



*CANDACE SWANGER
HCCP®
Compliance Officer
Horizon Investment & Management Corp.*

Candace is a Compliance Specialist for Horizon Investment and Management Corp. She has 4 years experience in the IRS Section 42 Low Income Housing Tax Credit business. Candace's responsibilities include the training of all management personnel in Section 42 compliance, maintaining an auditing system that insures total program compliance with State and Federal regulations, and assisting in the writing for a comprehensive Section 42 LIHTC manual.

Candace has on-site experience in both leasing and as assistant manager and became a compliance officer for Horizon because of her skills with people, skills in communication and skills with the perfection needed to do Low Income Tax Credit compliance work. Candace works closely as a second to Horizon's Compliance Leader and is excellent in her work and will work the long hours to see that every possible move in happens as soon as possible and that the compliance work has been completed perfectly.

Assists in the overseeing of compliance for over 3,500 Low Income Housing Tax Credit Units;

Candace is a Housing Credit Certified Professional (HCCP® - 2002) a designation given by the National Association of Home Builders (NAHB) to individuals who have exclusive experience in Tax Credit Compliance supervision, training and authorship;

Assists with the initial and recertification paperwork of every household moving into Horizon's affordable housing properties;

Works with each State Housing agency in each annual on-site inspection of all affordable housing properties to insure no non-compliance issues;

Assists in all Section 42 LIHTC reports required by Federal and State Housing Agencies;

Works with management staff on Rent Roll, on training, troubleshooting, marketing and any other site specialties as needed.