



**Travis County Commissioners Court Agenda Request  
TRAVIS COUNTY HOUSING FINANCE CORPORATION**

**Meeting Date:** March 27, 2012

**Prepared By/Phone Number:** Andrea Shields, Manager/854-9116

**Elected/Appointed Official/Dept. Head:** Leslie Browder, County Executive, Planning and Budget/854-9106

**Commissioners Court Sponsor:** Samuel T. Biscoe, President

**AGENDA LANGUAGE:**

1. Consider and take appropriate action to authorize the Corporation's staff to attend Novogradac and Company's Affordable Housing Tax Credit Conference on May 17 and 18, 2012.

**BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS:** See attached backup.

**STAFF RECOMMENDATIONS:** Staff recommends approval.

**ISSUES AND OPPORTUNITIES:** None.

**FISCAL IMPACT AND SOURCE OF FUNDING:** None.

**REQUIRED AUTHORIZATIONS:** Andrea Shields, Manager/854-9116; Leroy Nellis, Budget Manager/854-9066

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, [Cheryl.Aker@co.travis.tx.us](mailto:Cheryl.Aker@co.travis.tx.us) by Tuesdays at 5:00 p.m. for the next week's meeting.

**Travis County Housing Finance Corporation  
700 Lavaca, Suite 1560  
Austin, Texas 78701  
Telephone: (512) 854-9116  
Fax: (512) 854-4210**

**Memo**

March 27, 2012

To: Board of Directors

From: Andrea Shields, Manager

Re: Request for approval to attend Novogradac and Company's Affordable Housing Tax Credit Conference

The Corporation's staff is requesting permission to register for and attend Novogradac and Company's Affordable Housing Tax Credit Conference May 17-18, 2012 in New Orleans, Louisiana.

The Corporation needs board approval to pay for the two (2) conference registrations for Andrea Shields and Karen Thigpen out of the Corporation's budget. Novogradac has extended a discount to the Corporation's staff of \$495 per person, which is \$100 off the original price for each registration. This brings the total to \$990 for both members of the Corporation's staff to attend.

There are ample funds in the Corporation's account to cover the registration.

The Corporation staff recommends approval of the motion as the Novogradac conference will provide invaluable educational and marketing opportunities for the staff.

Please give me a call if you have any questions.

cc: Board of Directors  
Leslie Browder, County Executive, Planning and Budget  
Leroy Nellis, Manager, Planning and Budget

Page 1 of 2  
 April 14th  
 early reg deadline

**Confirmation and Receipt for Order #8914214**

**March 6, 2012**

**Order Placed By:**

Karen Thigpen  
 Travis County Housing Finance Corp  
 700 Lavaca, Suite 1560  
 Austin, TX 78701  
 karen.thigpen@co.travis.tx.us  
 (512) 854-4743 (phone)

**Bill To:**

Karen Thigpen  
 Travis County Housing Finance Corp  
 700 Lavaca, Suite 1560  
 Austin, TX 78701  
 karen.thigpen@co.travis.tx.us  
 (512) 854-4743 (phone)

Item	Unit Price	Quantity	Cost
Affordable Housing Conference - New Orleans, La. (non-profit rate)			
Attendee(s):			
• Shields, Andrea			
<b>Discount/additional fees notes:</b>			
Minus non profit discount \$100.0	\$595.00	2	\$990.00
<b>Attendee cost: \$495.0</b>			
• Thigpen, Karen			
<b>Discount/additional fees notes:</b>			
Minus non profit discount \$100.0			
<b>Attendee cost: \$495.0</b>			
Sub Total			\$990.00
Tax			\$0.00
<b>Total</b>			<b>\$990.00</b>

**Payment Information**

Paying by Check  
 UNPAID

**Conference Details**

Badge Name: Karen Thigpen  
 Non-profit pricing applied

**Please return the bottom of this invoice with your payment.** (taxpayer id #74-2251757)

Please return this invoice along with payment. You may also pay by credit card by faxing this invoice to 415.356.8090, attention **Events Desk**.

Novogradac Order #8914214 490132-930DAL

Due: **\$990.00**

\_\_\_\_\_ Enclosed please find a check made out to **Novogradac & Company LLP**

\_\_\_\_\_ Please charge my credit card (VISA, Mastercard, AMEX, or Discover only)

Credit Card Number \_\_\_\_\_

Exp. Date \_\_\_\_\_

Signature \_\_\_\_\_

Please remit to: Novogradac & Company, LLP

Mail: PO Box 7833

San Francisco, CA 94120-7833

Courier: 246 First Street, 5<sup>th</sup> Floor

San Francisco, CA 94105

 Please consider the environment before printing this email.

