

Linda Edmundson, Honorable Mention, Compliance Director of the Year Excellence in Low-Income Housing and Tax Credit Management Awards, 2009

Management Company Name: AHC Management LLC
Name of Nominee: Linda Edmundson
Name of Property: Responsible for compliance at 25 rental properties
No. of Income Restricted Units: 2,163



AHC Inc., a nonprofit developer of affordable housing, relies heavily on tax credits to finance its affordable rental properties. Maintaining full compliance with all tax credit regulations is crucial to the financial stability of AHC properties.

Linda Edmundson, Compliance Director of AHC Management LLC, has done an outstanding job of ensuring tax credit compliance at 25 rental properties with 2,163 apartments. She works closely with AHC Management site staffs to ensure compliance with all federal, state, and county regulations as they relate to low-income tax credits, bond financing and project-based and voucher section 8 programs. In addition, she is responsible for property compliance with HUD Fair Housing Standards.

Linda joined AHC Management in 2005 and is the company's first Compliance Director. She established all compliance procedures followed by the properties, and developed a tax credit compliance manual, adapting it to meet the specific compliance requirements for each rental property. With the significant changes in auditing requirements during the past few years, under Linda's direction, all site managers receive extensive training throughout the year to ensure they have a thorough understanding of current regulations and are up-to-date as regulations change. "Linda is a consummate professional," says Richard Leeds, President and CEO, AHC Management LLC. "She has a thorough knowledge of regulatory requirements, excellent organizational and team building skills."

Linda works closely with property managers and site staffs to certify residents, monitor resident compliance, and maintain all required documentation in resident files. She conducts regular compliance reviews for the 23-property portfolio to ensure the apartment buildings are operating according to all tax credit regulations and will pass inspections carried out regularly by state, federal, and county

regulators. She also assists AHC's asset management staff in reporting on tax credit certifications to investors of AHC properties.

In addition to Linda's major accomplishments in 2007-8, when she completed income certifications for over 330 residents at two newly renovated properties and one new-construction building in less than six months, she continues to successfully support compliance lease up challenges in 2009. Linda works closely with management staff at all of AHC's properties to ensure that income and asset qualifications for every household are met.



At the same time, Linda had to complete the Project Information and Certification of Continuance Compliance reports for other AHC properties. Linda is AHC Management's primary liaison with federal, state and county regulators. She is on site when regulators conduct compliance audits, helping the staff to respond quickly and efficiently to their requests. "Linda's calm and reassuring presence makes this process less stressful for all," explains Leeds.

Linda began working in property management when she graduated from high school. She has more than 17 years of experience in the field. Linda's dedication and commitment to the property staffs' education and training and maintaining an exceptionally high level of property compliance are some of the many reasons AHC Management was proud to nominate her for "Compliance Director of the Year."