CARH 2014 Annual Meeting
and Legislative Conference

June 8-10, 2014
The Ritz-Carlton, Pentagon City
Arlington, Virginia
The Council for Affordable and Rural Housing (CARH) Annual Meeting and Legislative Conference will be held on June 8-10, 2014, at The Ritz-Carlton, Pentagon City in Arlington, Virginia. Industry experts will present the most up-to-date regulatory and legislative news impacting the affordable rural housing industry. Speakers will review market conditions nationwide in a series of general and concurrent sessions. Expert panels of agency officials, affordable housing professionals and key members of Congress and committee staff with jurisdiction over rural housing issues, will be featured.

Speakers will look at the latest funding concerns, with specific focus on programs sponsored by the Department of Housing and Urban Development (HUD) and the United States Department of Agriculture (USDA) Rural Development (RD). Legislative and budget proposals that will impact how key affordable housing programs are structured will be discussed. Alternative proposals will be reviewed. Housing finance reform will also be examined. A panel of experts will compare and contrast the House and Senate’s proposals and likely future of the Government Sponsored Enterprises (GSE). Tax reform and passage of tax extenders legislation, will be on the agenda of several sessions and committee meetings.

The CARH staff has planned an exciting Opening Reception on Sunday, June 8th in the President’s Club at Washington Nationals Baseball Park! The private club is directly behind home plate. The Nats won’t be playing that evening, but we will! Feel like you’re part of the team and contribute to the CARH Scholarship Foundation, by practicing in the indoor batting cage. Start warming up now for your major league baseball debut. The winner of the batting contest will receive a prize!

Key members of Congress will be the featured speakers at a luncheon at The Ritz-Carlton on Monday, June 9th. We will discover the priorities for the remainder of the legislative calendar, handicap key congressional races and discuss the outlook for control of Congress in 2015.

CARH’s live and silent auction is always exciting and is also planned for Monday at The Ritz-Carlton. CARH’s auction committee has again amassed a range of fabulous items including the latest electronic devices and accessories, vacation packages, dinners, gift certificates, state-themed gift baskets, framed photographs, oil paintings and watercolors. Proceeds from the auction will go to both CARH and the CARH Scholarship Foundation. Be sure to attend this fun and always entertaining event.

The highlight of the meeting will be the Awards Breakfast on Tuesday, June 10th. We will honor the CARH Scholarship Foundation recipients and Rural Development’s (RD) National Site Managers of the Year.
SCHEDULE OF EVENTS

Sunday, June 8, 2014

8:30 a.m. - 4:00 p.m.
Registration Open

9:00 a.m. - 4:15 p.m.
Committee Meetings
All attendees are welcome to attend each of the committee meetings.

9:00 - 10:15 a.m.
Best Practices and Education Committee
This joint committee will continue its efforts to increase educational opportunities for the affordable rural housing industry, and the development of best practices for on-site management and maintenance personnel. Course content for webinars being developed for CARH members will be reviewed and other on-line training will be examined. The committee should be prepared to recommend its top priority issues for action to the CARH Board of Directors.

10:15 - 10:30 a.m.
Break with Exhibitors
Spend time with the various vendors whose companies supply goods and services to the affordable rural housing industry.

10:30 - 11:45 a.m.
State Association Committee
The committee will continue to review the nuts and bolts of organizing successful state meetings and other educational conferences throughout the year. Spring state-affiliated association meetings will be evaluated, with emphasis on the structure of the meetings and sessions which appealed to attendees. Upcoming fall meetings will be reviewed as will the possibility of scheduling “Buyer-Seller” conferences throughout the country. Social media and other marketing materials to promote membership will also be a part of the committee’s agenda. The committee should be prepared to recommend its top issues of action to the CARH Board of Directors.

11:50 a.m. - 12:00 p.m.
General Membership Meeting
The nominating committee will formally present their recommendations for the 2014-2015 CARH Executive Committee and Board of Directors. Members who are present will vote on the recommended slate of candidates.

12:00 - 1:30 p.m.
Opening Luncheon and CARH’s Washington Headline News
Enjoy lunch with exhibitors whose companies provide goods and services to the rural housing industry. The new CARH Online Video Directory will be unveiled and attendees can sign up during the meeting for this new member-only benefit. The newly elected 2014-2015 CARH Executive Officers and Board of Directors will be introduced. Finally, the CARH team of experts will deliver the most up-to-date information on the myriad of legislative and regulatory issues impacting the affordable rural housing industry today. The experts will give advice for the best ways to advocate policies and present issues to policy-makers during this crucial time. Attendees are encouraged to make appointments with their members of Congress and staff while they are in Washington.
1:45-3:00 p.m.  
Management Committee
This committee will focus on the vast array of issues facing management companies today. Among the topics to be covered are: compliance requirements, CARH’s efforts to engage RD on alternative ways to provide for an increase in management fees, the Administration’s proposed changes to the Section 521 Rental Assistance (RA) program with emphasis on the Fiscal Year (FY) 2015 budget and various audits of the program, income verification issues, and HUD’s Section 8 renewal guide revisions. The Administration’s proposed budget for FY 2015 will be explored for both RD and HUD, with emphasis on property operations as well as the residents who reside in those properties. Updates will be provided on RD’s Unnumbered Letters (UL) and Procedural Notices (PNs). The committee should be prepared to recommend its top issues for action to the CARH Board of Directors.

