The Council for Affordable and Rural Housing’s (CARH) Annual Meeting and Legislative Conference will be held on June 14-16, 2015, at The Ritz-Carlton, Pentagon City in Arlington, Virginia. Industry experts will present the most up-to-date regulatory and legislative news impacting the affordable rural housing industry. Expert panels of agency officials, affordable housing professionals and key members of Congress and committee staff with jurisdiction over issues impacting rural housing will be featured.

Panelists will review federal housing program restructuring initiatives, federal legislation and national market conditions in a series of general and concurrent sessions. We will go into detail about the latest funding concerns, with specific focus on programs sponsored by the Department of Housing and Urban Development (HUD) and the United States Department of Agriculture (USDA) Rural Development (RD). We will also discuss the new Congress’ agenda and how legislative and budget proposals may impact key affordable housing programs. We will review federal tax reform updates during the 114th Congress, as well as outline efforts to demonstrate how low-income housing tax credits (Housing Credits) and tax-exempt bonds (Housing Bonds) help rural housing.

CARH is known for hosting the Opening Reception at a well-known landmark in Washington, DC, and this year is no exception. We are excited to announce that the Opening Reception for this meeting will be held at the Army and Navy Club on Farragut Square on Sunday, June 14th which, coincidentally, happens to be Flag Day. Key members of Congress will be featured speakers at a luncheon at the Ritz-Carlton on Monday, June 15th where, in addition to a discussion on the priorities for the remainder of the legislative calendar, speakers will touch on the impact of next year’s presidential elections on these priorities.

CARH’s live and silent auction is always exciting and is also planned for Monday at The Ritz-Carlton. CARH’s auction committee has again amassed a range of fabulous items including vacation packages, dinners, gift certificates, devices to make your life easier, oil paintings and watercolors. Watch out for an email in the next couple of weeks that will direct you to CARH’s website where you will be able to see a list of the items that will be auctioned. Proceeds from the auction will go to both CARH and the CARH Scholarship Foundation. Be sure to attend this fun and always entertaining event.

The highlight of the meeting will be the Awards Breakfast on Tuesday, June 16th. We will honor the CARH Scholarship Foundation recipients and Rural Development’s (RD) National Site Managers of the Year and for the first time, RD’s Onsite Maintenance Person of the Year winner.
Sunday, June 14, 2015

8:30 a.m.-4:00 p.m.
Registration Open

8:00 a.m.-5:30 p.m.
Committee Meetings

8:00-9:00 a.m.
Best Practices and Education Committee
This joint committee will continue its efforts to increase educational opportunities for the affordable rural housing industry, as well as the development of best practices for on-site management and maintenance personnel. Course content for CARH members will be reviewed and other on-line training will be examined. The committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.

9:00-9:15 a.m.
Break with Exhibitors
Spend time with the various vendors whose companies supply goods and services to the affordable rural housing industry.

9:15-10:15 a.m.
State Affiliated Associations Committee
The committee will continue to review the nuts and bolts of organizing successful state meetings and other educational conferences throughout the year. Spring state-affiliated association meetings will be evaluated, with emphasis on the structure of the meetings and sessions which appealed to attendees. Upcoming summer and fall meetings will be reviewed. Social media and other marketing materials to promote membership will be a part of the committee’s agenda. Marketing membership, speakers and trainers for meetings, as well as state and the national CARH scholarships will also be highlighted. The committee should be prepared to recommend its top issues of action to the CARH Board of Directors.

10:15-10:30 a.m.
Break with Exhibitors

10:30-11:45 a.m.
Management Committee
This committee will cover: compliance requirements, CARH’s efforts to engage RD on alternative ways to provide for an increase in management fees, the Administration’s proposed changes to the Section 521 Rental Assistance (RA) program with emphasis on the Fiscal Year (FY) 2016 budget and various audits of the program, income verification issues, and HUD’s Section 8 renewal guide revisions. Updates will be provided on RD’s Unnumbered Letters (UL) and Procedural Notices (PNs). The committee should be prepared to recommend its top issues for action to the CARH Board of Directors.

11:50 a.m.-12:00 p.m.
General Membership Meeting
The nominating committee will formally present their recommendations for the 2015-2016 CARH Executive Committee and Board of Directors. Members who are present will vote on the recommended slate of candidates.
12:00-1:45 p.m.
Opening Luncheon, News and Insights from Washington

Enjoy lunch with exhibitors whose companies provide goods and services to the rural housing industry. The newly elected 2015-2016 CARH Executive Officers and Board of Directors will be introduced. Exhibitors will be asked to give a short presentation on their company and product emphasis. Finally, the CARH team of experts will deliver the most up-to-date information on the myriad of legislative and regulatory issues impacting the affordable rural housing industry today. The experts will give advice for the best ways to advocate policies and present issues to policy-makers during this crucial time. 

