/> AMERICAN EXPRESS <input type="checkbox"/> CHECK	
Card Number: _____	Exp. Date: _____
Cardholder Name: _____	Code: _____
Signature: _____	