CARH 2018
Annual Meeting and Legislative Conference

June 18-20, 2018
The Ritz-Carlton, Pentagon City
Arlington, Virginia

Serving the Affordable Housing Needs of Rural America for 38 Years

Photo by: Architect of the Capitol
The Council for Affordable and Rural Housing’s (CARH) Annual Meeting and Legislative Conference will be held on June 18-20, 2018 at The Ritz-Carlton, Pentagon City in Arlington, Virginia. Industry leaders will present attendees with the most up-to-date legislative and regulatory news impacting the affordable rural housing industry. The conference features expert panels of agency officials, affordable housing professionals, and key members of Congress and staff with jurisdiction over issues impacting rural housing.

The educational sessions are designed to address key topics for the industry. Learn the latest information about issues, trends, policies, and regulations that will impact you and your business. June is a busy month for Congress, as members deliberate the Fiscal Year (FY) 2019 budget. It’s vital that CARH make the case for funding all of the affordable housing programs. News on the Housing Credit and Housing Bond programs will continue to be part of the discussions, as will the continued efforts to include affordable rural housing as a key component in infrastructure proposals being considered by the Congress. Don’t miss the opportunity to be in Washington, DC at this critical time for the affordable housing industry!

CARH is also planning social gatherings, so you can meet and network with industry colleagues. CARH is known for hosting a reception at a well-known Washington landmark and we’re excited to announce that Monday, June 18th’s reception will be held at Mount Vernon, George Washington’s estate, just outside of Washington, DC. An after-hours tour will allow attendees to go behind the scenes in the most iconic home in America; discover Washington’s unique plan for his gardens and landscape, and learn the fascinating history of Mount Vernon’s outbuildings as well as why they are still standing. With all of Washington’s achievements, the site will be an inspirational location for the CARH reception!

The networking reception at the Ritz-Carlton, Pentagon City on Tuesday, June 19th will give attendees the opportunity to bid on some very appealing raffle items. Proceeds from the raffle will benefit both CARH and the CARH Scholarship Foundation.

The Scholarship Foundation will present the five scholarship winners at a breakfast on Wednesday, June 20th. Rural Development will award its national Site Managers and Maintenance Person of the Year recipients at the breakfast as well. Everyone should make plans to attend this exciting event during the meeting.

While the two and a half days of meetings and social functions will keep you busy, it’s also important to take time to visit with your members of Congress and staff while you are in Washington, DC. It’s crucial to reinforce information that you share with them while they are back in their districts and states.
Monday, June 18, 2018

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 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 Committees
Continuing efforts to bring increased educational opportunities to the affordable rural housing industry will be the focus of this meeting. Best practices that will further employees and the industry will also be part of the discussion. 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
This committee will explore the many facets of forming and being part of a state affiliated association. Spring state affiliated association meetings will be evaluated, with emphasis on the structure of the meetings and which sessions appealed to attendees. Upcoming summer and fall meetings as well as other trainings will be reviewed. Marketing and membership of state associations as well as national CARH will also be a key component of the 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 2018-2019 Executive Committee and board of directors. Members who are present will vote on the recommended slate of officers.

12:15-1:15 p.m.
Welcoming Luncheon
Enjoy lunch with the exhibitors whose companies provide goods and services to the affordable rural housing industry. Representatives from those companies will give a short presentation on their company and product emphasis. The newly elected 2018-2019 Executive Officers and Board of Directors will also be introduced. CARH’s 2020 survey results will be announced. Be the first to learn the top developers, management companies, and owners of affordable rural housing in the country.
1:15-2:15 p.m.  
Inside and Outside the Beltway: CARH’s Washington Report  
This session will begin with an overview of the affordable and rural housing programs and how these programs have evolved over the last 50+ years. CARH’s legislative team will then break down the first year of the Trump Administration and how policies going forward will impact the industry and programs. Our experts will continue to delve into the details of the Fiscal Year (FY) 2018 budget deal passed by Congress and further enhancements to the housing credit program that were contained in the tax reform legislation, the potential for additional changes to the housing credit and bond programs, and how affordable housing programs will fare as Congress tackles the proposed FY 2019 budget. Congressional elections will take place in November. Our experts will highlight races to watch as well as give their prediction as to who may become the new Speaker of the House, as well as chairs of various committees with jurisdiction over rural housing issues. 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 residents.

