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for Affordable Housing

## QUICK, DON'T MISS OUT ! 2007 CCAH Annual Meeting Register Now!

The 2007 CCAH Annual Meeting is fast approaching. This dynamic and informative conference features a jam-packed agenda. There's something for everyone.

The meeting, scheduled for April 17, 18, 19 at the Grande Dunes Resort in Myrtle Beach, SC, begins with our traditional golf tournament and welcome reception on Tuesday the 17th. Steve Rosenblatt returns this year to offer his expert insights into the basics of managing rural

rental housing and the basics of managing Section 42 housing. The popular Agency representatives will be there to bring you industry updates from their respective corners, as well as the ever-popular announcements of the USDA Annual Management Awards. CARH's President, Bob Rice, will be on hand to bring you up to speed at what's happening at the national level, and there are lots more surprises!

Best yet, it all comes together at the Beach! Spring is in the air, so spring into

action and don't miss the cut-off dates for registration and rooms. Contact Nancy Cross, CCAH Executive Director for more information at [ccaahboard@aol.com](mailto:ccahboard@aol.com) or access our website at [www.carolinascouncilforaffordablehousing.com](http://www.carolinascouncilforaffordablehousing.com).

Hurry. Early registration ends on March 13th, and the discounted rooms only last until March 16th! Don't miss this exciting opportunity. See you at the Beach!

## NCHousingSearch.org A Marketing Resource for Landlords

The North Carolina Housing Finance Agency announces a completely free and anonymous bilingual Web site that provides listings of affordable rental housing currently available in North Carolina. The listings provide extensive information on accessibility features of the units as well as amenities.

Through marketing and outreach, the site will become a

major resource for those in need of affordable housing or units with special features. It will also help landlords market their properties and in the event of a disaster will help quickly identify properties with vacant units that may be available to households in need of housing.

The way the site works is landlords are encouraged to register either on the site

[www.NCHousingsearch.org](http://www.NCHousingsearch.org) or by calling 877-428-8844. Once the landlord receives a user name and password, properties can be listed on the site by completing an online questionnaire that includes amenities, special features, accessibility and a picture. There is a bilingual call center that provides support to both landlords listing properties

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# Message from the President

As we begin the new year, 2007 is already opening up new possibilities, new obstacles, and new exciting challenges for the affordable housing industry. LET'S CELEBRATE!

Finally, in January, the IRS issued the *Guide for Completing Form 8823: Low-Income Housing Credit Agencies Report of Noncompliance or Building Disposition*. This 100+ page publication brings a whole new light to monitoring Section 42 compliance. It is the IRS's intent that this Guide will encourage consistent interpretation and application of the LIHTC requirements. Sara Carr Newsom, Manager of Rental Assets at NCHFA, is going to be occupying a corner of our newsletter each time we create an issue for publication and will start with a few clarifications and specific modifications that NCHFA will be adopting in accordance with the new Audit Guide. Thanks so much to Sara for her contributions to our newsletter in today's and future issues.

The 2007 Annual Meeting this year is just around the corner and I hope all of you have already made your reservations and are packing your beach wear. This is going to be a great meeting with lots of interesting sessions for everyone to enjoy. Steve Rosenblatt from Spectrum Seminars is back to host the Properties Training & Education segment. Bill Nye will impart his management and organizational wisdom to help us improve our business and marketing strategies. I want to thank and encourage all of the sponsors and exhibitors for their support and participation again this year. Without you, we just couldn't

bring the top trainers and diverse educational opportunities to our members each year. I think this year's meeting is going to be one of the best yet, so please don't miss it!

Our nominating committee is mulling over candidates to fill upcoming vacancies on our Board of Directors. It's not too late to throw your name in the hat. If you are interested in serving as a member of the CCAH Board of Directors, please drop a quick email to our Executive Director, Mrs. Nancy Cross at [ccaahboard@aol.com](mailto:ccaahboard@aol.com) or to the chair of the nominating committee, Mr. Ed Graves, at [edgraves1@earthlink.net](mailto:edgraves1@earthlink.net).

Thanks to those of you who continue to renew your CCAH membership each and every year. I'd like to send a special welcome to our newest member: D & E Consulting Services, Inc. Contact: Ed Graves. Email: [edgraves1@earthlink.net](mailto:edgraves1@earthlink.net). Combined, our membership now represents over 41,000 units of affordable housing in North and South Carolina! Now that's impressive! I am constantly inspired by the dedication and commitment of our members to continue to look for ways to improve and promote safe, affordable housing for our citizens, whether by building new facilities or restoring and preserving existing housing stock. This is an accomplishment that makes our states some of the best places to live in this great nation. I am so proud to be a part of this wonderful "family."

As always, I sincerely hope that everyone has a healthy, safe and prosperous year, and I can't wait to see you all in April at the beach!

Jill M. Odom  
President

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and applicants looking for housing, so Internet access is not required for either the landlord or the applicant. Project occupancy information is updated on a regular basis, and only projects that indicate that they currently have vacancies are visible on the site. So when projects are full, they do not appear in the site searches. However, all properties are maintained in the housing inventory in the event the information is needed to respond to an emergency or for research purposes.

There are no restrictions on types of properties that can be listed. However, the intent of the site and the supporting marketing will be to obtain listings of affordable properties—whether participating in a HUD or RD program or conventionally financed. Properties with tax credits as well as affordable "market" properties are encouraged to list. The intent is to provide a comprehensive resource of affordable housing options within the state of North Carolina.

