



CARH
Council for Affordable and Rural Housing

**Annual Meeting and
Legislative Conference**

June 23-25, 2025
The Ritz-Carlton, Pentagon City
Arlington, Virginia



Representing the Industry that Serves Affordable Rural Housing

Photo by: Architect of the Capitol



CARH 2025 Annual Meeting and Legislative Conference

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The Ritz-Carlton, Pentagon City
Arlington, Virginia

The 2025 Council for Affordable Rural Housing (CARH) Annual Meeting & Legislative Conference will be held on June 23-25 at The Ritz-Carlton, Pentagon City in Arlington, Virginia. Attendees will hear from CARH's legislative and policy experts, government officials, and industry stakeholders on key topics, legislation, regulations, and policies affecting the affordable rural housing industry. Sessions will cover topics including:

- Funding for affordable housing programs
- Long-term preservation solutions for the rural housing portfolio
- Housing Credit and Housing Bond program updates
- Transfers
- Operational issues that continue to impact properties, including insurance costs
- Tips to manage your business most effectively
- How to convey to Congress and the Administration the long-term needs of the industry and how both branches of government must respond to meet those needs

Enjoy meeting and networking with industry colleagues at two receptions. **Monday's reception** will be held in Washington, DC, at the District Winery! This boutique winery is set in the heart of *The Yards*, a bustling community in DC's Navy Yard along the Anacostia River. Winemaker Phil Arras produces premium small batch wines, combining the quality of tradition with the freedom of innovation. You will have a chance to tour DC's first operational commercial urban winery set in the heart of the city. The District Winery is part of the revitalization of the area in recent years that includes the U.S. Navy's oldest shore establishment, built in 1799. The Navy Yard currently serves as the home of the Chief of Naval Operations and headquarters for several military agencies and commands and is a National Historic Landmark.

Tuesday's Networking Reception will be held at The Ritz-Carlton, Pentagon City. The CARH Scholarship Foundation will introduce the 2025 scholarship recipients at the reception. The results of the CARH Top 20 of 2025 survey, which ranks the top rural housing owners, developers, and managers in the industry, will be revealed as well.



The Scholarship Foundation will hold a breakfast honoring the 2025 scholarship recipients and their families on **Wednesday, June 25th**. Make plans to attend this exciting, moving, and unforgettable event!





SCHEDULE OF EVENTS



Monday, June 23, 2025

8:30 a.m.-5:00 p.m.

Registration Open
Committee Meetings

8:30-9:15 a.m.

State Affiliated Association Committee

Attendees will confer with members of state affiliated associations at this always lively committee meeting. Meeting strategies and content will be discussed vis-à-vis increasing attendance and long-term membership within the associations. Members will review the use of social media to communicate with current members and as a marketing tool to acquire new members. The formation of multi-state groups will also be explored. **The committee should be prepared to recommend its top priority issues for action to the CARH board of directors.**

9:15-10:00 a.m.

Education and Best Practices Committee

Attendees will explore best practices developed by companies and their employees with the goal of reducing administrative costs while maintaining the same level of service. The discussion will focus on employee retention and incentives that foster productivity. Similar discussions will take place regarding resident relations and best practices. **The committee should be prepared to recommend its top priority issues for action to the CARH board of directors.**

10:00-10:15 a.m.

Break with Exhibitors

This will be the first of many opportunities to meet with the exhibitors whose companies provide goods and services for the affordable rural housing industry.



10:15-11:15 a.m.

Lenders Committee

Attendees will discuss a myriad of issues impacting lenders in the rural housing arena, including the uncertainty that tariffs have, or could have, on underwriting and lending. Will operational changes to Fannie Mae and Freddie Mac impact investment in rural housing? Other lending-related issues will be outlined as will lingering operational issues that impact transactions. **The committee should be prepared to recommend its top priority issues for action to the CARH board of directors.**

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

Management Committee

Attendees will discuss operational issues facing companies, including employee retention and hiring, continued increases in insurance costs, and overall costs of building materials with the uncertainty of tariffs. The impact of the proposed Fiscal Year (FY) 2026 budget on the current and future Rental Assistance (RA) needs will be explored. Other regulatory issues will be analyzed in the context of operations and management of the portfolio. **The committee should be prepared to recommend its top priority issues for action to the CARH board of directors.**

12:15-12:25 p.m.