**Attendees are encouraged to make appointments with their members of Congress and staff while they are in Washington.**

2:00-4:00 p.m.  
Development and Owner Committees

This joint committee meeting will discuss preservation and operations issues facing owners. While many of the issues are unique to rural housing, there are equally as many that resonate across the affordable housing industry. The Administration’s and Congress’ proposed FY 2016 budget proposals will be reviewed, not only as they pertain to funding, but also their impact on the Housing Credit and Housing Bond programs. Tax reform and the status of tax extenders in both the House and Senate will be explored. Preservation transactions and continued implementation of the underwriting UL on these transactions will be outlined. Alternative financing instruments will be reviewed and credit markets analyzed. **This joint committee should be prepared to recommend top issues for action to the CARH Board of Directors.**

4:00-4:15 p.m.  
Break with Exhibitors

4:15-5:30 p.m.  
Board of Directors

All attendees are encouraged and welcome to attend.

6:00-8:00 p.m.  
Networking Reception and Celebration of Flag Day—Army and Navy Club, Washington, D.C.

The Army and Navy Club includes the most illustrious names in America’s military history as its members. Generals, political leaders, one of the first men to land on the moon, the first person to fly solo across the Atlantic, and participants in the first around-the-world flight belong to this historic club. The Army and Navy Club will provide the perfect backdrop for networking with your colleagues after a busy day of business meetings. The first daiquiri cocktail served in the United States was at the Army and Navy Club. The club celebrates this history with the **Daiquiri Lounge.**

We will also be celebrating Flag Day, which commemorates the adoption of the United States flag. The United States Army also celebrates the Army’s Birthday on this date. **No doubt this will be a memorable evening as CARH members celebrate these historic events. Note: Men should wear sport coats/suits at this event. **

**Buses will begin leaving The Ritz-Carlton, Pentagon City at 5:30 p.m. and will return to the hotel at the conclusion of the reception.**

To learn more about the Army and Navy Club, [click here.](#)

Dinner on Your Own
Monday, June 15, 2015

8:30-4:30 p.m.
Registration Open

7:30-8:00 a.m.
Continental Breakfast

General Sessions
8:00-11:45 a.m.

8:00-9:00 a.m.
News from the World of the Regulators
Attendees will hear from key officials from the USDA’s RD office and the HUD. Key policy-makers, who are driving a variety of housing issues, will participate on this panel. Learn the latest regulatory policies in the current budget environment and how these policies are being forged as officials prepare for the last two years of the Obama Administration.

9:00-10:15 a.m.
Breaking News from Capitol Hill
Several key Congressional staff members have been invited to participate in what will be a lively session where emerging legislative issues will be outlined. Budget issues and Congressional action on key items such as preservation, expiring Section 515 mortgages and impact on rental assistance, tax reform and other housing finance issues will no doubt be part of the discussion. Attendees will have a chance to discuss with Capitol Hill staff, the importance of continuing the public-private partnership programs that have provided housing to low and moderate income families throughout rural America.

10:15-10:30 a.m.
Break with Exhibitors

10:30-11:45 a.m.
Developments in the World of Tax Credits
This panel of experts will discuss a wide range of issues involving the Housing Credit and Housing Bond programs. Among the issues that will be examined: Congressional action both in the area of tax extenders and tax reform during the 114th Congress, structuring and underwriting transactions in rural areas, evaluating improved equity and debt markets, compliance issues and innovative transactions that panelists have seen across the country that can be replicated.

12:00-1:45 p.m.
Congressional Luncheon—Insiders’ Views
Key members of Congress will discuss the legislative calendar for the remaining months of the First Session of the 114th Congress. They will also discuss how the 2016 Presidential and Congressional elections will impact the agenda going forward next year. Be ready for a lively and frank discussion on a myriad of issues.
2:00-5:00 p.m.
Concurrent Sessions

2:00-3:15 p.m.
Overview and Updates of Portfolio Management Issues
This session will give attendees an opportunity to talk with officials from the national RD office on the bread and butter asset management and servicing issues impacting management companies and their staff on a daily basis. Management fees and options for determining fees going forward, funding and long-term options for the Section 521 RA program, non-profit issues, Improper Payment Elimination and Recovery Improvement Act (IPERIA) status and error rates, rental housing alignment issues, and changes in audit requirements will be among the discussion points.