The site is operated by Socialserve.com, a nonprofit headquartered in Charlotte, NC with six years of experience building and operating similar sites in at least eleven states across the country. If a landlord is already registered with Socialserve, then

it is not necessary to reregister. The existing user ID and password should work. Additionally, applicants searching the national [www.socialserve.com](http://www.socialserve.com) Web site will seamlessly have access to the listings on [NCHousingsearch.org](http://NCHousingsearch.org). While the site is free for both landlords and applicants, it does cost money to build and operate. The North Carolina Housing Finance Agency wishes to acknowledge the generosity of the following sponsors: The Carolinas Council for Affordable Housing (CCA), Community Affordable Housing Equity Corporation (CAHEC), Community Investment Corporation of North Carolina (CICNC), the Interagency Council for Coordinating Homeless Programs (ICCHP), and others.

Currently we are in need of landlords to initiate the process of listing their properties. So, please take advantage of this free marketing tool and list your properties today! If your property is currently fully occupied, go ahead and list it. It will then become part of our inventory and will be that much easier to have appear on the site when vacancies do occur—remember fully occupied properties won't appear. Please list your properties today! If you have any questions, contact Nina Fedele with [Socialserve.com](http://Socialserve.com) at 877-428-8844 or contact Sam Mordka with the North Carolina Housing Finance Agency at [smordka@nchfa.com](mailto:smordka@nchfa.com), or 919-877-5676.



United States Department of Agriculture  
Rural Development  
Multi-Family Housing Division

February 26, 2007

CCAH  
C/O JILL ODOM

DEAR CCAH-ITES:

I am sure many of you read with interest in the last edition of your newsletter that I was bound for points west to accept Rural Development's Director of Rural Housing position in Hilo, Hawaii, in December. Interesting how events take place that have led me to remain here in North Carolina and continue working with you.

On a Monday in November, I learned the condo I had reserved within walking distance of the Hilo office fell through. This being a minor set back, I imagined other accommodations would be found without too much difficulty. On Wednesday of that week, I learned my 78-year-old mother, a resident at Springmoor Retirement Community in Raleigh, was diagnosed with colon cancer. Not waiting around for the third sign to hit me in the face, I realized I needed to forgo my opportunity to work in paradise and stay where I could be of assistance to my Mom and my brother, who also resides in Raleigh. I am of the opinion that things do happen for a reason, and I am so blessed that my Mom's news was found before I moved about 5,000 miles away. She underwent surgery in December and was a "textbook" case, according to her surgeon—her situation was caught early enough to preclude having to undergo chemo and radiation.

Mom's situation caused me to take a long look at where I was and what I was doing—I know now I am where I am supposed to be—in a position to continue to offer assistance and support to my family as well as be of continued service to my partners within the CCAH community and RD. I look forward to partnering with you for a number of years.

Take care,  
Bill Hobbs

## Sara's Corner

### Newsworthy Updates from Sara Carr Newsom, Manager Rental Assets North Carolina Housing Finance Agency

The big news in the Low Income Housing Tax Credit industry is that the long awaited *IRS 8823 Guide* is out. The IRS with the assistance of state housing finance agencies created a guide or manual for completing form 8823. Form 8823 is used by states to report non-compliance to the IRS.

This Guide will aid states in the determination of non-compliance, what actions correct the violation, and how the issue is reported. The entire industry will benefit with the guidance. A few of the goals of the Guide are:

- Consistent interpretation and application of Section 42 among the states administering the program.
- Standardization of the operational definitions for non-compliance issues which will result in consistent identification of non-compliance among the states.
- Standardization will also result in a consistent categorization of the non-compliance, as well as consistency in the actions to correct non-compliance.
- Consistent reporting of non-compliance by the states to the IRS.
- Enhanced administration of the program by the IRS.

The state of North Carolina is in the process of evaluating the Guide in relation to our policies and procedures. We expect to adapt our policies to conform to those in the guide when necessary. While we continue to assess, there are a few changes that are already in place.

#### Sample Change

After a qualifying household moves into a tax credit unit, an additional household member is added to the original household.

#### Old Method

Prior to the issuance of the Guide, the additional household member and any income earned by that additional member were verified and added to the Income Certification at re-certification.

#### New Requirement

The Guide requires the addition of new household members to an existing low-income household to be addressed at the time the new member moves into the unit. Adding a new

member to the existing tax credit household requires the new household member's income to be verified and disclosed on the Income Certification. The newly created household will continue to be counted as a qualified low-income unit. If the income of the household including the additional member is over the 140% re-certification income limit, the Next Available Unit Rule kicks in.

Verification of the new household member is required whether that individual moves in three weeks, three months or three years after the initial move-in date. The effective date of the current Income Certification remains the same.

*Here is an example:*

John and his child move into a tax credit unit. The Income Certification is dated the date of move-in: February 20, 2004. The household is certified annually according to schedule on February 20, 2005; February 20, 2006; and February 20, 2007. John lets the management office know that he is getting married on April 1, 2007, and that Mary will move into the unit at that time.

Mary's income must be verified and added to the Income Certification—in this case, the Income Certification with the effective date of February 20, 2007. Mary will execute the certification on or before the date of her occupancy. If the household income, when Mary's income is added, exceeds 140% of the current income limit, then the Next Available Unit Rule applies. The unit must be re-certified no later than February 20, 2008.

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