The Council for Affordable and Rural Housing (CARH)’s Annual Meeting and Legislative Conference will be held on June 24-26, 2019, 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 will feature expert panels of agency officials, affordable housing professionals, and key members of Congress and their staff who have jurisdiction over issues impacting rural housing and communities throughout the country. The educational sessions are designed to address critical 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 will be deliberating the Fiscal Year (FY) 2020 budget. It’s vital that CARH makes the case for funding all 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 vital 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 networking opportunities so you can get to know industry colleagues. The opening reception on **Monday, June 24th** will be at the historic and elegant Arts Club of Washington, which was founded in May 1916 by a group of Washington artists, who purchased the James Monroe House and made it the club’s home. The Arts Club focuses on promoting and showcasing painting, sculpture, music and drama, and symbolizes historic preservation in action. Named for James Monroe, the historic house was built in the early 1800’s by two different owners, and was Monroe’s home from about 1811, when he came to Washington as Secretary of State, until 1817, when he became President of the United States.

The networking reception at The Ritz-Carlton, Pentagon City on **Tuesday, June 25th**, will give attendees the chance to bid on some very appealing auction items. Proceeds from the auction will benefit both CARH and the CARH Scholarship Foundation. The Scholarship Foundation will present five scholarship winners at the Awards Breakfast on **Wednesday, June 26th**. Rural Development will present their national Site Managers and Maintenance Person of the Year awards as well. Everyone should make plans to attend this exciting event to support the honorees and scholarship winners!

While the two and a half days of meetings and social functions will keep you busy, it’s an opportune time to visit with your members of Congress and their staff while you are in Washington, DC. Make your appointments today!
Monday, June 24, 2019

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.-12:00 p.m.
Committee Meetings

10:00-11:00 a.m.
Best Practices and Education Committee
Continuing efforts to bring increased educational opportunities to the affordable rural housing industry will be the focus of this meeting. Best practices for onsite property managers, maintenance personnel, and the industry in general 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 2019-2020 slate of Executive Officers and Board of Directors. Members who are present will vote on the proposed officers and board members.

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 will give a short presentation on their companies, products, and services. The newly elected 2019-2020 Executive Officers and Board of Directors will be introduced as well.
1:15-2:30 p.m.  
General Session  
Understanding Washington—Analysis by CARH’s Capital Insiders  
CARH’s legislative team will break down the first six months of a politically divided 116th Congress. The second year of the Trump Administration’s budget, tax, and monetary policies are impacting the affordable housing industry. Our experts will delve into the FY 2020 budget process and whether another government shutdown is on the horizon, or will lessons learned prevent Congress and the Administration from taking this road again. The potential for additional changes to the Housing Credit and Housing Bond programs will be examined as will the chances for infrastructure legislation that includes funding for affordable rural housing. 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 who live in CARH-member properties.

2:30-5:45 p.m.  
Committee Meetings  
2:30-3:30 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 Departments of Housing and Urban Development (HUD) and Treasury. The proposed budget for FY 2020 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, budgets, rural housing vouchers, use of excess reserves, and REAC inspection issues. Recent Unnumbered Letters (UL) from RD will be reviewed as well. The committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.

3:30-3:45 p.m.  
Break with Exhibitors  
3:45-4:45 p.m.  
Developers and Owners Joint Committee  
This joint committee will discuss preservation and operations issues facing owners and developers in this ever changing regulatory and legislative environment. Transactional issues will be reviewed based on changes to the tax code. Budget issues impacting both HUD and RD not yet addressed at previous committee meetings will also be explored, as will return to owner issues and additional enhancements to the Housing Credit and Housing Bond programs. Examining maturing mortgages and preservation strategies will also be part of the agenda. Personnel changes at the Federal Housing Finance Administration no doubt will have an impact on Fannie Mae and Freddie Mac. Could GSE reform be passed this Congress? The committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.

4:45-5:45 p.m.  
Board of Directors Meeting  
All attendees are encouraged and welcome to attend this meeting.

