2016 MIDYEAR MEETING
Building on Today’s Opportunity to Create Tomorrow’s Success

January 25-27, 2016
The Westin Riverwalk Hotel
San Antonio, Texas
The Council for Affordable and Rural Housing (CARH) Midyear Meeting will take place on Monday, January 25 through Wednesday, January 27, 2016, at the Westin Riverwalk Hotel in San Antonio, Texas. CARH is known for holding meetings in exciting, interesting, and unique places, and this may be the best yet! Educational sessions will be based on the meeting theme, “Building on Today’s Opportunity to Create Tomorrow’s Success.”

The CARH Midyear Meeting is regarded as the industry's premier affordable rural housing meeting. We will again offer high caliber industry experts and government officials presenting the latest information on regulations, pending legislation, and trends that impact your business. Hear from CARH's Washington, DC experts on the impact of the First Session of the 114th Congress on affordable housing. Learn about outstanding issues likely to be acted upon in the Second Session, in light of the 2016 Presidential and Congressional elections. Sessions throughout the meeting will focus on tax-related issues, analysis of the budget, and regulatory concerns, providing you with the most up-to-date information and tools to increase business efficiencies and achieve long-term success.

CARH will present the prestigious Harry L. Tomlinson, the State Affiliated Association and the Member of the Year Awards. Be there to help recognize and celebrate your colleagues who have excelled in the affordable housing industry, by moving our objectives forward through their achievements and determination.

The Westin Riverwalk Hotel, with its Spanish Colonial style, in the heart of San Antonio’s world famous River Walk, is CARH’s Midyear Meeting headquarters. The hotel affords direct access to this charming and beloved Texas destination. Whether you set out on foot or by water taxi, the River Walk invites you to explore the myriad of restaurants, shops and entertainment venues that line the banks of the river, as it winds through downtown in a 32-mile loop.

Our opening reception on Monday, January 25, will be at the historic Alamo where attendees can step into history with a guided tour. We’ll retrace the steps of heroic Texans and Tejanos who made the ultimate sacrifice in the spirit of Texas liberty. The Alamo has a rich history through the ages, but the Battle of 1836 has become world famous as a symbol against impossible odds in the fight for freedom.

Another must-attend event will be our Networking Reception on Tuesday, January 26, at the hotel. This reception will be held jointly with the Affordable Housing Tax Credit Coalition, which will also be meeting at the hotel. This joint reception will provide attendees of both groups a unique opportunity to meet and network.

Plan to attend the CARH 2016 Midyear Meeting. We look forward to seeing you in January!
Monday, January 25, 2016

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

8:30 a.m.-5:30 p.m.
Committee Meetings—All attendees are welcome to attend the committee meetings.

8:30-9:30 a.m.
State Association Committee
The committee will review the nuts and bolts of organizing state meetings and conferences. Social media options will be discussed vis-à-vis the promotion of CARH and the state associations, as well as the affordable rural housing industry as a whole. Discussion will include how state associations communicate issues of concern to both the industry as well as elected and regulatory officials in states. The importance of grass-roots advocacy will also be examined and how this advocacy supports CARH’s efforts at the national legislative level. The committee should be prepared to recommend its top issues for action to the CARH board of directors.

9:30-9:45 a.m.
Break with Exhibitors
This will be the first of many opportunities to spend time with the vendors, whose companies supply goods and services to the affordable rural housing industry.

9:45-10:45 a.m.
Best Practices and Education Committees
This joint committee meeting will continue to focus on educational development for the industry. Best practice forms and initiatives will be reviewed vis-à-vis regulatory changes. Additional items that should be added to the best practice section of CARH’s website will be discussed. This joint committee should be prepared to recommend the top issues of action to the CARH board of directors.

10:45 a.m.-12:00 p.m.
Management Committee
This committee will cover compliance requirements and the outcome of the Section 521 Rental Assistance (RA) issues, which developed as a result of the Administration’s Fiscal Year (FY) 2015 and FY 2016 specifically the budget requests shortages and crisis that resulted from these budgeting issues. The effects on residents, owners and managers will be outlined as will the response by CARH, Congress and Rural Development (RD). Income verification issues will be examined as will CARH’s continuing efforts to provide for an increase in management fees. Officials from the national RD office will be available to discuss a variety of servicing issues via teleconference during the committee meeting. Updates will be provided on RD’s Unnumbered Letters and Procedural Notices. HUD initiatives and regulatory procedures will also be examined. The committee should be prepared to recommend its top priority issues for action by CARH’s board of directors.