General Membership Meeting

The nominating committee will formally present the 2025-2026 proposed slate of Executive Officers and Board of Directors. CARH members present at this General Membership meeting will then vote on this slate.

12:30-2:00 p.m.

Opening Luncheon with Exhibitors

This luncheon is the official opening of the June meeting. Join colleagues and the exhibitors whose companies provide goods and services to the affordable rural housing industry and support CARH. Representatives from the companies that are exhibiting will then give short presentations on their products and services.



2:00-3:15 p.m.

Washington News and Update

The CARH legislative and regulatory team will break down the fast-breaking news from Washington, DC. The proposed FY 2026 budget will be analyzed as will the response from Congress. Regulatory staff reductions will be examined vis-à-vis property operations and the ability to process transactions at both the Departments of Agriculture and Housing and Urban Development. CARH experts will outline numerous housing initiatives under discussion. Appropriations bills will be outlined as will the various tax bills moving through Congress. Recommended action by the industry will also be explored.

3:15-3:30 p.m.

Networking Break with Exhibitors

3:30-4:30 p.m.

Developers and Owners Committee

Attendees should be prepared to discuss the preservation and operations issues facing owners and developers in this ever-changing regulatory and legislative environment. CARH's recommended letters to both the Secretaries of Agriculture and



Housing and Urban Development on suggestions for streamlining regulations will be reviewed. Current challenges impacting transactions will be explored, as will operations on properties.

Attendees will examine development costs, constructions costs, hiring and retaining workers, inflation adjustments, and interest rate and tariff uncertainties. The various tax-related discussions currently being debated will also be an integral part of the committee's agenda. **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 Meeting

All attendees are encouraged to attend this meeting.

6:00-7:30 p.m.

Networking Reception—District Winery

Enjoy a relaxing and fun evening as you network with industry colleagues at the District Winery in Washington, DC. This boutique winery is set in the heart of *The Yards*, a bustling community in DC's Navy Yard along the Anacostia River. Winemaker Phil Arras produces premium small batch wines, combining the quality of tradition with the freedom of innovation. You will have the opportunity to tour DC's first operational commercial urban winery set in the center of the city that is committed to pushing the boundaries of winemaking by blending traditional old-world methodology with a modern perspective.



Dinner on Your Own

The Navy Yard and surrounding area boasts lots of new and exciting restaurants. [Click here](#) to learn more about where to dine and explore the new Navy Yard!

Tuesday, June 24, 2025

8:00 a.m.-5:00 p.m.
Registration Open

8:00 a.m.-8:30 a.m.
Networking Breakfast with Exhibitors



8:30 a.m.-12:00 p.m.
General Sessions

8:30-9:30 a.m.
Discussion with the Regulators
Top officials from the Department of Housing and Urban Development (HUD) and the United States Department of Agriculture's Rural Development (RD) will discuss the latest policies and initiatives emerging out of both agencies. This session will no doubt provide a framework for the in-depth discussions that will take place with additional agency personnel during the Asset Management and Servicing Issues—Nitty Gritty session with HUD and RD on Wednesday.



Photo by of Architect of the Capitol

9:30-10:45 a.m.
Washington Update with Key Congressional Policymakers
Key policymakers will share their perspectives on pressing policy issues in what promises to be a dynamic discussion. Be ready for a lively conversation on the multitude of issues that must be addressed during the remaining months. As Congress heads into its final stretch, what are the top legislative priorities that CARH and the affordable rural housing stakeholders must press lawmakers to support and pass to ensure meaningful progress?

10:45-11:00
Break with Exhibitors



11:00 a.m.-12:00 p.m.
Compliance to Competitive Edge
This panel of experts will provide attendees with the knowledge and necessary tools to help multifamily providers embrace accessibility as a core design principle, transform regulatory requirements into a unique selling proposition, and create a living space that truly serves entire communities. These individuals and companies can then position themselves as industry leaders in developing innovative and inclusive housing solutions. The most successful properties don't just meet standards. They exceed expectations, creating communities that benefit everyone.