OR

Technology Secrets: Using Technology to Increase Efficiency, Decrease Operating Costs and Increase Profits
This interactive panel of technology gurus will show housing professionals how to use technology to create business efficiencies to bolster the bottom line. For example, free mapping technologies like Google Earth, allow real estate developers to map their own properties or prospective developments against competitors', as well as Qualified Census Tracts (QCTs), Difficult to Develop Areas (DDAs) and Areas of Opportunity. Learn about free or inexpensive technology solutions for everyday problems and how to maximize technology products already in use.

3:15-3:30 p.m.
Break with Exhibitors

3:30-4:45p.m.
Developing the Best Debt Financing Strategy in an Unpredictable Market
Learn how to plan the right financing strategy for your deal. Lenders and developers will review the forecasts for short- and long-term rates and talk about various methods for managing rate risk. Plus, with specific case studies, they’ll compare the pros and cons of various financing programs. How the loan-to-cost increase by Ginnie Mae for the Section 538 Guaranteed Rural Rental Housing Loan Program can lead to an increase in use of the program both for preservation and new construction. A preliminary look at the National Housing Trust fund and the Capital Magnet Fund and how these programs, when fully implemented, could help rural housing transactions move forward.

OR

RAD—The Wave of the Future
HUD’s Rental Assistance Demonstration (RAD) program is a crucial part of public housing’s future. Can it be replicated for RD’s programs? There is increasing pressure to do more with less, and policymakers repeatedly ask “is there something like RAD we can do in rural areas?” This panel will discuss the issues, pros and cons, of HUD’s RAD programs and opportunities for rural multifamily properties at RD.

6:00-8:00 p.m.
Networking Reception and Auction
Enjoy CARH’s signature event. Relax and network with colleagues, while bidding on a number of fabulous one-of-a-kind items such as dinners, paintings, and vacation homes. The auction proceeds will go to CARH’s operating fund and the Scholarship Foundation. The Scholarship Foundation assists residents of CARH member-owned properties with tuition costs associated with higher education. This annual auction has helped the Foundation provide scholarships to 23 outstanding students throughout the country.

Dinner on Your Own
Tuesday, June 16, 2015

8:00 a.m.-12:15 p.m.
Registration Open

8:00-9:30 a.m.
Awards Breakfast
Don’t miss this event! The Board of Directors of the Scholarship Foundation will present the James L. Poehlman, Gordon Blackwell, Jack Godin, Jr., CRHD Founders and the CARH Scholarship Foundation scholarships to five exceptional students, all of whom reside in CARH-member properties. Rural Development will also present their National Site Managers of the Year awards to individuals throughout the country who manage elderly, family and farm labor housing; and this year for the first time, RD will present the On-Site Maintenance Person of the Year.

9:45 a.m.-12:30 p.m.
General Sessions

9:45-11:00 a.m.
Buying/Selling Older Tax Credit Partnership – How Capital Accounts, Waterfalls and Renegotiation Affect the Sale and Liquidation Proceeds
The Housing Credit program is now almost 30 years old. When we talk about “old deals,” increasingly that includes older tax credit transactions. The practice of maximizing tax credits and optimizing developer fees is impacting sales calculations on the back end as partners exit transactions. This panel will explore these points, offer insights and possible solutions.

11:00 a.m.-12:30 p.m.
Preservation Roundtable and Workshop
USDA is looking at a new world of preservation. This panel will review the preliminary assessment transfer tool and updates from the review of the January Midyear Meeting, and how ELIHPA incentives factor in, now and in the future.

12:30 p.m.
Meeting Concludes

Don’t leave Washington without making an appointment to visit your Senator, Representative and their respective staffs.

Recommended dress for meeting: Business attire. Reception at Army and Navy Club, men need to wear sport coats/suits.
FEATURED SPEAKERS

Senator Shelley Moore Capito*
United States Senate
Washington, DC

Rep. Barbara Comstock*
United States House of Representatives
Washington, DC

Lisa Mensah*
Undersecretary, USDA Rural Development
Washington, DC

Tony Hernandez
Administrator, Housing and Community Facilities
USDA Rural Development
Washington, DC

Benjamin T. Metcalf
Deputy Assistant Secretary for Multifamily Housing
US Department of Housing and Urban Development
Washington, DC

Clinton Jones
House Financial Services
US House of Representatives
Washington, D.C.

