Serving the Affordable Housing Needs of Rural America for 37 Years

CARH 2017 Annual Meeting and Legislative Conference

June 19-21, 2017 • The Ritz-Carlton, Pentagon City • Arlington, Virginia

Photo by: Architect of the Capitol
The Council for Affordable and Rural Housing’s Annual Meeting and Legislative Conference will be held on June 19-21, 2017, at The Ritz-Carlton, Pentagon City in Arlington, Virginia. Industry leaders will present the most up-to-date legislative and regulatory 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.

June is always a busy month for Congress. The detailed Fiscal Year (FY) 2018 budget for all affordable housing programs will have been unveiled at the end of May, which means that CARH will be meeting at the height of Congress’s deliberations. Tax reform remains on the horizon and will continue to be a priority on the legislative agenda, as will legislation that would enhance the Housing Credit and Housing Bond programs.

The Opening Reception on Monday, June 19 will be held at Hillwood Estate, Museum and Gardens in Washington, DC. Marjorie Merriweather Post, who was the sole heir of the Post Cereal Company in the 1910’s, bought Hillwood in 1955. Her storied life as a businesswoman, collector, mother and philanthropist, shaped her decision to make her home a museum that would inspire and educate the public. Hillwood was opened to all in 1977 and continues to fascinate visitors today. Attendees will be able to tour the house as well as the magnificent grounds. You will not want to miss the opportunity to network with your colleagues at this historic venue.

On Tuesday, June 20 the reception at The Ritz-Carlton, Pentagon City will again provide attendees the opportunity to network with colleagues, and also to bid on some very appealing raffle items. There will be a variety that will include vacation homes, dinners, Alabama’s finest barbeque, and special venues in Napa, California, the site of CARH’s January 2017 Midyear Meeting. Attendees may purchase raffle tickets throughout the meeting as well as during the reception. Proceeds from this raffle will benefit both CARH and the Scholarship Foundation.

The highlight of the meeting will be the Awards Breakfast on Wednesday, June 21. CARH’s Scholarship Foundation will present their five 2017 scholarship recipients and Rural Development (RD) will present their Managers of the Year and Maintenance Person of the Year awards.

The two and a half days of meetings include highly informative sessions offering valuable knowledge that attendees can take back to their businesses, along with the most up-to-date information on the latest legislative and regulatory issues impacting the industry. It is also important that you take time to visit with your members of Congress and staff while you are in DC. It’s crucial to reinforce information that you share with them while they are back in their Districts or States!
Monday, June 19, 2017

9:00 a.m.-5:00 p.m.
Registration Open

9:45-10:00 a.m.
Networking Coffee with Exhibitors
This will be the first of many opportunities throughout the meeting that attendees will have to spend time with the various vendors whose companies supply goods and services to the affordable rural housing industry.

10:00 a.m.-5:15 p.m.
Committee Meetings

10:00-11:00 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.

11:00 a.m.-12:00 p.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. Membership and marketing of state associations and national CARH will also be a key component of the meeting agenda. The committee should be prepared to recommend its top priority 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 2017-2018 CARH Executive Committee and Board of Directors. Members who are present will vote on the recommended slate of candidates.

12:15-1:45 p.m.
Welcoming Luncheon and Breaking News from our Nation’s Capital
Enjoy lunch with the exhibitors whose companies provide goods and services to the rural housing industry. The newly elected 2017-2018 Executive Officers and Board of Directors will be introduced. Meeting exhibitors will also be introduced and asked to give a short presentation on their company and product emphasis. Finally, CARH’s legislative team will break down the first few months of the Trump Administration and how policies going forward will impact the affordable housing industry. Our experts will delve into the details of the recently released budget for FY 2018, the potential for tax reform and infrastructure bills vis-à-vis the legislative schedule for the remainder of 2017, the major USDA reorganization and what it means for Rural Development, and reorganization proposals that will impact other agencies and programs. CARH’s legislative policy statements will be reviewed along with strategies for the most effective social media messaging to key policy makers from the industry and the residents.
1:45-2:00 p.m.
Break with Exhibitors

