



New Staff Welcome

Heather Gondreau comes to us as an experienced property management professional who has been active in affordable housing compliance work for over 16 years and in the multi-family housing industry for over 26 years. Heather is knowledgeable in various federal, state and local housing programs and has been a licensed Certified Occupancy Specialist (COS) since 2008.

Heather joins the AHC team as our newest Program Coordinator and looks forward to working alongside all of you, safeguarding everlasting quality affordable housing.



2019 Annual Conference

AHC's 2019 Annual Conference and CHART Training is scheduled for December 11th, 2019. The conference will be held at Saint Catherine University located in Saint Paul, MN. At the conference, you can expect to gain knowledge about the 2020 Sec. 42 LIHTC Compliance Manuals, 2020 CHART and PORT, HUD Requirements for HERA Data Reporting, and the Proposed Final Sec. 42 LIHTC Compliance Monitoring Regulations, including REAC Inspection Realignment. An early-bird registration fee of \$175 is available until October 1st, 2019. Registrations after that date will be \$225 per person.

The registration link and more information can be found on the home page of our website at www.ahcinc.net or by clicking <https://affordablehousingconnections.regfox.com/annual-conference>.

For any questions or concerns regarding AHC's 2019 Annual Conference, please contact training@ahcinc.net or give us a call at [651-222-8319](tel:651-222-8319).

Thank You, Kathleen!

With much gratitude and sadness, AHC accepted Kathleen Proctor's resignation effective July 26, 2019.

During Kathleen's 8 ½ years at AHC, she contributed to the growth and success of our service delivery with her outstanding compliance knowledge, teaching skills, leadership, and professionalism. Kathleen was not only a valuable employee, she was also a mentor to many. We are so grateful for Kathleen's contribution during her years at AHC and we wish Kathleen all the best.



Good Luck, Se and Nikita!

Se Kwon is leaving AHC on August 9, 2019 to finish her studies at the University of North Dakota. During her time at AHC, Se worked on newsletters, numerous power points, AHC's website, and prepared marketing materials as AHC's Training & Development Intern this summer. Se will be working several internships and jobs at school and expects to graduate from the University of North Dakota in the spring with a degree in Communication. After graduation, she hopes to pursue her dreams of becoming a newscaster. Se is extremely grateful for the wonderful connections made at AHC and the many opportunities she has been given! She looks forward to seeing AHC grow in the near future and is thankful for such an eye-opening experience.



Nikita Luyken completed her internship with AHC on July 26, 2019 to begin her final year as a law student at Mitchell Hamline School of Law. Nikita's primary task at AHC was reviewing documentation provided by owners and managers to support changes to Utility Allowance methods and making sure the properties remained in compliance with government regulations and program requirements. Nikita plans to do litigation and is very interested in employment law. She hopes to one day use her experience and knowledge to open up a pro bono firm in Liberia to assist individuals with their legal matters and to ensure that justice is being served. Nikita is grateful for the experience she gained and the many things she learned by being an intern at AHC.



Utility Allowance Methodology Change Requests

We have received several UA Methodology Change Requests recently and would like to highlight a few reminders and fees associated. When completing the forms for the change request please be sure to use the forms found on our website as they will be the most recent. Once a request has been uploaded to a project's secure folder please follow up with a brief email to UChangeRequest@ahcinc.net to ensure timely processing. **If you do not send an email, we will not know that a request was submitted.** After we receive your email and UA Change Request forms, we will remove the documents you submitted and create a UA Change Request folder in your secure Management Company folder. This is where all future UA change documents will be saved.

Should you have any questions while completing the requested documentation please reach out to us for assistance. Once a request has been received by AHC an invoice will be sent directly to the owner or management company for the request process. All ECM (Energy Consumption or Engineered Model) requests will be billed at a flat rate fee of \$500 per project. All HUSM (HUD Utility Schedule Model) requests will be billed at a flat rate fee of \$750 per project.

Manager of Strategic Initiatives & Training

We are in the process of searching for a full-time Manager of Strategic Initiatives & Training! See our website for further information regarding the position.

www.ahcinc.net

Please forward this to anyone in your organization you believe would benefit

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