12:15-2:15 p.m.
Opening Luncheon and Breaking News from Washington
CARH’s Washington, DC experts will discuss the legislative and regulatory issues that will impact the affordable rural housing industry during the upcoming year. A recap of the multi-year budget agreement passed by Congress, including funding for affordable housing programs in FY 2016 and the Housing Credit and Bond programs will also be examined. Discussion of the upcoming Presidential and Congressional elections will be part of the discussion. The meeting exhibitors, whose companies supply goods and services to rural housing providers, will join us for the luncheon. Exhibitors will be asked to give a short presentation on their company and product emphasis.
2:30-4:00 p.m.  
**Development and Owner Committees**  
This joint committee meeting will discuss the various transactional issues impacting the development community as well as preservation and operational issues facing owners. While many of the issues are unique, there are equally as many that resonate across the industry. The outcome of the FY 2016 budget will be analyzed with an eye towards what may be proposed in the Administration’s FY 2017 budget for both HUD and RD’s housing programs. Housing Credit and bond-related issues will be outlined. Preservation transactions and policies being implemented by both HUD and RD will also be examined. RD’s use of soft loans, tax credit rents, the status of expiring Section 515 mortgages and RA contracts will be part of the discussion. The committee will seek feedback about different experiences with the Preliminary Assessment Tool (PAT) and, in particular, various treatment of Return on Investment. Various HUD initiatives as well as alternative financing instruments will be reviewed and credit markets analyzed. The committee will also review the RA crisis, the shortages that resulted from RD’s budgeting issues and effects on the investment community towards preservation with RD. This joint committee should be prepared to recommend top issues for action to CARH’s board of directors.

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

4:15-5:30 p.m.  
**Board of Directors Meeting**  
*All are welcome to attend.*

6:00-8:00 p.m.  
**Opening Reception at The Alamo**  
The Opening Reception will be at the historic Alamo. From a Spanish Mission to a military outpost, the Alamo has been at the crossroads of history for the past 300 years. With its rich history, it has become most famous for the Battle of 1836, which has come to represent the struggle for freedom against impossible odds. “Remember the Alamo” is an iconic phrase that refers to this battle. After the reception and tour, you won’t forget it! The tour guides will retrace the steps of heroic Texans and Tejanos, who made the ultimate sacrifice and represent the spirit of Texas liberty. Please be sure to complete the “Special Event” section of the meeting registration form and include $25.00 per person for the docent tour of the Alamo. The tour is not included in your meeting fee. To learn more about the Alamo, visit [www.thealamo.org](http://www.thealamo.org).

**Dinner on Your Own**
10:15-10:30 a.m.
Break With Exhibitors

10:30 a.m.-12:30 p.m.
Concurrent Sessions

10:30-11:30 a.m.
How the Budget Act & IRS Guidance Will Impact Your Deal
Find out how the Bipartisan Budget Act will affect how Partnerships and LLC's will be viewed by the IRS. The panel will also review the IRS audit guide (9-2014) and its impact on the treatment of development costs for depreciable/eligible basis and expensing for tax purposes. Learn how the LIHTC program may be granted relief when conflicting program requirements dictate lease terms.

OR

Growth Strategies for Management Companies
This interactive panel will feature management company experts who will help you examine your own company’s strengths and weaknesses; identify opportunities that will enhance income streams within your current portfolio as well as generating new revenue; and cultivate prospective clients and long term profits.

11:30 a.m.-12:30 p.m.
Energy Efficiency and Conservation for Affordable Housing
This session will examine initiatives that can help owners of older rural housing properties make properties more energy efficient. Financing mechanisms will be discussed that will provide a roadmap for implementing energy improvements and retrofits of existing properties. RD’s Rural Utilities Service (RUS) Energy Efficiency and Conservation Loan program, which uses electric cooperatives as intermediaries for energy conservation improvements, will be outlined. PACE financing will be explored as will energy retrofitting programs developed by Enterprise Community partners.