2:00-3:00 p.m.
Management Committee
This committee will cover the myriad of issues impacting management companies as they strive to comply with program requirements of RD, the Departments of Housing and Urban Development (HUD) and Treasury. Section 521 Rental Assistance (RA) will continue to be analyzed with emphasis on budget issues; the continued discussion on management fees for 2018 and exploring if, and when, there will be a better way for determining fees in the future, thus providing greater financial stability for the rural housing portfolio. Recent Unnumbered Letters (UL) from RD will be reviewed with emphasis on permissible allowable expenses and project operations. The committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.

3:00-4:00 p.m.
Development and Owner Committees
This joint committee will discuss preservation and operations issues facing owners and developers in this uncertain legislative and regulatory environment. Action by Congress on HUD and RD’s budgets for FY 2017 will be reviewed as will the recently released proposed budget for FY 2018. Alternative financing instruments including, recent actions by RD that will help enhance the Section 538 Guaranteed Rural Rental Housing program, will be reviewed along with additional changes to this program that will promote increased usage in preservation as well as new construction. The presence of tax reform looming in the background will be part of the committee’s discussion, as attendees talk about the future of the Housing Credit and Housing Bond programs. Maturing mortgages on Section 515 properties will again be examined with emphasis on how Capitol Hill could ultimately respond.

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

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

6:00-8:30 p.m.
Opening Reception—Hillwood Estate, Museum and Gardens
CARH is known for hosting a reception at a well-known landmark in Washington, DC, and this year is no exception. Our opening reception will be at Hillwood Estate, Museum and Gardens. The Post cereal company heiress, Marjorie Merriweather Post, bought Hillwood in 1955 and soon decided her home would be a museum that would inspire and educate the public. Her northwest Washington, DC, estate endowed the country with the most comprehensive collection of Russian imperial art outside of Russia, a distinguished 18th-century French decorative art collection, and 25 acres of serene landscaped gardens and natural woodlands for all to enjoy. Hillwood was opened to the public in 1977 and continues to fascinate visitors today. For more information about Hillwood, please visit http://www.hillwoodmuseum.org/

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

Dinner On Your Own
Tuesday, June 20, 2017

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 reviewed and applied in the first few months of the Trump 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 an in-depth session where emerging legislative issues will be discussed. Budget issues, particularly the FY 2018 proposed budget will be the focal point of Congress’ agenda as we move into the “hot and humid” summer months of Washington’s legislative calendar. How tax reform and spending on our nation’s infrastructure fit into this agenda, will also be explored. Other emerging issues that the staff members see on the horizon will also be outlined.

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

10:00-11:15 a.m.  
Protecting, Promoting and Enhancing the Housing Credit Program  
This panel of experts will delve into some of the wide range of issues impacting the housing credit and bond programs. Panelists will dissect the current atmosphere in Washington and what the industry should do to help protect, promote and enhance the current housing credit programs. Discussion will focus on validating construction costs, ways to minimize soft costs, inclusive marketing, properly defining related parties, correctly bidding in cases of Identity of Interest (IOI), thorough due diligence, and ensuring compliance with all applicable operational rules and procedures.

11:15 a.m.-12:30 p.m.  
Data & Dollars: An Analysis of America’s Needs vs. Proposed Funding  
This panel of experts will reveal the latest housing data from housing production estimates to poverty statistics and the impact of proposed funding on current needs. They will analyze the FY 2018 proposed budget and drill down on its impact to individual communities and residents in rural America.

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 next several months. Be ready for a lively discussion on the myriad of issues including how Congress and the Trump Administration’s legislative agendas are being forged.

