



B' N A I B' R I T H I N T E R N A T I O N A L

CENTER FOR SENIOR SERVICES

October 31, 2019

Dear Friends,

It was great seeing everyone at our annual Housing Conference in Fort Worth, Texas hosted by Mollie and Max and Tarrant County B'nai B'rith Apartments. By all accounts, it was a very successful meeting, and I hope you felt the same! The Conference is great opportunity to learn about other buildings in the B'nai B'rith housing network, and hear from engaging speakers, all for the benefit of the residents who live in your buildings.

You may recall, we took quite a bit of time to discuss the recapitalization and refinancing of the B'nai B'rith housing stock. We encouraged everyone in our community to evaluate their capital needs and determine if rehabilitation or refinancing is appropriate, to ensure that there will be sufficient funds available to cover future capital expenditures. Additionally, in some cases, it may be necessary to refinance to provide funding for resident service programs as we did in the Bronx. Rehabilitation or refinancing are great tools to ensure that our housing network can best meet the continuing challenge of providing housing for the next generation of low-income seniors. Also, B'nai B'rith can work with you on building additional affordable housing in your community because as you know the demand for affordable housing certainly outweighs the supply.

Should you believe your property might benefit from a recapitalization or refinance, please do not hesitate to contact our office as we are now experienced in using programs like the Low Income Housing Tax Credit (LIHTC), our most vital tool for building more affordable housing and modernizing our existing stock.

And please, feel free to reach out to me and/or any of the rest of the Center for Senior Services team in Washington D.C. for assistance with any questions or issues may wish to discuss.

Wishing you and yours a happy, safe and enjoyable holiday season.

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