2:15-3:15 p.m.  
Management Committee  
This committee will cover the myriad of issues impacting management companies as they strive to comply with program requirements of Rural Development (RD), the Department of Housing and Urban Development (HUD) and Treasury. The proposed budget for FY 2019 will be analyzed vis-à-vis needs of the portfolio and residents who reside in the properties. Among the topics to be covered will be the Section 521 Rental Assistance (RA) program, rural vouchers, HUD’s proposed rent reform legislation, management fees, and suggested changes to current dual signature supervisory bank account policies. Recent Unnumbered Letters (ULs) 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.

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

3:30-4:30 p.m.  
Developers and Owners Committees  
This joint committee will discuss preservation and operations issues facing owners and developers in this bumpy legislative and regulatory environment. Transactional issues will be reviewed in light of the passage of the Tax Cuts and Jobs Act of 2017 as well as the FY 2018 Omnibus Appropriations bill. Review of both HUD and RD’s budget for FY 2018 and proposed budget for FY 2019 will also be a part of the committee meeting. Maturing mortgages on the Section 515 portfolio will again be a focus and recommendations for Congressional action will be explored. Expansion of HUD’s Rental Assistance Demonstration (RAD) program will be outlined with increased opportunities for participation. Fannie Mae and Freddie Mac’s Duty to Serve plans will also be discussed. The committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.

4:30-5:30 p.m.  
Board of Directors  
All attendees are encouraged and welcome to attend this meeting.
6:00-8:30 p.m.*
Opening Reception—After Hours Tour and Visit to Mount Vernon
Mount Vernon sits majestically on the Potomac River, just outside of Washington, DC. Once a bustling plantation in the 18th century, George Washington conducted the business of his estate, as well as the business of the country at his beloved Mount Vernon. Frequent visitors demanded much of his time and guests were always present at the dinner table and overnight. The estate is now one of the nation’s most visited historic sites. It combines an authentically interpreted 18th-century home, lush gardens and grounds, intriguing museum galleries, immersive programs, and first-rate dining and shopping. This is your opportunity for a private tour of this incomparable national treasure, followed by a private reception. You won’t want to miss this enriching, inspirational and educational experience!

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

Dinner on Your Own

Tuesday, June 19, 2018

7:30 a.m.-4:00 p.m.
Registration Open

7:30 a.m.-12:15 p.m.
General Sessions

7:30-8:30 a.m.
Continental Breakfast and Regulators Forum
Attendees will hear from key officials from RD and HUD. 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 year of the Trump Administration.

8:45-9:45 a.m.
Breaking News from the Halls of Congress
Several key Congressional staff members have been invited to participate in what will be an in-depth session covering emerging legislative issues. Budget issues, particularly the FY 2019 proposed budget, will be the focal point of Congress’ agenda as we move closer to the November Congressional elections. Will there be another tax bill? How will spending for infrastructure be addressed? The Government Accountability Office (GAO) will also update attendees on their latest reports. We’ll explore how these reports will lay the ground work for addressing Congressional concerns such as RD’s maturing mortgages. Other emerging issues identified by staff members will also be outlined.