2:00-2:15 p.m.  
Break with Exhibitors

2:15-3:30 p.m.  
General Session  
Updates on USDA’s Section 538 Program and GSEs Duty to Serve  
This panel of experts will discuss usage of the Section 538 Guaranteed Rural Rental Housing program to date, what the pipeline looks like for the remainder of the year and a status update of enhancements to the program that industry participants are seeking. We will also discuss the Administration’s recent UL on refinancing Section 538 loans and how this compares to the note modification program. The Federal Housing Finance Agency (FHFA) released its Duty to Serve rule on December 13, 2016. Fannie Mae released a 239 page plan on May 8, 2017 and Freddie Mac released a 109 page plan on May 6, 2017. Officials from the two Government Sponsored Enterprises (GSEs) will discuss their plans and what their thoughts are for developing products that can be used by the affordable rural housing sector. We will then have our esteemed panelists and members of the audience join us in a game show quiz.
3:30-3:45 p.m.
Break with Exhibitors

3:45-5:15 p.m.
Concurrent Sessions

Portfolio Management Issues—Overview and Update
This session will give attendees an opportunity to talk to RD officials from the national office on the bread and butter asset management and servicing issues impacting management companies and staffs. These issues include 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 rate; audit issues; and modernizing dual signature requirements that will meet RD and industry standards.

OR

Update and Practical Applications for the Preliminary Assessment Tool (PAT)
This panel will review the updated PAT and uses with complex financing such as tax exempt bonds with low income housing tax credits. This panel will review the PAT in connection with the updated new Transfer Handbook chapter.

6:00-8:00 p.m.
Networking Reception and Raffle
After a day of educational sessions, attendees can relax and network with colleagues, while at the same time participating in CARH’s second raffle. Proceeds will supplement a portion of CARH’s budget and fund the Scholarship Foundation’s endeavors. There will be a series of raffle items including vacation homes, dinners, the latest technology items, Alabama’s finest barbeque, and spectacular venues in Napa, California, the site of CARH’s January 2017 meeting. Attendees may purchase tickets prior to the reception for a chance to win items of their choice! Look for a special email from CARH’s national office prior to the meeting, which will provide a complete overview of the raffle opportunities.

Dinner on Your Own

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Wednesday, June 21, 2017

8:30-11:30 a.m.
Registration Open

8:30-10:00 a.m.
Awards Breakfast
For the 12th year, the Board of Directors of the Scholarship Foundation will present the James L. Poehlman, Gordon Blackwell, Jack Godin, Jr., CRHD Founders and 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
Maturing Mortgages—Facts, Data, and Options
The Section 515 mortgage maturity issue has received considerable attention. Some of this attention was due to information that, until recently, led decision-makers to believe that it was a pending crisis. While mortgages are maturing and properties are leaving the Section 515 portfolio, the numbers are not as great in the near term as they will be in the next five to ten years. This dynamic panel of experts will present to attendees an overview of the issue by reviewing the data and then outline options for owners to keep the housing affordable for residents in rural communities across the country.

11:30 a.m.
Meeting Concludes

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

Hon. Ben Carson*
Secretary of Housing and Urban Development
Washington, D.C.

Sonny Perdue*
Secretary of Agriculture - USDA
Washington, D.C.

Corey Aber
Freddie Mac
Leesburg, VA

Bruce Baird *
Belmont Management Company, Inc.
Buffalo, NY

Don Beaty
The Summit Group
Seattle, WA

Campbell Brown
Greystone Affordable Housing Initiatives, Inc.
Raleigh, NC

Timothy Carpenter
Fannie Mae
Washington, D.C.

Greg Clark
Coleman Talley LLP
Valdosta, GA

Tanya Eastwood
Greystone Affordable Housing Initiatives, LLC
Raleigh, NC

Will Eckstein
Greystone Affordable Housing Initiatives, LLC
Raleigh, NC

Fitzhugh Elder, IV
Committee on Appropriations
United States Senate
Washington, D.C.

Todd Fentress
Clark Schaefer Hackett
Columbus, OH

Amanda Gross
E&A Team, Inc.
Tuscaloosa, AL

Martha Hanson*
Multi-family Housing, USDA/Rural Development
Washington, D.C.

Bryan Hooper
Deputy Administrator
Multi-family Housing USDA/Rural Development (RD)
Washington, D.C.