12:15-1:30 p.m.
Networking Luncheon at Hotel





1:30-5:00 p.m. General Sessions

1:30-2:45 p.m. Delving Into Regulatory Uncertainty—What Rural Housing Providers Need to Know

Attendees will gain insights into the latest regulatory compliance challenges facing the industry. Regulations implementing provisions of the Housing Opportunity Through Modernization Act (HOTMA) remain in flux and vary from HUD and RD. Which other regulations have been paused and what are the consequences of these delays? The session will also cover other emerging regulatory proposals shaping the affordable housing landscape.

2:45-3:00 p.m. Networking with Exhibitors

3:00-4:15 p.m. Housing Markets—Debt and Equity Strategies

What is always a dynamic discussion, this all-star panel will delve into the wide range of issues impacting developers and owners of affordable housing. This panel will break down markets with attention to deal structuring and underwriting of transactions. Panelists will share how they are combating continuing inflationary pressures, construction, and operational costs, including insurance rates and increases that providers continue to see. This year, we're raising the stakes with a special **"Developer Top Chef"** segment. Developer teams will compete live, in front of the panel, to bake the most desirable affordable housing deal. Each team will be given an opportunity to shop for their ideal ingredients/terms and present how they'd structure a successful transaction. Our panel of judges will evaluate their creativity, financial acumen, and ability to keep the deal 'cooked to perfection' under pressure.

4:15-5:15 p.m. Back in the Zone: Opportunity Zones and the Road Ahead

HUD Secretary Scott Turner, who led the White House Opportunity and Revitalization Council during the first Trump Administration, was a central figure in shaping the original Opportunity Zones (OZ) initiative. Now, with renewed bipartisan interest in making the program more effective and equitable, OZs are back in focus — including provisions in the latest House budget proposal. This panel will explore how OZs can be leveraged to support affordable housing development, especially in rural and underserved communities. Experts will discuss investor appetite, structuring OZ equity alongside LIHTC and other programs, and what reforms could make the incentive more impactful for rural development. Whether you're new to OZ or returning after early challenges, this session offers insight into the evolving policy landscape and practical strategies to turn capital into community reinvestment.



6:00-7:30 p.m. Networking Reception at the Hotel

After a full day of educational sessions, enjoy networking with colleagues at our meeting hotel, The Ritz-Carlton, Pentagon City. Enjoy meeting the 2025 Scholarship Foundation recipients, their families and guests. The CARH Top 20 of 2025 results will also be announced. This will be a special evening not to be missed!

Dinner on Your Own

Wednesday, June 25, 2025

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

8:30 -10:00 a.m.
CARH Scholarship Foundation Awards Breakfast
The Board of Directors of the CARH Scholarship Foundation will present scholarships to seven exceptional students from CARH-member properties. Attendees will not want to miss this event to show the rural housing industry's support for these outstanding students.



2024 CARH Scholarship Recipients

10:00-10:15 a.m.
Networking with Exhibitors



10:15-11:45 a.m.
General Session

Asset Management and Servicing Issues—Nitty Gritty with HUD/RD

This session will delve into the bread-and-butter asset management and servicing issues impacting owners and management companies, and their staff on a daily basis. Get your questions ready for officials from HUD and RD who help write and implement various policies. It will no doubt be a lively and informative discussion regarding the myriads of issues facing the day-to-day operations of companies and properties across the spectrum of affordable housing.

11:45 a.m.
Meeting Concludes. Thank you for joining us!



Recommended dress for meeting: Business attire.



FEATURED SPEAKERS

***Honorable Emmanuel Cleaver**

US House of Representatives
Washington, DC

***Honorable C. Lamar Seats**

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

Lowell Ray Barron II

The Vantage Group, LLC
Fyffe, AL

Don Beaty

The Summit Group
Mountlake Terrace, WA

Orlando Cabrera, Esq.

