The Council for Affordable and Rural Housing’s (CARH) Annual Meeting and Legislative Conference will be held on June 12-14, 2016, 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 staff with jurisdiction over issues impacting rural housing will be featured.

Panelists will review and provide detailed information 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). Discussion will also center on the Presidential and Congressional elections in November and how these elections will impact the focus of the Congress in the upcoming months -- be it funding for affordable housing programs or tax-related issues.

Our Opening Reception on **Sunday, June 12th** will usher-in a different fundraising event that will help supplement some of CARH’s Scholarship Foundation’s activities. There will be a series of items raffled off which will include a variety of vacation homes, dinners, gift certificates and paintings. Attendees will be able to purchase tickets throughout the day on Sunday prior to the reception for items that they would like to take a chance on winning. This will be a “reverse” raffle, where the last tickets drawn are the winners. Be prepared to increase your chances of winning! There will be multiple opportunities to re-enter the raffle at the reception if your ticket is drawn before the final winning tickets are chosen.

CARH is also known for hosting networking receptions at well-known landmarks in Washington, DC and this year is no exception. The reception on **Monday, June 13**, will be at the historic Tudor Place in Georgetown. Tudor Place is a National Historic Landmark with a Federal-style mansion, completed in 1816. It was originally the home of Thomas Peter and his wife, Martha Parke Custis Peter, a granddaughter of Martha Washington. The Tudor Place garden encompasses five and a half acres and remains one of America’s last intact urban estates from the Federal Period. Its open lawns and garden rooms are a delight and a useful historical record of land use over time. The site will be the perfect backdrop for the CARH reception!

The highlight of the meeting will be the Awards Breakfast on **Tuesday, June 14th**. We will honor the CARH Scholarship Foundation recipients and Rural Development’s (RD) National Site Managers of the Year and the Maintenance Person of the Year.
Sunday, June 12, 2016

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

8:00- a.m.-5:15 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. Continued development of best practices for onsite managers and maintenance personnel will also be explored. 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 housing industry.

9:15-10:15 a.m.  
State Affiliated Associations Committee  
The committee will continue to discuss initiatives which help state groups organize successful 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 the sessions which appealed to attendees. Upcoming summer and fall meetings will be reviewed. 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  
The committee will cover compliance requirements of both RD, HUD and Treasury, the Section 521 Rental Assistance (RA) program will be analyzed with an emphasis on budget issues as well as regulatory changes to the program, management fees for 2017 and alternative ways for RD to provide increases in fees in the future, various fair housing initiatives at HUD will also be explored. 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.

12:00-12:15 p.m.  
General Membership Meeting  
The nominating committee will formally present their recommendations for the 2016-2017 CARH Executive Committee and Board of Directors. Members who are present will vote on the recommended slate of candidates.

12:15-2:00 p.m.  
Welcoming Luncheon and Washington Report  
Enjoy lunch with the exhibitors whose companies provide goods and services to the rural housing industry. The newly elected 2016-2017 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 Capitol Hill and Washington 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 political landscape of Washington will be analyzed and how the upcoming Presidential and Congressional elections will affect the budget, tax initiatives and policies impacting affordable rural housing.
2:15-3:45 p.m.
Development and Owners Committees
This joint committee meeting will discuss preservation and operations issues facing owners and developers. Action by Congress on HUD and RD’s budget for Fiscal Year (FY) 2017 will be reviewed. Various tax credit issues will be analyzed with particular emphasis on how transactions have changed as a result of enactment last year of legislation that provides for a permanent flat rate for the 9 percent credit. Further changes including an increase to the volume cap for the credit will be examined, as will support for a permanent flat rate for the 4 percent credit. Continued discussion of Section 515 maturing mortgages and RA concerns will be reviewed. Preservation transactions and continued implementation of the Preliminary Assessment Tool will also be explored. Alternative financing instruments will be reviewed and credit markets and tax issues impacting order properties within RD’s portfolio will be outlined.

3:45-4:00 p.m.
Break with Exhibitors

4:00-5:15 p.m.
Board of Directors
All attendees are encouraged and welcome to attend.

Monday, June 13, 2016

7:30 a.m.-4:30 p.m.
Registration Open

7:30 a.m.-12:30 p.m.
General Sessions

7:30-8:30 a.m.
Continental Breakfast and Regulator News
Attendees will hear from key officials from RD and HUD. Key policymakers, 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 final months of the Obama Administration.

