

# CARH



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

## 2021 Midyear Meeting

January 25-26, 2021  
A Virtual Meeting

### Meeting Agenda

(\*Note: All times listed are Eastern Standard Time (EST))

### Monday, January 25, 2021

**9:45 -10:00 a.m.**

**Welcome and Day One Meeting Overview**

*Chris Potterpin, PK Companies; CARH President*



**10:00 a.m.-12:00 p.m.**

**Committee Meetings**

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

**State Affiliated Association Committee**

This committee will explore the many facets of being part of a state affiliated association in light of the COVID-19 related issues during the past year. Cancellations of meetings have impacted associations' revenue streams, while the implementation of virtual meetings has improved the bottom line for others. Discussion on what has worked and the use of those successes in the future will be explored. What the plans are for 2021 meetings and how states' governance of the pandemic will impact meetings and trainings this year and in the future. Services to members will also be explored in light of the pandemic and what could happen going forward. **The Committee should be prepared to recommend its priority issues for action to the CARH Board of Directors.**

*Committee Co-Chairs:*

*Arrice Faught, Affordable Housing Association of Alabama*

*Charyl Luth, Affordable Housing Association of Indiana*

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

### **Lenders Committee**

This committee will focus on issues impacting lenders working in the rural housing arena. Discussions will focus on lending issues revolving around the COVID-19 pandemic and requirements set forth by Congress and the new Administration. We will review current issues and how to balance different requirements under various federal programs at the United States Department of Agriculture's (USDA's) Rural Development (RD), Department of Housing and Urban Development (HUD), HUD's Federal Housing Administration (FHA) and Ginnie Mae, Fannie Mae, Freddie Mac, and the Office of the Comptroller of the Currency. We will also cover strategies to address Fannie Mae and Freddie Mac's status in RD programs and rural areas in light of the New Duty to Serve 2021 Plans. **The committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.**

*Committee Co-Chairs:*

*Dan Duda, Churchill Stateside Group*

*Rob Hall, Bonneville Multifamily Capital*

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

### **Break and Visit with CARH's Preferred Vendors, Advisory Trustees and Exhibitors**

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

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

## **12:45-1:30 p.m.**

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

The committee will discuss company trainings for both new and existing employees. How has the focus of trainings changed during the past year? Will continued COVID-19 outbreaks and states' responses impact the ability of companies to adequately train employees? Are companies training property staff on how to handle emergency situations and resident relations. **The committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.**

*Committee Chair:*

*Dana Knopp Krusz, Knopp Enterprises*

## 1:30-2:45 p.m.

### State of the States – Washington, DC Report

The CARH legislative and regulatory team will break down how the outcome of the Presidential and Congressional elections will impact rural housing. Will the composition of the Senate and new committee chairs enhance or harm opportunities for bipartisan legislation? How will new staff members of various agencies impact established policies and procedures? How long will it take to fully staff agencies? There will likely be new legislation dealing with the coronavirus pandemic. If there is new infrastructure funding, how can rural housing providers ensure that affordable housing monies are included?



*Colleen Fisher, CARH*

*Hon. Thomas Reynolds, Holland & Knight, LLP; CARH Outside Legislative Counsel*

*Richard M. Price, Esq., Nixon Peabody, LLP; CARH General Counsel*

*Monica Sussman, Esq., Nixon Peabody, LLP; CARH General Counsel*

## 2:45-4:30 p.m.

### Committee Meetings

## 2:45-3:30 p.m.

### Management Committee

This committee will discuss operating issues and new rules and procedures developed this past year for employees and resident relations. COVID-19 protocols will be examined. How have the various state and federal eviction moratoriums impacted property operations? The last COVID-19 legislation has \$25 billion for rental assistance to help renters who have lost income or jobs to pay their rent. How can rural renters access this assistance? Various regulatory policies and procedures will be analyzed vis-à-vis a new Administration and Congress. **The committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.**