OR

Fannie Mae’s Duty to Serve
At CARH’s 2015 Annual Meeting in June, representatives from Fannie Mae and CARH members had a special roundtable discussion on how the future housing finance system may address critical rural housing issues. This will be a follow-up to this roundtable as Fannie Mae looks to implement policies envisioned when the “duty to serve” underserved markets provisions were included in the Housing and Economic Recovery Act (HERA) of 2008.

12:30-1:45 p.m.
Awards Luncheon
CARH will present its three prestigious awards: the Harry L. Tomlinson, the Member of the Year and the State Affiliated Association of the Year Awards. Join us as we honor your colleagues for their achievements and dedication!

2:00-3:15 p.m.
General Session
Building Blocks for Successful Preservation Transactions
Join this panel of experts who will share their insights and experiences with preservation deals throughout the country. This session will outline actual transactions from the financing and structuring of deals, including the actual use of RD’s Preliminary Assessment Tool, the delivery of housing credits and bonds, as well as other funds to the transactions. Architectural and construction designs will be reviewed as will replacement of existing materials and products throughout the apartments.

3:15-5:45 p.m.
Free Time to Explore the River Walk and San Antonio Area!
The San Antonio River Walk is world famous as a unique and fascinating destination. The 32-mile loop around the city on the banks of the river is home to abundant cultural, arts and historic sights, as well as great shopping and delicious food. The most well-known area of the River Walk may be Pearl, a neighborhood on the Northern reach that is home to the historic Pearl Brewery and became the crown jewel in the revitalization efforts of midtown and downtown San Antonio. In addition to the brewery, Pearl is home to
fabulous restaurants, shops and is just steps from the San Antonio Museum of Art. For more information about the Pearl Brewery, visit www.atpearl.com.

The world-renowned Culinary Institute of America (CIA) is also located in Pearl, set among the restored 19th century buildings of the former Brewery. Take a tour of the CIA and stay to sample the Latin cuisine at Nao, the on-campus restaurant celebrating authentic Latin culture. Book a two-hour cooking class with a CIA chef-instructor. Learn about wine as you prepare your food. A CIA pop-up Bakery Cafe will delight you with sweet and savory delights prepared by baking and pastry arts students. For more information about the Culinary Institute of America, San Antonio, please visit www.ciachef.edu/texas.

Other fabulous sights are the Spanish Governor’s Palace, a National Historic Landmark; the cutting edge Blue Star Arts Complex; and Sea World San Antonio, thrilling entertainment for the whole family. Whatever your interests, San Antonio has something for you! For more information on the many things to do and places to see in the San Antonio area, please visit www.visitsanantonio.com.

6:00-8:00 p.m.
Networking Reception with The Affordable Housing Tax Credit Coalition
The Affordable Housing Tax Credit Coalition (AHTCC) will be meeting at the Westin Riverwalk Hotel simultaneously with CARH. Enjoy this unique opportunity to network with not only CARH colleagues, but also with attendees to the Coalition’s conference.

Dinner on Your Own

Wednesday, January 27, 2016
8:30 a.m.-12:00 p.m.
Registration Open
8:30-9:00 a.m.
Continental Breakfast with Exhibitors
9:00-12:15 p.m.
General Sessions
9:00-10:45 a.m.
The Latest Enforcement Actions by DOJ and Advocacy Groups: Why You Are Going to Re-think Your Business Strategy
The Housing and Civil Enforcement Section of the Department of Justice (DOJ) is aggressively bringing enforcement actions against developers of affordable multifamily housing. State housing finance agencies as well as developers and builders of affordable housing are searching for answers as to what DOJ’s motives are in bringing these cases, and what DOJ is evaluating in determining if a property is in compliance with the Fair Housing Act and in some cases Section 504 accessibility requirements. This panel of experts will explore DOJ’s actions. Attendees will then be prepared to take proactive steps to ensure developments are compliant and DOJ does not bring the next lawsuit against you.