8:45-9:45 a.m.
News from the Halls of Congress
Several key Congressional staff members have been invited to participate in what will be a lively session where emerging legislative issues will be discussed. Budget issues and Congressional action on key items such as emerging preservation issues and action on a variety of tax-related housing concerns will be a focal point of the conversation. The impact of the legislative schedule for the remainder of the year will be reviewed in light of the pending Presidential and Congressional elections.

9:45-10:00 a.m.
Break with Exhibitors

10:15-11:15 a.m.
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 on tax-related issues, reports and findings from the Government Accountability Office (GAO) on the housing credit program; structuring and underwriting of 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.

Dinner on Your Own
11:15 a.m.-12:30 p.m.
Breaking News from the Section 538 Front
The Section 538 Guaranteed Rural Rental Housing Program presents many opportunities for the affordable rural housing industry and the rural portfolio across the country. Panelist to this session will review the program as it works today with recommendations from the industry to improve and enhance usage both for preservation and new construction transactions. Case studies of transactions, including nuisances of deals and how the program can successfully be used with other affordable housing programs, will be discussed.

12:30-2:00 p.m.
Lunch with Key Congressional Policy Makers
Key members of Congress will discuss the pressing policy issues that will likely be acted on during the remaining months of the 114th Congress. Be ready for lively and frank discussions on a myriad of issues including the upcoming Congressional elections and races to watch.

2:15-3:15 p.m.
General Session
Housing By the Numbers: A Look at 2016 Housing Data and What it Means to You
See the latest housing data from housing production estimates to poverty statistics to wage trends. Learn from industry data scientists what the numbers mean to the affordable housing industry.

3:15-5:15 p.m.
Concurrent Sessions

3:15-4:15 p.m.
Real Estate Taxes: The Appeal Process
This session will deal with one of the rural housing industry’s largest expense items—real estate taxes. With rent restrictions limiting income for affordable housing, working to contain costs on properties is critical. Panelists at this session will outline how rural housing providers can navigate through the process of challenging property valuation so that real estate tax bills can be lowered. Various state initiatives will be reviewed and analyzed.

OR

Business and Insurance Issues Impacting the Affordable Housing Industry: Prevention and Protection
This session will examine some of the business and operational issues impacting the affordable rural housing industry. Panelists will discuss how affordable housing providers can minimize liability risks and insurance costs when dealing with vendors. Best practices will be addressed for protecting your business with expanded insurance beyond the norm.

4:15-5:15 p.m.
Portfolio Management Issues—Overview and Updates
This session will give attendees an opportunity to talk to officials from the national RD office on the bread and butter asset management and servicing issues impacting management companies and their staffs. Policies, funding and long-term options for the Section 521 RA program, management fees and options for determining fees going forward, Improper Payment Elimination and Recovery Improvement Act (IPERIA) status and error rates, non-profit and audit issues will be among the discussion points.

OR
Sleeper Accounting and Audit Issues
From negative capital accounts, to capital account to deficit restoration obligation developers and investors are finding new concerns about how partner capital accounts are treated for federal income tax purposes. This panel will discuss IRS requirements for respecting partnership interests versus sometime deal expectations.

6:00-8:00 p.m.
Networking Reception—Tudor Place, Georgetown
CARH is known for hosting a reception at a well-known landmark in Washington, DC, and this year is no exception. Our networking reception will be held at Tudor Place in Georgetown. Tudor Place is a National Historic Landmark with a Federal style mansion, completed in 1816. It was originally the home of Thomas Peter and his wife, Martha Parke Custis Peter, a granddaughter of Martha Washington. The Tudor Place garden encompasses five and a half acres and remains one of America’s last intact urban estates from the Federal Period. Its open lawns and garden rooms are a delight and a useful historical record of land use over time. The site will be the perfect backdrop for the CARH reception.

*Buses will leave the hotel at 5:30 p.m. and 5:45 p.m.*

Tuesday, June 14, 2016
8:30-11:30 a.m.
Registration Open

8:30 -10:00 a.m.
Awards Breakfast
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. RD will also present their Maintenance Person of the Year as well as the National Site Managers of the Year awards to individuals throughout the country who manage elderly, family and farm labor housing.