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

3:15-4:30 p.m.  
Development and Owners’ Committee
This joint committee meeting will explore the various transactional issues impacting the development community as well as preservation and operations issues facing owners. While many of the issues are unique, there are equally as many that resonate across the industry. The Administration’s proposed FY 2015 budget proposals will be reviewed, not only as they pertain to funding, but also their impact on the Housing Credit program. Tax reform and the status of tax extenders in both the House and Senate will be explored, as will the chance of passage of disaster-related legislation. Preservation transactions and implementation of underwriting UL on these transactions will be outlined. Alternative financing instruments will be reviewed and credit markets analyzed, with an eye towards housing finance reform. This joint committee should be prepared to recommend top issues for action to the CARH Board of Directors.

4:30-5:30 p.m.  
Board of Directors Meeting
All attendees are welcome to attend.

6:00-8:00 p.m.**  
Opening Reception—Night at the Nats Baseball Park
CARH is taking you out to the ballpark for a fun evening at the home of the Washington Nationals Baseball Team! Enjoy the Opening Reception at the exclusive Lexus Presidents Club, just behind home plate. The elegant décor is unlike that of any other Major League Club with beautiful cherry wood-paneled walls, custom chandeliers and the gorgeous Oval Office Bar. Try your skill at bat in the Nats indoor batting cage, while contributing to the CARH Scholarship Foundation.

The Nationals Park is a new facility that redefines modern sports facility architecture. The inspiration for the look of the ballpark is taken from the East Wing of the National Gallery of Art in Washington, designed by architect I. M. Pei. It is also the first major stadium in the country accredited as a Leadership in Energy and Environmental Design (LEED) Structure. The ballpark’s design and construction exceeded the target of a “certified” Green Building and received “Silver Status” from the United States Green Building Council.

**Buses will begin leaving The Ritz-Carlton, Pentagon City at 5:45 p.m. and return to the hotel at the conclusion of the reception.

Dinner on Your Own
Monday, June 9, 2014

8:30 a.m.-4:30 p.m.
Registration Open

7:30-8:00 a.m.
Continental Breakfast

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

8:00-9:00 a.m.
View from the Regulators
Attendees will hear from key officials from the United States Department of Agriculture’s (USDAs) Rural Development office and the Department of Housing and Urban Development (HUD). Key policy-makers, 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 forged as a result of lessons learned during sequestration and the government shut-down last year.

9:00-10:00 a.m.
View from Capitol Hill
Several key Congressional staff members have been invited to participate in what will be a lively session where emerging legislative issues will be outlined. Budget issues and Congressional action on key items such as tax reform and expiring tax extenders as well as housing finance reform, will no doubt be part of the discussion. Attendees will have a chance to discuss with Capitol Hill staff, the importance of continuing the public-private partnership programs that have provided housing to low and moderate income families throughout rural America.

10:15-10:30 a.m.
Break with Exhibitors

10:30-11:45 a.m.
News on the Tax Credit Front
This panel of experts will discuss a wide range of issues involving the Housing Credit program. Among the issues that will be examined: Congressional action both in the area of tax extenders and tax reform during the second session of the 113th Congress, structuring and underwriting transactions in rural areas, evaluating improved equity and debt markets, Internal Revenue Service (IRS) Draft Audit Guide and possible new compliance issues for developer fees and concerns.

12:00-1:30 p.m.
Congressional Lunch—Insider’s View
Key Congressional leaders from both sides of the aisle will discuss the legislative calendar for the remaining weeks of the legislative session. They will also discuss the November elections and give their views on what the outcome will mean to the agenda for the lame duck session and 114th Congress.

1:45-2:30 p.m.
General Session
Housing Outlook
The leading economist for the National Association of Realtors (NAR) will give his views on housing trends for the remainder of the year. Real estate finance, capital markets, and other investment strategies will be analyzed. Single family sales as well as multifamily rental housing starts will be reviewed, with particular emphasis on emerging markets and demographic trends.
2:30-5:00 p.m.
Concurrent Sessions

2:30-3:45 p.m.
Through the Looking Glass—The Future of Accessibility: Regulations, Policy and Trends
This panel of experts will cover a host of accessibility issues that rural housing providers need to understand, and policy implications of these issues. Among the topics to be covered in this interactive session will be: HUD’s new mortgage letter and how it will influence future rehabs; the April 30, 2013, Department of Justice/HUD joint statement on fair housing and how it has dramatically affected accessibility; pending 1940 (d) regulations and its potential impact on properties.