Robert Iber *
US Department of Housing and Urban Development
Washington, D.C.

David Lacki
Lancaster Pollard
Columbus, OH

Robert Morton
Bellwether Enterprise Real Estate Capital, LLC
LaPorte, IN

Chris Potterpin
PK Housing, Inc.
Okemos, MI

Richard Michael Price, Esq.
Nixon Peabody, LLP
Washington, D.C.

Hon. Tom Reynolds
Nixon Peabody, LLP
Washington, D.C.

Janet Stouder
RD- Housing and Community Facilities
Washington, D.C.

Barry Tidwell
Tidwell Group
Birmingham, AL

Yolanda Winstead
Greystone Affordable Housing Initiatives, LLC
Raleigh, NC

*Invited not confirmed speaker
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)

REGISTRATION FEES

Advisory Trustee (first registration free):
2 or more attendees (per person)  $650

Associate Plus (first registration free):
2 or more attendees (per person)  $720

Basic Plus Member:
1 or 2 attendees (per person)  $780
3 or more attendees (per person)  $740

Associate or Basic Member:
1 or 2 attendees (per person)  $830
3 or more attendees (per person)  $790

State Affiliated Assn. Member:
1 or 2 attendees (per person)  $870
3 or more attendees (per person)  $830

Exhibitor’s Table + 1 Member Attendee:
$920
Each additional exhibitor attendee  $790

Non-Member:
1-2 attendees (per person) (non-exhibitor)  $1,300
3 or more attendees (per person)  $1,050
Exhibitor’s Table + 1 attendee  $1,800
Each additional exhibitor attendee  $1,100

Government Employee:  $610

Additional Guest Registration Fees:

Monday, June 19 -  Reception at Hillwood Estates, DC  $75
Tuesday, June 20 -  Reception and Raffle  $85

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 $272 per night for single/double occupancy. To receive this rate, you must make your reservations no later than Wednesday, May 31, 2017.

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, June 2, 2017. $110 will be deducted from cancellations received after that date. Absolutely no refunds will be given after 5 p.m. on Thursday, June 15, 2017, or to registrants who fail to attend the program. An additional $85 will be assessed on all at-door registrations.

Visit www.CARH.org to Become a Meeting Sponsor

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
116 S. Fayette 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
2017 Annual Meeting & Legislative Conference
Monday, June 19—Wednesday, June 21
The Ritz-Carlton Pentagon City, Arlington, Virginia

Select your preferred Sponsorship level:

- **PLATINUM PLUS** $2,500
  - Luncheon, Awards Breakfast, OR One Reception*
  - Two Coffee Breaks & One Continental Breakfast
  - Company Logo Included on Attendee List**

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

- **GOLD PLUS** $1,500
  - Luncheon, Awards Breakfast, OR One Reception*
  - Two Coffee Breaks

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

- **SILVER** $500
  - Two Coffee Breaks

- **BRONZE** $250
  - One Coffee Break

*Platinum Plus, Platinum, Gold Plus & Gold Sponsors Only

Number (from 1-5) your preferred choice for lunch, breakfast, or reception sponsorship:

- ___Monday — Opening Luncheon
- ___Monday — Reception at Hillwood Estates
- ___Tuesday — Luncheon
- ___Tuesday — Reception & Raffle
- ___Wednesday — Awards Breakfast

**Sponsor & Win!**
Sponsors at the Gold Level or higher will be entered into a drawing for one FREE NIGHT at the Westin Verasa in Napa, California during CARH’s 2018 Midyear Meeting!

Company: __________________________________________
Contact: ____________________________________________
E-mail: ____________________________________________ Phone: _______________________

All Sponsors also receive Special Recognition by CARH’s President, Distinctive Signage and 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: ___________________________

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SPONSORSHIP FORMS ARE DUE BY FRIDAY, JUNE 2, 2017
Mail form and payment to: CARH, 116 S. Fayette 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 June 2.**

Questions? Contact CARH at 703-837-9001 or carh@carh.org.