

# CARH



Council for Affordable and Rural Housing  
Serving the Affordable Housing Needs of Rural America

## 2020 Annual Meeting and Legislative Conference

June 22-23, 2020

### A Virtual Meeting

June is the time for warm weather in the Nation's Capital and the *CARH Annual Meeting and Legislative Conference*. We provide a forum for our members to meet with government leaders and affordable housing industry experts to discuss rural housing issues and solutions, while developing key business relationships with our colleagues from across the United States. This year, the Washington, DC, metro region remains at near peak levels for the COVID-19 outbreak. Venues are closed and travel continues to be a concern. To safeguard the health of our members, guests, and staff, while still providing key information and engaging presentations, CARH will conduct a *Virtual Annual Meeting & Legislative Conference* via Zoom Meetings.

While nothing can replace the energy and excitement of meeting in person, we plan to bring you a highly valuable experience with the same leading industry and government experts you expect at CARH meetings. We hope to see you all online on June 22-23 and look forward to the time when it's once again safe for us to gather face-to-face.

**Please register for the conference as soon as possible and no later than June 18, 2020.** The registration form is included at the end of this agenda or you may register online at [www.carh.org](http://www.carh.org). Once you register, you will receive a confirmation and when we near the dates of the meeting, you will receive the necessary Zoom links and passcodes. The platform will have audio and video features, which you may use or turn off, to allow you ask questions and interact at designated times during panels.

We look forward to engaging with you soon!

# Meeting Agenda

**Monday, June 22, 2020**

**10:30 a.m.-12:00 p.m.** (\*Note: All times listed are Eastern Daylight Time)

## **Committee Meetings**

**10:30-11:15 a.m.**

### **State Association Committee**

There are a myriad of topics surrounding the impact of the COVID-19 pandemic on many of CARH's state associations throughout the country. Among those topics to be covered will include: the cancellation and/or postponement of spring state association meetings. What is the status of fall meetings? In addition, discussion will be held on working with hotels and outside venues on rescheduling meetings; reviewing contracts and cancellation provisions; importance of having operating reserves, and suggestions as to how state associations can supplement lost revenue. **The Committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.**

*Presiding – Committee Co-Chairs:*

*Arrice Faught, Executive Director, Affordable Housing Association of Alabama  
Charyl Luth, Executive Director, Affordable Housing Association of Indiana*

**11:20 a.m.-12:00 p.m.**

### **Best Practices and Education Committee**

The COVID-19 outbreak has presented many obstacles for in-person training of company employees. The committee will discuss how companies are holding trainings for both new and existing employees, as well as issues that must be covered in this new work environment. Review and status of education proposal presented at CARH's January meeting will also be covered. **The Committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.**

*Presiding – Committee Chair:*

*Dana Knopp Krusz, Knopp Enterprises, Staunton, Virginia*

## **12:00-12:15 p.m.**

### **General Membership Meeting**

The nominating committee will formally present their recommendations for the 2020-2021 slate of Executive officers and Board of Directors. Members who are present will vote on the proposed officers and board of directors. The Executive Committee and Board of Directors will be introduced.

#### ***Presiding:***

***Tammy Burtness, Metroplains Management, LLC, Fargo, North Dakota;  
2020 Nominating Committee Chair, Outgoing CARH President***

***Chris Potterpin, P.K. Companies, Okemos, Michigan; 2020 CARH President***

## **12:15-12:30 p.m.**

**Lunch** – While we would love to sit down and break bread with you all, lunch will be on your own.

## **12:30-1:00 p.m.**

### **Welcome and Overview of Meeting**

Welcome from the CARH Executive Committee, the Board and Officers, and a brief discussion of the upcoming panels. We are pleased that ***Brad Cance, General Manager of The Ritz-Carlton, Pentagon City*** and ***Molly Wilkinson, Vice President of Regulatory Affairs, American Airlines***, will join us to discuss hotel and airlines protocol that guests and travelers should expect as the country begins to reopen and how the travel and hospitality industry plans to move forward and recover from the COVID-19 pandemic.

## **1:00-2:00 p.m.**

### **Focus on Washington**

CARH's legislative and regulatory team will outline Washington, DC's response to the COVID-19 pandemic. We will review recent and upcoming legislative initiatives, stimulus funding, the congressional calendar, and anticipated bills for rural housing for the balance of

Fiscal Year (FY) 2020 and into FY 2021. We will also discuss Administration efforts and plans for affordable housing, and how that fits into the continued efforts to contain the COVID-19 spread and jump start the economy. How Congress and the Administration will reconcile passing appropriations bills that will fund the government in FY 2021 will be discussed, as will how the looming Presidential and Congressional elections may impact rural housing initiatives going forward.