Tallman Johnson
House Financial Services
US House of Representatives
Washington, D.C.

Chris Brown
Legislative Director
Office of Rep. Blaine Luetkemeyer
US House of Representatives
Washington, DC

Katherine Alitz
Boston Capital
Boston, MA

Jerry Anderson
Gill Group
Dexter, MO

Lowell Ray Barron II
The Vantage Group, LLC
Fyffe, AL

Don Beaty
The Summit Group
Seattle, WA

Mitch Copman
Streamroll, LLC
Cumming, GA

Tanya Eastwood
Greystone Affordable Housing Initiatives, LLC
Raleigh, NC

Todd Fentress
Clark Schaefer Hackett
Columbus, OH

Richard S. Goldstein, Esq.
Nixon Peabody, LLP
Washington, DC

Garth Rieman
National Council of State Housing Agencies
Washington, DC

Michael Steininger*
USDA/ RD - Housing and Community Facilities
Washington, DC

Katherine Alitz
Boston Capital
Boston, MA

David Layfield
ApartmentSmart.com
Salisbury, MD

Kent Neumann
Eichner Norris Neumann
Washington, DC

Richard Michael Price, Esq.
Nixon Peabody, LLP
Washington, DC

Garth Rieman
National Council of State Housing Agencies
Washington, DC

Michael Steininger*
USDA/ RD - Housing and Community Facilities
Washington, DC

Monica Sussman, Esq.
Nixon Peabody, LLP
Washington, DC

Hon. Tom Reynolds
Nixon Peabody, LLP
Washington, DC

Stephanie White
RD - Housing and Community Facilities
Washington, DC

* Invited Speakers
REGISTRATION FORM

Name
Title

Company/Organization

Street Address

City State Zip

Telephone Fax

E-mail Website

Guest(s) Name(s)

How would you best describe your company? □ Developer □ Manager □ Owner □ Syndicator/Equity Financier □ Vendor/Supplier □ CARH State Affiliated Association Executive □ Other (please describe)

REGISTRATION FEES

<table>
<thead>
<tr>
<th>Role</th>
<th>By May 22</th>
<th>After May 22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advisory Trustee</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 or more attendees (per person)</td>
<td>$570</td>
<td>$620</td>
</tr>
<tr>
<td>Associate Plus</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 or more attendees (per person)</td>
<td>$630</td>
<td>$680</td>
</tr>
<tr>
<td>Basic Plus Member</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 or 2 attendees (per person)</td>
<td>$690</td>
<td>$740</td>
</tr>
<tr>
<td>3 or more attendees (per person)</td>
<td>$660</td>
<td>$710</td>
</tr>
<tr>
<td>Associate or Basic Member</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 or 2 attendees (per person)</td>
<td>$710</td>
<td>$760</td>
</tr>
<tr>
<td>3 or more attendees (per person)</td>
<td>$670</td>
<td>$720</td>
</tr>
<tr>
<td>State Affiliated Assn. Member</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$785</td>
<td>$835</td>
</tr>
<tr>
<td>Exhibitor's Table + 1 Attendee</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Each additional exhibitor attendee:</td>
<td>$750</td>
<td>$800</td>
</tr>
<tr>
<td>Non-Member</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Per attendee:</td>
<td>$855</td>
<td>$905</td>
</tr>
<tr>
<td>Exhibitor's Table + 1 attendee:</td>
<td>$905</td>
<td>$955</td>
</tr>
<tr>
<td>Each additional attendee:</td>
<td>$720</td>
<td>$770</td>
</tr>
<tr>
<td>Government Employee</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$570</td>
<td>$595</td>
</tr>
</tbody>
</table>

Additional Guest Registration Fees:

Sunday, June 14 - Reception at Army and Navy Club

   |       |       |
   $85  | $85  | $

Monday, June 15 - Auction & Reception

   |       |       |
   $75  | $75  | $

TOTAL $

To pay by credit card, complete the following:

□ American Express □ Visa □ MasterCard □ Discover □ Diner's Club

Card Number Expiration Date Security Code

Name as it Appears on Card

Billing Address City State Zip

Signature (required)

HOTEL INFORMATION

CARH's Annual Meeting will be held at the Ritz Carlton Pentagon City in Arlington, Virginia. The hotel is located approximately five minutes from Reagan National Airport. For hotel reservations, please call the hotel directly at (703) 415-5000 and identify yourself as a CARH meeting attendee. Registrants will receive a special rate of $256 per night for single/double occupancy. To receive this rate, you must make your reservations no later than Friday, May 22, 2015.