6:00-8:00 p.m.*  
Opening Reception—The Arts Club of Washington, DC  
The elegant Arts Club of Washington is the site of the opening reception on Monday evening, where CARH will announce the top developers, management companies and owners of affordable rural housing in the country, as the 2020 winners are announced!
CARH is known for hosting a reception at a unique, often historic site, where guests can not only network with their colleagues, but experience and learn some of the rich history and culture of the city. The Arts Club was founded in May 1916, when a group of Washington artists bought the historic James Monroe House and created the private membership club focused on the arts.

The club was in contrast to the traditional social and political clubs of Washington and was also the first in DC to allow both women and men. Members were and are artists, supporters and donors, with a broad array of professionals, industrialists, philanthropists, scientists, and political activists who have frequented the club from the beginning. In the early days, it was a favorite destination for visiting New York and Hollywood luminaries.

The Monroe House was begun about 1802 by the first owner, Gideon Granger, Postmaster of the United States. He sold the property in 1808 to a wealthy bricklayer from Philadelphia, who planned to build the most handsome house in the Capital!

James Monroe moved to Washington in 1811 when he became Secretary of State. Evidence indicates that Monroe and his wife were living at the house when the British invaded Washington in the War of 1812. Legend has it that President Madison rode his horse through the front door and out the back to catch up with the Monroe’s and his wife, who was staying at the house at the time, to escape the invading British. The Monroe’s remained at the house until 1817, when they left as President and First lady of the United States. They moved to the White House, which was newly rebuilt and painted white after being destroyed by the British.

Professor Cleveland Abbe, America’s first weatherman and the father of the U.S. Weather Service, bought the house on June 20, 1877. Professor Abbe, a prominent meteorologist, is the first man in America and one of the first in the world to have made successful day-to-day predictions for a government weather bureau. And finally in 1916, the Arts Club took over and continues today to represent the rich history of the house and its architectural significance, as it showcases the arts, in an elegant and congenial setting for members and guests. The Arts Club has a distinguished cultural, social and architectural place in Washington and continues to evolve today.

*Buses will depart the hotel for the Arts Club of Washington at 5:45 p.m. and 6:00 p.m. There will be return buses to the hotel at the conclusion of the reception. Or, since the reception is within walking distance of many of Washington, DC’s famous restaurants, you may want to plan on making return arrangement to the hotel on your own.

Dinner on Your Own

Tuesday, June 25, 2019

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

7:30-10:30 a.m. General Sessions—Focus On Washington, DC

7:30-8:30 a.m. Breakfast and Regulators’ Perspectives
This will be the first of three General Sessions where the emphasis will be on the Administration’s initiatives, Congress’ response, and how various industry groups set their agendas based on countless factors and issues. Attendees will hear from key RD and HUD officials. 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 second year of the Trump Administration.
8:30-9:30 a.m.
Capitol Hill Insights
This second General Session will focus on the Legislative branch. Several significant Congressional staff members have been invited to participate in what will be an in-depth session covering emerging legislative issues. Budget issues, particularly as we move forward with the FY 2020 proposed budget, and the lessons learned from the FY 2019 process, will be the focal point of Congress’ agenda. Will there be a vehicle to move some additional improvements in the Housing Credit and Housing Bond programs forward? How will spending for infrastructure be addressed? We’ll explore how various reports could lay the groundwork for addressing Congressional concerns with RD’s maturing mortgages. Other issues that may evolve and be identified by staff members will also be outlined.

9:30-10:30 a.m.
Industry Wrap-Up
Our final section will round out our Focus on Washington General Sessions and will include various representatives from interest groups who will respond both to the Regulators and Capitol Hill discussions vis-à-vis these interest groups’ priorities. Discussion will focus on how, in the sharp divide between the House of Representatives and Administration, interest groups can help find common ground so that legislative and regulatory policies that improve and enhance programs can be implemented.

10:30-10:45 a.m.
Break with Exhibitors

10:45 a.m.-12:00 p.m.
General Session
Tales from the Credit Markets
An all-star panel will delve into the wide range of issues impacting the Housing Credit and Housing Bond programs. Among the issues that will be examined are: continued Congressional action on tax-related issues; Opportunity Zone incentives, including tactics for structuring funds, allocating tax benefits, optimizing equity contributions, and maximizing eligible basis; structuring and underwriting transactions in rural areas; compliance issues and innovative transactions that panelists have seen across the country that can be replicated; and how other credits are being utilized within the confines of market pricing and yields.