OR

Section 538 Guaranteed Rural Rental Housing Loan Program—Tales from the Rural Roads of America
This panel of active Section 538 lenders and authorities on the program will provide real examples of completed transactions, including deal specifics. They will discuss where the Section 538 program fits into project development or preservation needs and how it can be useful to owners, current and future alike.

3:45-4:00 p.m.
Break with Exhibitors

4:00-5:00 p.m.
Overview and Updates of Portfolio Management Issues
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 staff on a daily basis. Management fees and options for determining fees going forward, funding and long-term options for the Section 521 RA program, Improper Payment Elimination and Recovery Improvement Act (IPERIA) status and error rates, rental housing alignment issues, and changes in audit requirements will be among the discussion points.

OR

6:00-8:00 p.m.
Networking Reception and Auction
Enjoy CARH’s signature fundraising event. Relax and network with colleagues, while bidding on a number of fabulous one-of-a-kind items such as dinners, paintings, and vacation homes. The auction proceeds will go to CARH’s operating fund and the Scholarship Foundation. The Scholarship Foundation assists residents of CARH member-owned properties with tuition costs associated with higher education. This annual auction has helped the Foundation provide scholarships to 19 outstanding students throughout the country.

Dinner on Your Own
Tuesday, June 10, 2014

8:15 a.m.-12:15 p.m.
Registration Open

8:15-9:30 a.m.
Awards Breakfast
Don’t miss this event! The Board of Directors of the Scholarship Foundation will present the James L. Poehlman, Gordon Blackwell, Jack Godin, Jr. and the CRHD Founders Scholarships to four exceptional students, all of whom reside in CARH-member properties. Rural Development will also present their National Site Managers of the Year awards to individuals throughout the country who manage elderly, family and farm labor housing.

9:45-11:00 a.m.
General Session
CNAs, Underwriting and Preservation—
Last September, the USDA-based preservation effort was rocked by a September 30, 2013 Unnumbered Letter. CARH and a special committee of CARH members have met with RD, discussed concerns and issues, and have received important feedback. This panel will discuss where this leaves the preservation effort and possible issues and solutions moving forward. Many of these issues directly relate to Comprehensive Needs Assessments and Appraisals and how they factor into preservation underwriting.

11:00-11:15 a.m.
Break with Exhibitors

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

Providing Housing for Veterans
A certain level of flexibility in federal programs is required to ensure the needs of rural veterans are met. This includes not only funding from the Veteran’s Administration, but also resources from RD as well as HUD and the Housing Credit program. Increased collaboration between federal agencies can help ensure that rural veterans are aware of every resource available to them. This panel will discuss recent transactions which have produced housing for an aging veteran population with increased life spans and a younger veteran population returning from overseas conflicts.

OR

HUD Multifamily Policy Priorities: HUD Retools
HUD continues to be an active and dynamic partner in housing. On March 4, 2014, HUD issued its Policy Priorities memo. This panel will discuss that memo, those priorities, and how they will impact HUD preservation, asset management and development over the next few years. HUD changes affect how project based HAP contracts are structured and administered; how rural housing authorities handle Section 8 vouchers; and how to increase the quality and supply of affordable housing.

12:15 p.m.
Meeting Concludes

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

Senator Roy Blunt*
United States Senate
Washington, D.C.

Senator Mark Pryor*
United States Senate
Washington, D.C.

Rep. Robert B. Aderholt*
United States House of Representatives
Washington, D.C.

Rep. Sam Farr*
United States House of Representatives
Washington, D.C.

Hon. Tom Reynolds
Nixon Peabody, LLP
Washington, D.C.

Doug O’Brien*
Deputy Under Secretary, USDA Rural Development
Washington, D.C.

Tony Hernandez
Administrator, Housing and Community Facilities
USDA Rural Development
Washington, D.C.

Benjamin T. Metcalf
Deputy Assistant Secretary for Multifamily Housing
US Department of Housing and Urban Development
Washington, D.C.

Whitney Daffner
Legislative Director
Office of Rep. Patrick J. Tiberi
US House of Representatives
Washington, D.C.

Bryan Hooper*
Deputy Administrator
USDA - Housing and Community Facilities
Washington, D.C.

Grace Robertson*
Internal Revenue Service
Washington, D.C.

Michael Steininger*
USDA/ RD- Housing and Community Facilities
Washington, D.C.

Stephanie White
RD- Housing and Community Facilities
Washington, D.C.