---

© 1996-2012 Novogradac & Company LLP | [Professional Services](#) | [Industries](#) | [Site Map](#) | [Legal Info](#) | [Privacy Policy](#) | [Terms of Use](#) | [Address Change](#) | [Feedback Form](#) | [Advertising](#) | [Sponsorships](#)

## Karen Thigpen

---

**From:** Events Desk <events@novoco.com>  
**Sent:** Tuesday, March 06, 2012 10:55 AM  
**To:** Karen Thigpen  
**Subject:** Confirmation for Order #8914214

Thank you for your order.

You may [check on the status of your order](#) at any time.

# Confirmation and Receipt for Order #8914214

March 6, 2012

### Order Placed By:

Karen Thigpen  
Travis County Housing Finance Corp  
700 Lavaca, Suite 1560  
Austin, TX 78701  
[karen.thigpen@co.travis.tx.us](mailto:karen.thigpen@co.travis.tx.us)  
(512) 854-4743 (phone)

### Bill To:

Karen Thigpen  
Travis County Housing Finance Corp  
700 Lavaca, Suite 1560  
Austin, TX 78701  
[karen.thigpen@co.travis.tx.us](mailto:karen.thigpen@co.travis.tx.us)  
(512) 854-4743 (phone)

Item	Unit Price	Quantity	Cost
Affordable Housing Conference - New Orleans, La. (non-profit rate) Attendee(s):			
• Shields, Andrea	\$595.00	2	\$990.00

### Discount/additional fees notes:

Minus non profit discount \$100.0

**Attendee cost:** \$495.0

Item	Unit Price	Quantity	Cost
------	------------	----------	------

- Thigpen, Karen

**Discount/additional fees notes:**

Minus non profit discount \$100.0

Attendee cost: \$495.0

Sub Total	\$990.00
Tax	\$0.00
<b>Total</b>	<b>\$990.00</b>

**Payment Information**

Paying by Check

UNPAID

**Please return the bottom of this invoice with your payment.**

**Conference Details**

Badge Name: Karen Thigpen

Non-profit pricing applied

(taxpayer id #74-2251757)

Please return this invoice along with payment. You may also pay by credit card by faxing this invoice to 415.356.8090, attention **Events Desk**.

Novogradac Order **#8914214 490132-930DAL**

Due: **\$990.00**

\_\_\_\_ Enclosed please find a check made out to **Novogradac & Company LLP**

\_\_\_\_ Please charge my credit card (VISA, Mastercard, AMEX, or Discover only)

Credit Card Number \_\_\_\_\_

Exp. Date \_\_\_\_\_

Signature \_\_\_\_\_

Please remit to: Novogradac & Company, LLP

Mail: PO Box 7833

San Francisco, CA 94120-7833

Courier: 246 First Street, 5<sup>th</sup> Floor

San Francisco, CA 94105

 Please consider the environment before printing this email.

Home	<b>Agenda</b> <b>Thursday, May 17, 2012</b>
Agenda	<b>8:00 a.m. – 9:00 a.m.</b> <b>Registration and Networking Breakfast</b>
Speakers	<b>9:00 a.m. – 9:45 a.m.</b> <b>Welcome and Audience Introductions</b>
Hotel & Registration	<b>9:45 a.m. – 10:45 a.m.</b> <b>Washington Wire</b>
Co-Hosts & Sponsors	<i>Speakers:</i> <b>Michael Novogradac</b> , Novogradac & Company LLP (moderator) <b>David Gasson</b> , Boston Capital Additional Panelists TBA
Pre-Conference Workshop: LIHTC 101: The Basics	<b>10:45 a.m. – 11:00 a.m.</b> <b>Networking Break</b>
Low-Income Housing Tax Credit Property Compliance Workshop	<b>11:00 am – 12:00 p.m.</b> <b>The State of Equity Financing in 2012</b> <ul style="list-style-type: none"><li>• Banks and the Volcker Rule</li><li>• Investor appetite</li><li>• Pricing and forecast</li></ul> <i>Speakers:</i> <b>Robert Thesman</b> , Novogradac & Company LLP (Moderator) <b>Jana Cohen Barbe</b> , SNR Denton <b>Miles Hapgood</b> , Stratford Capital Group <b>Darrick Metz</b> , WNC & Associates Inc. <b>Raoul Moore</b> , Enterprise Community Investment Inc.
	<b>12:00 p.m. – 1:30 p.m.</b> <b>Luncheon</b>
	<b>2:00 p.m. – 5:00 p.m.</b> <b>Optional VolunTeaming Activity: Community Service Project</b>
	<b>2:00 p.m. – 2:50 p.m.</b> <b>Debt Financing for Affordable Housing 2012</b>