12:15-1:30 p.m.
Lunch with Key Congressional Policymakers
Key members of Congress will discuss pressing policy issues that will likely be acted upon during the First Session of the 116th Congress. Be ready for a lively discussion on a multitude of issues, including how Congress and the Trump Administration’s legislative agenda have been forged, in light of a politically divided Congress and the looming 2020 Presidential election.

1:45-3:00 p.m.
General Session
Technology and Cybersecurity
Working with the federal government presents unusual cybersecurity issues and responsibilities. This is in addition to more general issues related to smart devices. Attacks over the internet to steal or corrupt data increase as do responsibilities and needs to protect data. This panel will provide an overview of information and “hacks” to make the job of protecting data easier.

3:00-3:15 p.m.
Break with Exhibitors

3:15-5:30 p.m.
Concurrent Sessions

3:15-4:15 p.m.
Management Opportunities—Version 2.0
Back by popular demand, this all-star panel will discuss the infinite number of management issues facing companies as they work in the rural affordable housing industry. What have been the challenges that each participant has faced as they manage their portfolio or those of others? What’s worked, what’s not worked, and why? Additional topics will include: incentive and benefit packages used to retain and attract good employees; discussion of management structure and fees for Year-15 tax credit properties; and income averaging properties.

OR

Opportunity Zones: Impact on Rural Communities
There are approximately 2,000 non-metro census tracks in approved Opportunity Zones and nearly 40% of the total 8,700 census tracts are considered rural or low density. This panel will explore the different potential tax benefits, working with existing federal housing credits and incentives, and the upcoming deadlines, starting at the end of 2019.
4:15-5:30 p.m.
Building Blocks and Best Practices from the Preservation World
Join this panel of experts who will share their insights and experiences with preservation transactions throughout the country. This session will outline actual transactions from the financing and structuring of deals, the delivery of Housing Credits and Housing Bonds, other funds to the transactions; architectural and construction designs will be reviewed, as will replacement of existing material and products throughout properties.

OR

Training is Not a Cost, It's an Investment!
In developing properties, a primary goal of companies should be to help provide safe and affordable housing for residents. Companies should ensure they are renting to eligible households and keeping those residents year after year. The right person for the job in the rental offices overseeing our investment is sometimes overlooked. In this session, we will review why it’s important for on-site staff to have a working knowledge of how a property is developed and why compliance is a must!

6:00-8:00 p.m.
Networking Reception and Auction
After a day of educational sessions, attendees can relax and network with colleagues at The Ritz-Carlton, Pentagon City. Back by popular demand, our fundraising part of the reception will feature an auction where proceeds will help supplement a portion of CARH’s budget and the CARH Scholarship Foundation’s educational funding. There will be a series of live and silent auction items featuring vacation homes, dinners, the latest technology item, and some recreational activities in New Orleans, Louisiana, the site of the CARH 2020 Midyear Meeting. More information on the auction opportunities will be available closer to the June meeting.