Janet Stouder
RD- Housing and Community Facilities
Washington, D.C.

Lowell Ray Barron II
The Vantage Group, LLC
Fyffe, AL

Don Beaty
The Summit Group
Seattle, WA

Joseph N. Belden
Housing Assistance Council
Washington, D.C.

Cindy Chetti*
National Multifamily Housing Council
Washington, D.C.

Tanya Eastwood
Greystone Affordable Housing Initiatives, LLC
Raleigh, NC

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

Todd Fentress
Clark Schaefer Hackett
Columbus, OH

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

Richard S. Goldstein, Esq.
Nixon Peabody, LLP
Washington, D.C.

Eileen Gray
Mortgage Bankers Association
Washington, D.C.

Craig Hackett
Bonneville Mortgage Company
Salt Lake City, UT

Robert Morton
Bellwether Enterprise Real Estate Capital
Michigan City, IN

Richard Michael Price, Esq.
Nixon Peabody, LLP
Washington, D.C.

Monica Sussman, Esq.
Nixon Peabody, LLP
Washington, D.C.

Carl Wagner
Lancaster Pollard Mortgage Company
Columbus, OH

Brent Watts
Churchill Stateside Group LLC
Clearwater, FL

Lawrence Yun
National Association of Realtors
Washington, D.C.

* Invited Speakers
REGISTRATION FORM

Name

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)

REGISTRATION FEES

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Guest Registration Fees:

Sunday, June 8 - Reception at Washington Nationals Park

- Adults (17+): $85
- Children 12-16: $50
- Children Under 12: $25

Monday, June 9 - Auction & Reception: $75

TOTAL: $160

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

Billing Address

City

State

Zip

Signature (required)
Select your preferred Sponsorship level:

- **PLATINUM PLUS** $2,500
  - Luncheon, Awards Breakfast, OR One Reception*
  - One Coffee Break & One Continental Breakfast
  - Company Logo Included on Attendee List**

- **PLATINUM** $2,000
  - Luncheon, Awards Breakfast, OR One Reception*
  - One Coffee Break OR Continental Breakfast
  - Company Logo Included on Attendee List**

- **GOLD** $1,000
  - Luncheon, Awards Breakfast, OR One Reception*

- **SILVER** (circle your preferred option) $500
  - Two Coffee Breaks OR
  - One Coffee Break & One Continental Breakfast

- **BRONZE** $250
  - One Coffee Break

*Sponsor & Win!
Sponsors at the Silver Level or higher will be entered into a drawing for one FREE NIGHT at the Don CeSar Hotel in St. Pete Beach, Florida during CARH’s 2015 Mid-Year Meeting!

Company: ____________________________________________
Contact: _____________________________________________
E-mail: _____________________________________________ Phone: __________________

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

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: ________________________________________________

SPONSORSHIP FORMS ARE DUE BY WEDNESDAY, MAY 21, 2014
Mail form and payment to: CARH, 1112 King Street, Alexandria, VA 22314 or fax to 703-837-8467

**Platinum Plus and Platinum Sponsors: Please e-mail electronic logo (JPG file) to tschultz@carh.org by May 21. Questions? Contact CARH at 703-837-9001 or carh@carh.org.
CARH AUCTION DONOR FORM
17th ANNUAL SILENT AND LIVE AUCTION
Monday, June 9, 2014
Council for Affordable and Rural Housing (CARH)
Annual Meeting & Legislative Conference
The Ritz-Carlton • Pentagon City • Arlington, Virginia

This year, part of the proceeds from the auction will again benefit the CARH Scholarship Fund. This Fund was established by CARH to promote education and expand opportunities for residents of affordable housing in rural America. We encourage your participation in the auction this year so that you can help us support students from CARH-member properties and this very worthy cause. Thank you!

DONOR INFORMATION

Name: ____________________________________________
Organization: ______________________________________
Phone: ___________________ Email: ______________________

Item(s) Donated: ______________________________________
________________________________________________________________

Approximate Value: $________________

I certify the above description of item(s) or service to be correct and agree to donate such to CARH for auction to the highest bidder on June 9, 2014, at the 17th Annual Auction. Where appropriate, I agree to ship the donated item(s) to Washington, D.C. according to CARH’s instruction.

Do you need shipping instructions? __________

To Pay By Credit Card: American Express____ VISA____ Master Card____ Discover____

Card number ________________________________________________
Expiration Date __________ Security Code __________

Name as Listed on Card: ____________________________ Phone #: ____________________________

Billing Address: __________________________________________

City __________________ State ________ Zip Code _____________

Signature (Required) ______________________________________

Please complete and fax or email form by May 23, 2014 to:
CARH National Office
1112 King Street, Alexandria, Virginia 22314
Phone: 703-837-9001 • Fax: 703-837-8467 • Email: emarecheau@carh.org