To visit www.CARH.org to Become a Meeting Sponsor

CANCELLATION/REFUND POLICY

Cancellations must be made via email to emarecheau@carh.org. A $35 fee will be charged for registration cancellations received by 5 p.m., Friday, May 29, 2015. $110 will be deducted from cancellations received after that date. Absolutely no refunds will be given after 5 p.m. on Thursday, June 11, 2015, or to registrants who fail to attend the program. An additional $85 will be assessed on all at-door registrations.

To pay by credit card, complete the section below. Or, make check payable to CARH. Send form and payment to:

Council for Affordable and Rural Housing
1112 King Street
Alexandria, VA 22314
703-837-9001 ~ 703-837-8467 (fax)
carh@carh.org • www.carh.org
Select your preferred Sponsorship level:

○ PLATINUM PLUS $2,500
  • Luncheon, Awards Breakfast, OR One Reception*
  • One Coffee Break & One Continental Breakfast
  • Company Logo Included on Attendee List**

○ PLATINUM $2,000
  • Luncheon, Awards Breakfast, OR One Reception*
  • One Coffee Break OR Continental Breakfast
  • Company Logo Included on Attendee List**

○ GOLD $1,000
  • Luncheon, Awards Breakfast, OR One Reception*

○ SILVER (circle your preferred option) $500
  • Two Coffee Breaks OR
  • One Coffee Break & One Continental Breakfast

○ BRONZE $250
  • One Coffee Break

*Platinum Plus, Platinum & Gold Sponsors Only
Number (from 1-5) your preferred choice for lunch, breakfast, or reception sponsorship:

  ___ Sunday — Opening Luncheon
  ___ Sunday — Reception-Army and Navy Club
  ___ Monday — Auction & Reception
  ___ Tuesday — Awards Breakfast

Sponsor & Win!
Sponsors at the Silver Level or higher will be entered into a drawing for one FREE NIGHT at the Westin Riverwalk Hotel in San Antonio, Texas, during CARH’s 2016 Midyear Meeting!

Company: ____________________________________________
Contact: ____________________________________________
E-mail: ____________________________________________ Phone: ____________________________

All Sponsors also receive Special Recognition by CARH’s President, Distinctive Signage and Printed Acknowledgement in meeting materials.

Make checks payable to “CARH.” If paying by credit card, complete the following:

  □ American Express  □ Visa  □ MasterCard  □ Discover

Card Number: __________________________ Exp. Date: ________ Security Code: ________
Name on Card: __________________________ Signature: __________________________
Billing Address: __________________________

SPONSORSHIP FORMS ARE DUE BY WEDNESDAY, MAY 20, 2015
Mail form and payment to: CARH, 1112 King Street, Alexandria, VA 22314 or fax to 703-837-8467
**Platinum Plus and Platinum Sponsors: Please e-mail electronic logo (JPG file) to tschultz@carh.org by May 21.
Questions? Contact CARH at 703-837-9001 or carh@carh.org.
CARH AUCTION DONOR FORM
18th ANNUAL SILENT AND LIVE AUCTION

Monday, June 15, 2015
Council for Affordable and Rural Housing (CARH)
Annual Meeting & Legislative Conference
The Ritz-Carlton • Pentagon City • Arlington, Virginia

This year, part of the proceeds from the auction will again benefit the CARH Scholarship Fund. This Fund was established by CARH to promote education and expand opportunities for residents of affordable housing in rural America. We encourage your participation in the auction this year so that you can help us support students from CARH-member properties and this very worthy cause. Thank you!

DONOR INFORMATION

Name: ______________________________
Organization: __________________________
Phone: ___________________ Email: __________________________

Item(s) Donated: ______________________________

Approximate Value: $________

I certify the above description of item(s) or service to be correct and agree to donate such to CARH for auction to the highest bidder on June 15, 2015, at the 18th Annual Auction. Where appropriate, I agree to ship the donated item(s) to Washington, DC, according to CARH’s instruction.

Do you need shipping instructions? _________

To Pay By Credit Card: American Express____ VISA____ Master Card____ Discover____

Card number ____________________________ Expiration Date ______ Security Code ______

Name as Listed on Card: ____________________________ Phone # ______
Billing Address: ____________________________________________

City __________________ State ______ Zip Code ______

Signature (Required) ____________________________

Please complete and fax or email form by May 22, 2015 to:
CARH National Office
1112 King Street, Alexandria, Virginia 22314
Phone: 703-837-9001 • Fax: 703-837-8467 • Email: emarecheau@carh.org