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

The Honorable Maria Cantwell*
United States Senate
Washington, DC

The Honorable Tim Scott*
United States Senate
Washington, DC

The Honorable Todd Young*
United States Senate
Washington, DC

Joel Baxley*
USDA – Rural Development (RD)
Washington, DC

Don Beaty
The Summit Group
Seattle, WA

Nancie-Ann Bodell
USDA – Rural Development (RD)
Washington, DC

Robbie Boone
Farm Credit Council
Washington, DC

Pamela Borton
Southwind Management Services, Inc.
Clearwater, FL

Tammy Burtness
MetroPlains Management, LLC
Fargo, ND

Tom Davis*
US Department of Housing and Urban Development (HUD)
Washington, DC

Tanya Eastwood
Greystone Affordable Development
Raleigh, NC

Dina Elani
US Department of Housing and Urban Development (HUD)
Washington, DC

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

Todd Fentress, CPA
Tidwell Group
Columbus, OH

Joan Franken
Costello Companies
Sioux Falls, SD

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

Dianne Hunt
Syringa Property Management, Inc.
Boise, ID

Robert Hall*
Bonneville Multifamily Capital
Salt Lake City, UT

Robert Iber
US Department of Housing and Urban Development (HUD)
Washington, DC

Gary Kirkman
E&A Team, Inc.
Tuscaloosa, AL

Jen Lawson
USDA – Rural Development (RD)
Washington, DC

David Layfield
ApartmentSmart.com
Salisbury, MD

Matt Melnick
TM Associates Management, Inc.
Rockville, MD

Denise Muha
National Leased Housing Association
Washington, DC

Brian Murray*
US Department of Housing and Urban Development (HUD)
Washington, DC

Chris Potterpin
PK Housing, Inc.
Okemos, MI

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

The Honorable Tom Reynolds
Holland & Knight, LLP
Washington, DC

Benson F. “Buzz” Roberts
National Association of Affordable Housing Lenders
Washington, DC

Jill Rudy
US Department Housing and Urban Development (HUD)
Washington, DC

Ben Stehouwer*
Cinnaire
Grand Rapids, MI

Mike Steininger
USDA – Rural Development (RD)
Washington, DC

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

* Invited Speakers
# CARH 2019 Annual Meeting and Legislative Conference

**Monday, June 24 - Wednesday, June 26, 2019**  
**Ritz-Carlton Pentagon City • Arlington, Virginia**

## REGISTRATION FORM

**Name** – (Please complete one form for EACH attendee)  
**Title**

### Company/Organization

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### 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

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<th>Category</th>
<th>Description</th>
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<td>(one registration free per membership level)</td>
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<td>Associate Plus</td>
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<td>State Affiliated Assn. Member</td>
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<td>3 or more attendees (per person)</td>
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<td>Exhibitor’s Table + 1 Member Attendee</td>
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<td>$930</td>
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<td>Each additional exhibitor attendee</td>
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<td>Non-Member</td>
<td>1-2 attendees (per person) (non-exhibitor)</td>
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<td>3 or more attendees (per person)</td>
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<td>Exhibitor’s Table + 1 attendee</td>
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<td>Each additional exhibitor attendee</td>
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**TOTAL**

### HOTEL INFORMATION

CARH's Annual Meeting will be held at the Ritz Carlton Pentagon City, located approximately five minutes from Reagan National Airport. For hotel reservations, call the hotel at (703) 415-5000 and reserve under the "CARH" room block or register online at https://book.passkey.com/49888813. 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 Thursday, May 30, 2019.

Visit [www.CARH.org](http://www.CARH.org) to Become a Meeting Sponsor

### CANCELLATION/REFUND POLICY

Registration cancellations must be made in writing via email to emarecheau@carh.org to the CARH office address listed below. Refunds will be provided on cancellations made by Friday, June 7, 2019, minus a $35 cancellation fee. After that date, a $110 cancellation fee will be assessed on any refund. Refunds will not be provided on cancellations made after Thursday, June 20, 2019, 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**  
116 S. Fayette Street  
Alexandria, VA 22314  
703-837-9001 ~ 703-837-8467 (fax)  
carh@carh.org • [www.carh.org](http://www.carh.org)

To pay by credit card, complete the following:

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

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Signature (required)
Select your preferred Sponsorship level:

- **PLATINUM PLUS** $2,500
- **PLATINUM** $2,000
- **GOLD PLUS** $1,500
- **GOLD** $1,000
- **SILVER** $500
- **BRONZE** $250

**Sponsor & Win!**
Sponsors at the Gold Level or higher will be entered into a drawing for one FREE NIGHT at the Ritz Carlton New Orleans during CARH’s 2020 Midyear Meeting!

Company: ________________________________

Contact: ________________________________

E-mail: ________________________________  Phone: ________________________________

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: ____________________________

Street  City  State  Zip

**SPONSORSHIP FORMS ARE DUE BY FRIDAY, JUNE 7, 2019**

Mail form and payment to: CARH, 116 S. Fayette Street, Alexandria, VA 22314 or fax to 703-837-8467

*All Sponsors should email their current electronic logo to tschultz@carh.org by June 7.*

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