*Committee Co-Chairs:*

*Joan Franken, Costello Properties*

*Matt Melnick, TM Associates Management*

## 3:30-3:45 p.m.

### Break and Visit with CARH Preferred Vendors, Advisory Trustees and Exhibitors

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

#### **Developer/Owner Committee**

The 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 Housing Credit program. Budget issues impacting both HUD and RD, not yet addressed at previous committee meetings, will also be explored. Examining maturing mortgages and preservation strategies will also be part of the agenda as will any COVID-19 related issues impacting operations of companies and properties. **The committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.**

*Committee Co-Chairs:*

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

*Pete Potterpin, PK Companies*

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

#### **Board of Directors Meeting**

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

### 5:15-6:00 p.m.

#### **Virtual Happy Hour – Political Trivia Contest**

*Winner announced on Tuesday, January 26 – Must be present to win.*



# Tuesday, January 26, 2021

## 9:45 -10:00 a.m.

### Welcome and Day Two Meeting Overview

*Chris Potterpin, PK Companies; CARH President*

## 10:00-11:00 a.m.

### One-on-One with the Regulators

Key career staff members of the Department of Housing and Urban Development (HUD) and the United States Department of Agriculture's (USDA) Rural Development (RD) will discuss the latest policies and initiatives from both agencies. Discussion of RD's realignment as well as HUD's progress and plans for asset management handbook changes, HAP assignment process, REAC and NSPIRE status, and key takeaways for the MAP Guide update will likely ensue. Do not miss this opportunity to hear firsthand from the key personnel assisting in setting priorities during this transitional time.

*Robert Iber, Department of Housing & Urban Development  
Nancie-Ann Bodell, USDA Rural Development  
Chris Potterpin, PK Companies; CARH President (Moderator)*

## 11:00-11:15 a.m.

### Break and Visit with Advisory Trustees and Exhibitors

## 11:15 a.m.-12:30 p.m.

### State of the Market – Equity/Debt and Developers' Insights

A myriad of issues impacting developers, lenders and owners will be discussed during what will be a lively session. Panelists will cover the structuring and underwriting of transactions today as well as future transactions in light of the changes made to the 4% Housing Credit rate for bond financed properties; reaction of lenders and equity markets; and innovative programs and approaches that states are taking to help with affordability.

*Don Beaty, The Summit Group  
Kells Carroll, Sugar Creek Capital  
Forrest Milder, Nixon Peabody, LLP  
Bob Morton, Bellwether Enterprise Real Estate Capital  
Adam Saad, Saad & Saad, LLP  
Ian Maute, Buckeye Community Hope Foundation; CARH Vice President (Moderator)*



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

**Lunch on Your Own**

**1:00-2:15 p.m.**

**Operations and Management – Boots on the Ground**

This all-star panel will discuss key owner and management issues facing companies in the rural affordable industry during these unprecedented and challenging times. Federal and state eviction moratoriums have been in place for almost a year. What has been the impact on everyday operations? How has RD's realignment of staff impacted current processes and transactions going forward? Tax and accounting issues will be reviewed in light of the latest coronavirus legislation that was signed into law at the end of 2020.

*Todd Fentress, Tidwell Group*

*Joan Franken, Costello Companies*

*Steve Nail, Intervest Corporation*

*Zac Plumstead, The Vantage Group, LLC*

*Mitch Walters, Justus Property Management*

*Katrina Thompson, MACO Management Company (Moderator)*

**2:15-2:45 p.m.**

**One-on-One with Congress**

*Panelists TBA*

*Honorable Thomas Reynolds, Holland & Knight, LLP (Moderator)*

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

**Break and Visit with Exhibitors**

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

**Portfolio Analysis – Preservation During Changing Times**

Join this panel of experts who will share their insights and experience with preservation transactions throughout the country. The panel will outline actual transactions including the financing and structuring of deals, the delivery of Housing Credits and Bonds, and other funds to the transaction, all within the confines of risk analysis of the portfolio.

*Seth Gellis, Community Preservation Partners*

*Lauryn Enrico, USDA, Rural Development*

*Allison King, Tiber Hudson, LLC*

*Richard M. Price, Esq., Nixon Peabody, LLP; CARH General Counsel (Moderator)*

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

**Final Break with Exhibitors and Closing Remarks**

*Chris Potterpin, PK Companies; CARH President*

**4:15 p.m.**

**Meeting Concludes**