- Choosing the types of debt that work best for your project
- Finding funds
- Fannie, Freddie and the FHA - what they can bring to the deal

*Speakers:*

**Dan Smith**, Novogradac & Company LLP (moderator)

**Tim Carpenter**, Fannie Mae

**Jim Gillespie**, Centerline Capital Group

**Thomas Vandiver**, SNR Denton

**2:50 p.m. – 3:00 p.m.**

**Networking Break**

**Concurrent Sessions I**

**3:00 p.m. – 3:50 p.m.**

**HUD Financing: What's New**

- Improving funding availability - refinancing with 223(F)
- Accelerating funding approval with the LIHTC Pilot
- Testing new preservation tools with RAD
- Fallout from California's elimination of redevelopment agencies

*Speakers:*

**Susan Wilson**, Novogradac & Company LLP (moderator)

**Rolando Acosta**, Ginsberg Jacobs LLC

**Flyann Janisse**, Rainbow Housing Assistance Corporation

**Ray Landry**, Davis-Penn Mortgage

**Monica Sussman**, Nixon Peabody LLP

**3:50 p.m. – 4:00 p.m.**

**Networking Break**

**4:00 p.m. – 4:50 p.m.**

**Bond Property Market Outlook**

- Property characteristics of currently financed bond properties
  - Typical physical characteristics
  - Typical performance characteristics
  - Typical market characteristics
  - Preservation of Market Rate redevelopment
- Changes in bond financing
- Current investor expectations
- Challenging properties to underwrite
- Expectations for change as we move through 2012

*Speakers:*

**Blair Kincer**, Novogradac & Company LLP (moderator)

**Peter Dion**, R4 Capital Inc.  
**James Spound**, RedStone Tax Exempt Funding

## **Concurrent Sessions II**

**3:00 p.m. – 3:50 p.m.**

### **Year 15 Deal Strategies and Execution**

- New investors and what they want
- The re-syndication and secondary sales markets
- Qualified contracts and rights of first refusal
- Can I really make the LURA go away?

*Speakers:*

**George Littlejohn**, Novogradac & Company LLP (moderator)  
**Janice Hetland**, Polsinelli Shughart PC  
Additional Panelists TBA

**3:50 p.m. – 4:00 p.m.**

### **Networking Break**

**4:00 p.m. – 4:50 p.m.**

### **Deferred Developer Fee**

- Getting it paid
- Tax ramifications
- Solutions

*Speakers:*

**Mike Morrison**, Novogradac & Company LLP (moderator)  
Additional Panelists TBA

**5:00 p.m. – 6:30 p.m.**

### **Networking Reception**

## **Friday, May 18, 2012**

**8:00 a.m. – 9:00 a.m.**

### **Registration and Networking Breakfast**

**9:00 a.m. – 10:15 a.m.**

### **State Allocators' Issues**

- Agency priorities - how states are preparing for the 9 percent AFR expiration at the end of 2013
- The viability of future deals
- How states plan to make transactions work without the additional basis
- What happens if the 9 percent fixed is gone?
- Alternatives to soft funding

**Renee Beaver**, Novogradac & Company LLP (Moderator)  
Additional Panelists TBA

**10:15 a.m. – 10:30 a.m.**

**Networking Break**

**10:30 a.m. – 11:45 a.m.**

**Innovative and Creative Community Economic Development  
Projects: A Case Study**

- Mixed-use developments NSO Bell Housing and Detroit Affordable Assisted Living
- The use of multi-layered financing
- Mitigating serious environmental and other hurdles
- Non-profit sponsorship
- Combining LIHTCs, HTC's (state and federal), HOME funds, Brownfield credits, NMTCs and private funding

Panelists TBA

**11:45 a.m.**

**Conference Concludes**

---

Events Desk | [Contact Events Desk](#) | [Cancellation & Refund](#) | [Accreditation](#) | [Benefits of Attending](#) | [Exhibit and Sponsorship](#) | [Feedback Form](#) | [FAQ](#) | [Manage/Update Your Account](#)

© 1996-2012 Novogradac & Company LLP | [Professional Services](#) | [Industries](#) | [Site Map](#) | [Legal Info](#) | [Privacy Policy](#) | [Terms of Use](#) | [Address Change](#) | [Feedback Form](#) | [Advertising](#) | [Sponsorships](#)