10:45-11:00 a.m.
Break with Exhibitors
11:00 a.m.-12:15 p.m.
RD’s Comprehensive Property Assessment and Portfolio Analysis
Twelve years ago, a study which provided detailed analysis of Rural Development’s multifamily portfolio was conducted. This analysis detailed important information on the preservation needs of the portfolio as well as provided a series of short-term and long-term recommendations and costs associated with these activities. This study is being updated and agency officials at this session will provide an overview of the updated study, give preliminary analysis to attendees and recommendations will be reviewed against current implementation of the Multifamily Preservation and Revitalization (MPR) demonstration program and the PAT.

12:15 p.m.
Meeting Concludes
Featured Speakers

Lisa Mensah*
Undersecretary, USDA Rural Development
Washington, DC

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

Priya Jayachandran*
Acting Deputy Assistant Secretary for Multifamily Housing
US Department of Housing and Urban Development
Washington, DC

Hon. Tom Reynolds
Nixon Peabody, LLP
Washington, DC

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

Cynthia Bast
Locke Lord, LLP
Austin, TX

Don Beaty
The Summit Group
Seattle, WA

Charles Bringardner
HD Supply
Roswell, GA

Campbell Brown
Greystone Affordable Housing Initiatives, LLC
Raleigh, NC

Tim Carpenter
Fannie Mae
Washington, DC

Tanya Eastwood
Greystone Affordable Housing Initiatives, LLC
Raleigh, NC

Mark English
E&A Team, Inc.
Tuscaloosa, AL

Todd Fentress
Clark Schaefer Hackett
Columbus, OH

Andrew Finkel
Government Accounting Office
Washington, DC

Garrick Gibson
Tidwell Group
Austin, TX

Bryan Hooper*
Deputy Administrator
USDA - Housing and Community Facilities
Washington, DC

Russell Kaney
Enterprise Community Partners, Inc.
Winnebago, IL

Anand Kannan
WNC & Associates, Inc.
Irvine, CA

David Layfield
ApartmentSmart.com
Green Street Housing, LLC
Salisbury, MD

Norine Lewis
Hallmark Companies
Atlanta, GA

Scott Moore
Baird Holm, LLP
Omaha, NE

Kent Neumann
Eichner Norris & Neumann PLLC
Washington, DC

Kyle Peczynski
Petros PACE Finance
Detroit, MI

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

John Rucker
Stifel, Nicolaus & Company, Inc.
Montgomery, AL

Mark Shelburne
Novogradac & Company, LLP
Raleigh, NC

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

Kurt Wallace*
Wallace Architects, LLC
Columbia, MO

Jeffrey A. Whiting
City Real Estate Advisors, Inc.
Indianapolis, IN

* Invited Speakers
REGISTRATION FORM

Council for Affordable and Rural Housing

2016 Midyear Meeting

Monday, January 25 - Wednesday, January 27, 2016

Westin Riverwalk Hotel • San Antonio • Texas

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

Advisory Trustee:

2 or more attendees (per person) $630 $

Associate Plus:

2 or more attendees (per person) $690 $

Basic Plus Member:

1 or 2 attendees (per person) $750 $

3 or more attendees (per person) $720 $

Associate or Basic Member:

1 or 2 attendees (per person) $770 $

3 or more attendees (per person) $730 $

State Affiliated Assn. Member:

$845 $

Exhibitor's Table + 1 Attendee:

$810 $

Each additional exhibitor attendee: $730 $

Non-Member:

$915 $

Per attendee:

$965 $

Exhibitor's Table + 1 attendee:

$810 $

Each additional attendee:

$730 $

Government Employee:

$605 $

Special Event: Docent Tour of the Alamo (during Monday's (January 25th) Reception) $25 each (not included in registration or guest fees)

$75 $

TOTAL $25 each (not included in registration or guest fees)

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, January 8, 2016. $110 will be deducted from cancellations received after that date. Absolutely no refunds will be given after 5 p.m. on Wednesday, January 20, 2016, 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 following:

☐ American Express  ☐ Visa  ☐ MasterCard  ☐ Discover  ☐ Diner’s Club

To pay by credit card, complete the following:

Card Number Expiration Date Security Code

Name as it Appears on Card

Billing Address City State Zip

Signature (required)

Council for Affordable and Rural Housing

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