Arnall Golden Gregory LLP
Washington, DC

David Ciminelli

CREA, LLC
Boston, MA

Mark English

E&A Team, Inc.
Tuscaloosa, AL

Ben Goates

Churchill Stateside Group
Clearwater, FL

***Jennifer Larson**

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

Madeleine Marr

Senate Banking Committee
Washington, DC

***Honorable Patrick McHenry**

Former Member of Congress
Washington, DC

***Christine Mechtly**

USDA – Rural Housing Service
Washington, DC

Chris Mullen

Bonneville Multifamily Capital
Salt Lake City, UT

Mike Regan

CREA, LLC
Boston, MA

***Mike Resnik**

USDA-Rural Development
Washington, DC

Honorable Tom Reynolds

Holland & Knight, LLP
Washington, DC

Steve Rosenblatt

Spectrum Compliance
South Portland, ME

Jacob Stern

Cinnaire
Wilmington, DE

***Karissa Stiers**

USDA – Rural Housing Service
Washington, DC

Nick Tsimortos, Esq.

Arnall Golden Gregory LLP
Washington, D.C.

**Indicates invited speakers who have not
yet confirmed*

REGISTRATION FORM

Council for Affordable and Rural Housing 2025 Annual Meeting & Legislative Conference

Monday, June 23 - Wednesday, June 25

The Ritz-Carlton Pentagon City • Arlington • Virginia



Name <i>(Please complete separate form for EACH registered attendee)</i>		Title	
Company/Organization			
Street Address			
City	State	Zip	
Preferred Phone Number	Work	Cell	Email

Guest Name(s) *(If guest(s) will be attending any of the receptions, name(s) must be provided)*

Attendee dietary restrictions (i.e., gluten free, dairy free, vegan, vegetarian, etc.)? Please list:

How would you best describe your company? ☐ Developer ☐ Manager ☐ Owner ☐ Syndicator/Equity Financier ☐ Lender

☐ Attorney ☐ Vendor/Supplier ☐ CARH State Affiliated Association Executive ☐ Other (please describe)

REGISTRATION FEES	By May 31	After May 31	
Advisory Trustee <i>(first registration free)</i> :			
2 or more attendees (per person)	\$845	\$870	\$
Associate Plus <i>(first registration free)</i> :			
2 or more attendees (per person)	\$895	\$920	\$
Basic Plus Member:			
1 or 2 attendees (per person)	\$945	\$970	\$
3 or more attendees (per person)	\$895	\$920	\$
Associate or Basic Member:			
1 or 2 attendees (per person)	\$995	\$1,020	\$
3 or more attendees (per person)	\$945	\$970	\$
State Affiliated Assn. Member:			
1 or 2 attendees (per person)	\$1,045	\$1,070	\$
3 or more attendees (per person)	\$995	\$1,020	\$
Exhibitor's Table + 1 Member Attendee:	\$1,450	\$1,550	\$
Each additional exhibitor attendee	\$875	\$900	\$
Non-Member:			
1-2 attendees (per person) (non-exhibitor)	\$2,100	\$2,100	\$
3 or more attendees (per person)	\$1,600	\$1,600	\$
Exhibitor's Table + 1 attendee	\$3,600	\$3,600	\$
Each additional exhibitor attendee	\$1,600	\$1,600	\$
Government Employee:	\$700	\$725	\$
Additional Guest Registration Fees:			
Monday, June 23 -			
Opening Reception at District Winery	\$125	\$125	\$
Tuesday, June 25			
Networking Reception at The Ritz-Carlton	\$125	\$125	\$
TOTAL			\$

*(Receptions are included in meeting registration fee.
Complete this section only for additional guests.)*

To pay by credit card, complete the following, or visit <https://www.carh.org/product/carh-payment/>
(When paying online, you must still submit this registration form to CARH. Make note on form of online payment)

☐ American Express ☐ Visa ☐ MasterCard ☐ Discover

Card Number	Expiration Date	Security Code
Name as it Appears on Card		
Billing Address	City	State Zip
Signature (required)		

HOTEL INFORMATION

The Ritz-Carlton, Pentagon City is located approximately five minutes from Reagan National Airport. Make your reservation under the "Council for Affordable and Rural Housing" room block at 800-422-2410 or visit <https://book.passkey.com/go/CARH2025Meeting>. Registrants will receive a special rate of \$315 per night for single/double occupancy. To receive this rate, you must make your reservations no later than **Friday, May 30, 2025**. NOTE: If you must cancel your hotel reservation, please contact CARH first.