9:45-10:00 a.m.
Break with Exhibitors
After Tax Reform and Omnibus—More Changes and Opportunities to Come?
This all-star panel will delve into the wide range of issues impacting the affordable rural housing industry, beginning first with the law popularly known as the Tax Cuts and Jobs Act of 2017, and then the FY 2018 Omnibus Appropriations Act. How will the reduction in the corporate tax rate impact housing credit pricing and investor yield calculations in both the short and long term? Will the cap increase for the Housing Credit contained in the Omnibus Appropriations Act lessen the impact of this rate reduction? Panelists will also discuss income averaging and how RD properties can benefit from this change. The Tax Act created Opportunity Zones as a way to encourage investment in designated high-poverty neighborhoods. Our panel will discuss this new program and its implementation, including the process for designating opportunity zones, eligible investments and use with housing credits. Will there be additional opportunities during this session of Congress for further enhancements to the housing credit and bond programs?

Multifamily Economic and Market Commentary
This panel will feature one of the senior economists from Fannie Mae’s Multifamily Economics and Market Research group, who will give an overview of multifamily lending in rural America. RD 515 maturing loans will also be discussed. Particular emphasis will be placed on the regions identified in Fannie Mae’s Duty to Serve plan, including the demographic and economic characteristics borrowers, lenders and investors are likely to see in these areas.

Lunch with Key Congressional Policy Makers
Key members of Congress will engage in a discussion of the pressing policy issues that will likely be acted upon during the time remaining in the second session of the 115th Congress. Be ready for a lively discussion on the myriad of issues including how Congress and the Trump Administration’s legislative agenda have been forged. No doubt there will be some predictions regarding the November Congressional elections and likely successors to the current leadership in both the House and Senate.

Utilizing Tax Exempt Bonds
During debate on the Tax Cut and Jobs Act of 2017, proposals to eliminate private activity bonds were unsuccessful because the industry was able to demonstrate how vital bonds are in the preservation of affordable housing. Panelists to this session will discuss innovative bond transactions and outline how they have used this resource to successfully preserve rural properties throughout the country. Technical issues will be explored as will underwriting and structuring strategies for attracting investors to bond financed transactions.
4:00-5:00 p.m.
Saving Money for Your Properties
Rural housing providers are always looking to find ways to reduce costs on properties. This is particularly true as properties begin to age and there is a need to make needed capital repairs. At the same time, developers of new properties are also searching for the appropriate balance between development costs and use of quality products and services. Panelists in this session, who represent CARH Preferred Buyers, will discuss how their products and services can help members achieve savings goals.

~ OR ~

Financing Tales from the Rural Roads of America—Role of the Section 538 Program
This panel of Section 538 lenders will provide real examples of completed transactions, including deal specifics. They will discuss how the Section 538 program has grown, fits into project development and preservation needs and how it has made many transactions possible.

6:00-8:00 p.m.
Networking Reception and Raffle
After a day of educational sessions, attendees can relax and network with colleagues at the Ritz-Carlton, Pentagon City and participate in CARH’s raffle. Proceeds will supplement a portion of CARH’s budget and the CARH Scholarship Foundation’s educational funding. There will be a series of raffle items including vacation homes, dinners, the latest technology items, and recreational activities at the Ocean Reef Club, site of CARH’s 2019 Midyear 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, with a complete overview of the raffle opportunities!

Wednesday, June 20, 2018
8:30 a.m.-11:45 a.m.
Registration Open

8:30-10:15 a.m.
Awards Breakfast
The Board of Directors of CARH’s 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. CARH will also formally present the 2017 Harry L. Tomlinson award winner. Finally, RD will present their Maintenance Person of the Year, along with the National Site Managers of the Year awards to individuals throughout the country who manage elderly, family and farm labor housing.

General Session
10:15-11:45 a.m.
Portfolio Management Issues—RD Budgeting and Audit Changes—What You Need to Know and Understand
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 staffs on a daily basis. Funding and long-term options for the Section 521 Rental Assistance program, rental housing alignment issues, changes in audit requirements, financial reporting initiatives, budgeting concerns, management fees going forward, and modernizing dual signature requirements that will meet RD and industry standards will be among the discussion points in this interactive session.