**2:00 -5:15 p.m.**

### **Committee Meetings**

**2:00-2:45 p.m.**

#### **Lenders Committee**

This new CARH standing committee will bring into focus some of the issues impacting lenders as they work within the rural housing arena. We have had an informal working group for some years, but this committee will help bring to the table new ideas, energy, and a closer focus on lending issues, all of which are needed with new changes within Rural Development (RD) programs and around our national economy. The Committee agenda will center on current issues and balancing different requirements under different federal programs at RD, Department of Housing & Urban Development (HUD), HUD's Federal Housing Administration and Ginnie Mae, as well as Fannie Mae and Freddie Mac. The committee will discuss program changes and addressing CARES Act requirements. **The Committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.**

*Presiding – Committee Co-Chairs:*

*Dan Duda, Churchill Stateside Group, Clearwater, Florida*

*Rob Hall, Bonneville Multifamily Capital, Salt Lake City, Utah*

**2:45-3:00 p.m.**

**Break and Visit with CARH's Preferred Vendors and CARH's Advisory Trustee Members**

**3:00-3:45 p.m.**

**Management Committee**

This committee will discuss operating issues, resident relations, and new COVID-19 protocols and impacts. Rent continues to be paid, but for how long if residents' jobs continue to be lost or there is uncertainty as to whether companies where they have worked will rehire. How to maximize tenant income recertification for rent subsidized units will be discussed. Committee members will discuss how the COVID-19 outbreak has impacted the ability of on-site managers and maintenance personnel to fully interact with residents and what, if any, regulatory changes are needed. **The Committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.**

*Presiding – Committee Co-Chairs:*

*Joan Franken, Costello Properties, Sioux Falls, South Dakota;*

*Matt Melnick, TM Associates Management, Rockville, Maryland*

**3:45-4:30 p.m.**

**Developer/Owner Committee**

This committee will discuss closing mechanics, underwriting issues, and preservation and operations issues facing owners and developers during this challenging time. We will focus on transactional issues, including impact on the housing credit and bond programs. We will also discuss the impact of mortgage forbearance and eviction protections for renters. The committee will discuss recent tax benefits and how owners can possibly utilize those benefits and will discuss at least temporary solutions to the limitations on amending federal income tax returns. **The Committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.**

*Presiding – Committee Co-Chairs:*

*Ian Maute, Buckeye Community Foundation, Columbus, Ohio; CARH Vice President*

*Pete Potterpin, P.K. Companies, Okemos, Michigan*

**4:30-5:15 p.m.**

**Board of Directors Meeting**

*All attendees are encouraged and welcome to attend this meeting.*

**Tuesday, June 23, 2020**

**10:00-10:45 a.m.**

**Insights of Congressional Staff**

Several key Congressional staff members have been invited to participate in what will be an in-depth session covering Congress' response to the COVID-19 pandemic and what lies ahead. How will the upcoming Presidential and Congressional elections impact a variety of issues unrelated to the virus? Will Congress and the Administration reach an agreement on a budget for FY 2021? What other issues do the staffers see Congress addressing during this uncertain time?

**10:45-11:00 a.m.**

**Break and Continued Visits with CARH's Advisory Trustees and Vendors**

**11:00-11:45 a.m.**

**Focus on Washington-Real Estate Industry Views**

This panel will include various representatives from interest groups that have had to make their messages heard on a wide-range of concerns during the COVID-19 pandemic. Discussion will focus on how, in the often sharp divide between the House of Representatives, the Senate and the Administration, interest groups can find common ground so that their legislative and regulatory priorities at this unprecedented time can be implemented.

**11:45 a.m.-12:15 p.m.**

**View from Members of Congress**

Key members of Congress will discuss the pressing policy issues that the country is facing, both in responding to the COVID-19 pandemic and the economic recovery that must take place in the next several months.

**12:15-12:45 p.m.**

**Lunch on Your Own**

## **12:45-1:45 p.m.**

### **Regulators' Panel**

Top officials from the Department of Housing and Urban Development (HUD) and the United States Department of Agriculture (USDA) will discuss the latest policies and initiatives resonating out of both agencies as a result of the COVID-19 pandemic. You will not want to miss this opportunity to hear firsthand from key personnel setting priorities during this unprecedented time.

## **1:45-2:45 p.m.**

### **State of Housing Markets**

A myriad of issues impacting developers, lenders, and owners will be discussed including the new Small Business Administration programs under the CARES Act; the structuring and underwriting of transactions going forward; reaction of lenders and equity markets; housing credit and bond issues; onsite construction issues that companies are facing and will likely face; as well as company and property operations.