Visit www.CARH.org to Become a Meeting Sponsor

CANCELLATION/REFUND POLICY

Cancellations must be made via email to emarecheau@carh.org. A \$50 cancellation fee will be deducted from refunds for cancellations received by Friday, June 13, 2025. A \$125 cancellation fee will be deducted from refunds for cancellations received after that date. No refunds will be provided for cancellations received after Wednesday, June 18, 2025, or for failure to attend the program. An additional \$85 will be assessed on all at-door registrations.



To pay by credit card, complete the section below. To pay via check, make payable to CARH. Send form and payment to:

Council for Affordable and Rural Housing
116 S. Fayette Street
Alexandria, VA 22314
carh@carh.org or 703-837-8467 (fax)



SPONSORSHIP FORM

Council for Affordable and Rural Housing

2025 Annual Meeting & Legislative Conference ~ June 23-25

Select your preferred Sponsorship level:

☐ **DIAMOND — \$5,000**

- Company Logo Displayed at Registration Table
- Thank You Included on Welcome Page of Event App
- Introduce One Session or Committee Meeting
- Sponsor Recognition from CARH President to Attendees
- Scholarship Breakfast, One Luncheon AND One Reception
- One Continental Breakfast AND Two Coffee Breaks
- Logo on Meeting-related Materials and Broadcast Emails
- 1st Group Listing on Sponsor PowerPoint
- Logo and Contact Information Featured on Event App

☐ **PLATINUM PLUS — \$3,500**

- Introduce One Session or Committee Meeting
- Sponsor Recognition from CARH President to Attendees
- Scholarship Breakfast OR One Luncheon
- One Reception
- One Continental Breakfast AND One Coffee Break
- Logo on Meeting-related Materials and Broadcast Emails
- 2nd Group Listing on Sponsor PowerPoint
- Logo and Contact Information Featured on Event App

☐ **PLATINUM — \$2,500**

- Introduce One Session or Committee Meeting
- Sponsor Recognition from CARH President to Attendees
- One Luncheon, One Reception, OR Scholarship Breakfast
- One Continental Breakfast AND One Coffee Break
- Logo on Meeting-related Materials and Broadcast Emails
- 3rd Group Listing on Sponsor PowerPoint
- Logo and Contact Information Featured on Event App

☐ **GOLD PLUS — \$2,000**

- Sponsor Recognition from CARH President to Attendees
- One Luncheon OR One Reception
- One Coffee Break
- Logo on Meeting-related Materials and Broadcast Emails
- 4th Group Listing on Sponsor PowerPoint
- Logo and Contact Information Featured on Event App

☐ **GOLD — \$1,500**

- Sponsor Recognition from CARH President to Attendees
- Two Coffee Breaks
- Logo on Meeting-related Materials and Broadcast Emails
- 5th Group Listing on Sponsor PowerPoint
- Logo and Contact Information Featured on Event App

☐ **SILVER — \$1,000**

- Sponsor Recognition from CARH President to Attendees
- One Coffee Break
- Logo on Meeting-related Materials and Broadcast Emails
- 6th Group Listing on Sponsor PowerPoint
- Logo and Contact Information Featured on Event App

☐ **BRONZE — \$500**

- Sponsor Recognition from CARH President to Attendees
- Logo on Meeting-related Materials and Broadcast Emails
- 7th Group Listing on Sponsor PowerPoint
- Logo and Contact Information Featured on Event App

Company _____

Contact _____

Email _____

Phone _____

*Make checks payable to "CARH." If paying by credit card, complete the following
OR visit <https://www.carh.org/product/carh-payment/> (when paying online, please submit this form separately)*

☐ American Express ☐ Visa ☐ MasterCard ☐ Discover

Card Number: _____ Exp. Date: _____ Security Code: _____

Name on Card: _____ Signature: _____

Billing Address: _____

Street

City

State

Zip

SPONSORSHIP FORMS AND ELECTRONIC LOGOS ARE DUE BY JUNE 13, 2025

Email to carh@carh.org or Mail to: CARH, 116 S. Fayette Street, Alexandria, VA 22314

E-mail electronic logo (JPG or PNG file) to tschultz@carh.org. Call 703-837-9001 with questions.