11:45 a.m.
Meeting Concludes

Dinner on Your Own

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**

Anne Hazlett*  
Assistant to the Secretary for Rural Development  
Washington, DC

Joel Baxley*  
Rural Housing Administrator  
Washington, DC

Bob Iber*  
Dept. of Housing & Urban Development  
Washington, DC

Charlie Bringardner  
HD Supply  
Roswell, GA

Tammy Burtness  
MetroPlains Management, LLC  
Fargo, ND

Dana Daugherty  
Rural Development  
Washington, DC

Tanya Eastwood  
Greystone Affordable Development  
Raleigh, NC

Chuck Edson, Esq.  
Nixon Peabody, LLP  
Washington, DC

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

Larry Fleming  
E&A Team, Inc.  
Tuscaloosa, AL

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

Mike Resnik  
Rural Development  
Washington, DC

Hon. Tom Reynolds  
Holland & Knight, LLP  
Washington, DC

Rebecca Ruttkofsky*  
Staples  
Livonia, MI

Mike Steininger*  
Rural Development  
Washington, DC

Janet Stouder  
Rural Development  
Washington, DC

Monica Sussman  
Nixon Peabody, LLP  
Washington, DC

Tatyana Zahalak  
Fannie Mae  
Washington, DC

* Invited, not yet confirmed
CARH 2018 Annual Meeting and Legislative Conference
Monday, June 18 - Wednesday, June 20, 2018
Ritz-Carlton Pentagon City • Arlington, Virginia

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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<th>REGISTRATION FEES</th>
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<th>After May 18</th>
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<tr>
<td>Advisory Trustee  (first registration free):</td>
<td>$610  $650</td>
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<td>2 or more attendees (per person)</td>
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<tr>
<td>Associate Plus  (first registration free):</td>
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<td>Associate or Basic Member:</td>
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<td>1 or 2 attendees (per person)</td>
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<td>1 or 2 attendees (per person)</td>
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<tr>
<td>3 or more attendees (per person)</td>
<td>$780  $830</td>
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<tr>
<td>Exhibitor’s Table + 1 Member Attendee:</td>
<td>$870  $920</td>
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<tr>
<td>Each additional exhibitor attendee</td>
<td>$740  $790</td>
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<tr>
<td>Non-Member:</td>
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<tr>
<td>1-2 attendees (per person) (non-exhibitor)</td>
<td>$1,200  $1,300</td>
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<tr>
<td>3 or more attendees (per person)</td>
<td>$1,000  $1,050</td>
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<tr>
<td>Exhibitor’s Table + 1 attendee</td>
<td>$1,600  $1,800</td>
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<tr>
<td>Each additional exhibitor attendee</td>
<td>$1,000  $1,100</td>
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<tr>
<td>Government Employee:</td>
<td>$590  $610</td>
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Additional Guest Registration Fees:

| Monday, June 18 - | | |
| Reception & After Hours Tour - Mt. Vernon | $85 | $85 |
| Tuesday, June 19 - | | |
| Reception and Raffle (Receptions included in registration fee. Complete section only if additional guests are attending reception(s).) | $75 | $75 |

TOTAL $ 

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 $279 per night for single/double occupancy. To receive this rate, you must make your reservations no later than Friday, May 25, 2018.

Visit www.CARH.org to Become a Meeting Sponsor

CANCELLATION/REFUND POLICY

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

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Signature (required)
CARH SPONSORSHIP FORM
Council for Affordable and Rural Housing
2018 Annual Meeting & Legislative Conference
Monday, June 18— Wednesday, June 20
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 Mt. Vernon
- ___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 Ocean Reef Club in Key Largo, Florida during CARH’s 2019 Midyear Meeting!

SPONSORSHIP FORMS ARE DUE BY FRIDAY, JUNE 8, 2018

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: ________________________________________________________________

Company: ________________________________  Contact: ________________________________

E-mail: ____________________________  Phone: ________________________________

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

**Platinum Plus and Platinum Sponsors: Please e-mail electronic logo (JPG file) to tschultz@carh.org by June 8.**

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