## **2:45-3:00 p.m.**

### **Break and Continued Visits with Vendors**

## **3:00-4:15 p.m.**

### **Wrap-Up—Developers, Managers, Owners and Syndicators —What They Have Learned and Best Practices Going Forward**

This all-star panel will discuss key development, management, owner, and syndicator issues facing companies as they work in the rural affordable industry during these unprecedented times. What have been the challenges that each participant has faced as they continue to provide services for the rural housing portfolio? What has worked, not worked, and why? How to ensure that the public-private partnership that has provided rural affordable housing in communities throughout the country continues.

## **4:15 p.m.**

### **Meeting Ends**

# FEATURED SPEAKERS

**Secretary Ben Carson\***

US Department of Housing  
and Urban Development  
Washington, DC

**Secretary Sonny Perdue\***

US Department of Agriculture  
Washington, DC

**Bette Brand\***

USDA Rural Development  
Washington, DC

**Bruce Lammers\***

USDA Rural Development  
Washington, DC

**C. Lamar Seats\***

US Department of Housing  
and Urban Development  
Washington, DC

**Senator Maria Cantwell\***

United States Senate  
Washington, DC

**Katie Alitz**

Boston Capital  
Boston, MA

**Robbie Boone**

Farm Credit Council  
Washington, DC

**Tammy Burtness**

MetroPlains Management, LLC  
Fargo, ND

**Brad Cance**

The Ritz-Carlton, Pentagon City  
Arlington, VA

**Kells Carroll**

Sugar Creek Capital  
Atlanta, Georgia

**Jeffrey D. DeBoer**

The Real Estate Roundtable  
Washington, DC

**David Layfield**

Green Street Housing, LLC  
Salisbury, MD

**Ian Maute**

Buckeye Community Hope Foundation  
Columbus, OH

**Denise Muha**

National Leased Housing Association  
Washington, DC

**Morgan C. Nighan, Esq.**

Nixon Peabody, LLP  
Boston, MA

**Chris Potterpin**

PK Companies  
Okemos, MI

**Richard M. Price, Esq.**

Nixon Peabody, LLP  
Washington, DC

**Tom Reynolds**

Holland & Knight, LLP  
Washington, DC

**Buzz Roberts**

National Association of Affordable Housing  
Washington, DC

**Monica Hilton Sussman, Esq.**

Nixon Peabody, LLP  
Washington, DC

**Mitch Walters**

Justus Property Management  
Nappanee, IN

**Molly Wilkinson**

American Airlines  
Washington, DC

*\* Invited but have not yet confirmed*

# REGISTRATION FORM

## Council for Affordable and Rural Housing 2020 VIRTUAL ANNUAL MEETING & LEGISLATIVE CONFERENCE

Monday, June 22- Tuesday, June 23



Council for Affordable and Rural Housing  
 Serving the Affordable Housing Needs of Rural America

*Name of Attendee*-- (Please complete separate form for EACH attendee)

*Title*

*Company/Organization*

*Street Address*

*City*

*State*

*Telephone*

*Fax*

*Email of Attendee*

*Website*

*Guest(s) Name(s)*

How would you best describe your company?   
 Developer   
 Manager   
 Owner   
 Lender   
 Syndicator/Equity Financier  
 Vendor/Supplier   
 CARH State Affiliated Association Executive   
 Other (please describe)

### REGISTRATION FEES

**Advisory Trustee** *(one registration free per membership level) :*

2 or more attendees (per person)                      \$79    \$

**Associate Plus** *(one registration free per membership level) :*

2 or more attendees (per person)                      \$79    \$

**All Other CARH Members  
and Government Employees**

First Attendee    \$99    \$

2 or more attendees (per person)                      \$79    \$

**Non-Member:**

First attendee    \$159    \$

2 or more attendees (per person)                      \$129    \$

**TOTAL**    \$

### MEETING INFORMATION

CARH's Annual Meeting & Legislative Conference will be held virtually utilizing the Zoom platform. Before the meeting dates, each registrant will receive, via email information on how to log in to the CARH conference, including all meeting link(s) and passcodes. CARH **recommends that attendees have both video and audio capabilities on their computer, laptop, tablet, or mobile/smart device.**

### CANCELLATION POLICY

Cancellations must be made via email to emarecheau@carh.org or mailed to the CARH office address listed below. Refunds will be provided on cancellations made by Thursday, June 18, 2020.

### CREDIT CARD PAYMENT INFORMATION

*To pay by credit card, complete the following:*

American Express   
 Visa   
 MasterCard   
 Discover

*Card Number*

*Expiration Date*

*Name as it Appears on Card*

*Security Code*

*Billing Address*

*City*

*State*

*Signature (required)*

### SUBMIT REGISTRATION TO:

Email: [CARH@CARH.ORG](mailto:CARH@CARH.ORG)

Fax: 703-837-9001

Make checks payable to:

Council for Affordable & Rural Housing

Mail registration form with payment to:

CARH

116 S. Fayette St.

Alexandria, VA 22314

Questions? Email [carh@carh.org](mailto:carh@carh.org)