10:00-10:15 a.m.
Final Break with Exhibitors

10:15 -11:30 a.m.
General Session
The Latest from the MPR World
The Multifamily Preservation and Revitalization (MPR) program is finishing its first decade as a demonstration program. This panel will discuss the latest Notice of Funds Availability (NOFA) contours and how the NOFAs have changed. MPR is also available for expiring 515 mortgages and owners who seek to extend their mortgages and remain in the program. This panel will also discuss MPR metrics, like time to process and close and how many applications and closings to expect each year; as well as prospects for a permanent program.

11:30 a.m.
Meeting Ends

Don’t leave Washington without making an appointment to visit your Senator, Representative and their respective staffs.
Recommended dress for meeting: Business attire.
Rep. Pat Tiberi*
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

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

Andrew Aurund
National Low Income Housing Coalition (NLIHC)
Washington, DC

C.B. Alonso
RD – Housing and Community Facilities
Washington, DC

Lowell Ray Barron II
Vantage Development
Fyffe, AL

Dan Duda
Churchill Stateside Group LLC
Clearwater, FL

Tanya Eastwood
Greystone Affordable Housing Initiatives, LLC
Raleigh, NC

Todd Fentress*
Clark Schaefer Hackett
Columbus, OH

Andrew Finkel
Government Accountability Office
Washington, DC

Thomas Flynn
Flynn Management Corporation
Clearwater, FL

Ed Goesel
Wells Fargo Insurance Services USA
Chicago, IL

Peter Lawrence
Novogradac & Company LLP
Washington, DC

David Layfield
ApartmentSmart.com
Salisbury, MD

Clark Mann
CTMI
Maitland, FL

Ian Maute
Buckeye Community Hope Foundation
Columbus, OH

Chris Potterpin
PK Housing & Management Co.
Okemos, MI

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

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

Buzz Roberts
National Association of Affordable Housing Lenders
Washington, DC

Timothy Smith
Bernard Robinson & Company LLP
Greensboro, NC

Keely Stater
Public and Affordable Housing Research Corporation (PAHRC)
Cheshire, CT

Janet Stouder
RD - Housing and Community Facilities
Washington, DC

Scott Taylor
CTMI
Dallas/Fort Worth, TX

Rex Tilley
Churchill Stateside Group LLC
Clearwater, FL

Stephanie White
RD - Housing and Community Facilities
Washington, DC

Cody Wilson
Stifel, Nicolaus & Company, Inc.
Montgomery, AL

* Invited Speakers
**REGISTRATION FORM**

**Name** -- (Please complete one form for EACH registered attendee)  
**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)

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**Additional Guest Registration Fees:**

- **Sunday, June 12 - Opening Reception & Raffle**  
  $75
- **Monday, June 13 - Reception at Tudor Place**  
  (Receptions included in registration fee. Complete section only if additional guests are attending reception(s).)
  $85

**TOTAL**

To pay by credit card, complete the following:

- [ ] American Express  
- [ ] Visa  
- [ ] MasterCard  
- [ ] Discover  
- [ ] Diner’s Club

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**Signatures (required)**

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**CARH 2016 Annual Meeting and Legislative Conference**  
**Sunday, June 12 - Tuesday, June 14, 2016**  
**Ritz-Carlton Pentagon City • Arlington, Virginia**

**REGISTRATION FEES**

**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 $264 per night for single/double occupancy. To receive this rate, you must make your reservations no later than Friday, May 20, 2016.

**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 27, 2016. $110 will be deducted from cancellations received after that date. Absolutely no refunds will be given after 5 p.m. on Thursday, June 9, 2016, or to registrants who fail to attend the program. An additional $85 will be assessed on all last-minute registrations.

To pay by credit card, complete the section above. 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
CARH SPONSORSHIP FORM
Council for Affordable and Rural Housing
2016 Annual Meeting & Legislative Conference
Sunday, June 12—Tuesday, June 14
The Ritz-Carlton Pentagon City, Arlington, Virginia

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 1-4) your preferred choice for lunch, breakfast, or reception sponsorship:
  ___ Sunday—Opening Luncheon
  ___ Sunday—Opening Reception
  ___ Monday — Reception at Tudor Place
  ___ Tuesday—Awards Breakfast

Sponsor & Win!
Sponsors at the Silver Level or higher will be entered into a drawing for one FREE NIGHT at the Ritz Carlton in Sarasota, Florida during CARH’s 2017 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 FRIDAY, MAY 20, 2016
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 20.
Questions? Contact CARH at 703-837-9001 or carh@carh.org.