

NAHMA Public Policy Issues Forum

Wednesday, June 24, 2015 (info at 3/30/15)

(Held in conjunction with the NAA Annual Conference & Expo, June 25-27, 2015)
Mandalay Bay Resort & Convention Center, Las Vegas, NV

Registrations for the NAHMA and NAA events are separate - please register separately for each of the events you would like to attend:

1) To register for the NAHMA Public Policy Issues Forum on Wed., June 24,

Click on the online registration button at <https://www.nahma.org/meetings/>.

2) To register for the NAA Conference June 25-27,

Visit <http://educonf.naaahq.org/attend/register/> and use promo code **NAHMA15** for the NAHMA member discount (\$200 off NAA full conference registration rate based on the rate at the time registration is made). (NAA registration rates increase on April 18 and again after June 13.)

For Hotel Reservations:

If you are attending **BOTH** the NAHMA and NAA meetings, you can make hotel reservations one of two ways:

1) Follow the prompts for reserving your hotel accommodations after you register online for the NAA conference using the NAHMA promo code above; or

2) Download and use the NAHMA print hotel reservation form linked in the next item

If you are attending **ONLY** the NAHMA meeting, please click on http://www.nahma.org/wp-content/uploads/2014/04/NAA_EduConfHotel_NAHMA.pdf to download and print a hotel reservation form, and return as noted on the form's instructions.

NAHMA – AHMA Mini Convocation, Tuesday, June 23, 2015 (to be held at the Mandalay Bay Resort & Convention Center)

Tentative Time:
Noon – 4:00 pm

AHMA Executive Directors and Presidents and NAHMA staff meet to share insights and experiences in developing and providing member programs and services

Preliminary Agenda

NAHMA Public Policies Forum, Wednesday, June 24, 2015 (to be held at the Mandalay Bay Resort & Convention Center)

8:00 – 9:30 am

NAHMA Educational Foundation Board of Directors

9:30 – 10:00 am

1) NAHMA New Members and First-time Attendees
2) Affiliates Committee

10:00 – 10:45 am

1) AHMA Executive Directors and Presidents (follow up from Tuesday's meeting)
2) Certification Review Board

10:45 - 11:30 am	1) Education and Training Committee 2) Nominating Committee (closed meeting)
11:30 am – Noon	Joint meeting: AHMA Liaison Committee and Membership and Marketing Committee
Noon – 2:00 pm	Keynote Luncheon and Vanguard Awards Ceremony Speaker: Dr. David DeLong Dr. David DeLong is an author and leading expert on solutions for closing the “skills gap” that threatens organizational performance. For more than 15 years, he has studied the strategic impacts of changing workforce demographics to identify solutions that improve performance and accelerate knowledge transfer across generations. His solutions help leaders cope more effectively with the workforce and leadership development challenges posed by looming Baby Boomer retirements, as well as the need to recruit, develop, and retain Millennials. His recent work has been widely cited in <i>the New York Times</i> , <i>Fortune Magazine</i> , <i>the Wall Street Journal</i> , <i>the Boston Globe</i> , <i>the Christian Science Monitor</i> , and on NPR's <i>Morning Edition</i> .
2:00 – 4:00 pm	Federal Affordable Multifamily Housing Policies Issues Forum: * Presentation by David Smith, Founder and Chairman, Recap Real Estate Advisors; “The Problem of Cost – Or What Scores Points Gets Built” – a look at the rising development costs for LIHTC properties, and the associated consequences. * Presentation on Workforce Housing – National Issues and Initiatives, by Janine Lind, Executive Vice President at Vantage Management & Edgewood Management Companies; Moderated by Mark Morgan, President, Interstate Realty Management
4 pm – 4:30 pm	NAHMA Budget & Finance Committee
4:30 – 6:00 pm	NAHMA Board of Directors
6:30 – 9:30 pm	NAHMA Educational Foundation Dinner and Fundraising Event at The View, on the 55th floor of Palms Casino and Resort; dinner will be catered by N9NE. Sunset will provide an outstanding view of the Strip. Ticket required.
9:30 pm – Midnight	The NAHMA Party at Moon nightclub at the Palms Casino and Resort. Party with NAHMA at the ultimate contemporary nightlife and music venue http://www.palms.com/nightlife/moon ; ticket required.

NAHMA Sessions to be Held During the NAA Conference:

(NAA Conference to be held at the Mandalay Bay Resort & Convention Center)

Session 1 – Thursday, June 25, 2015, 9 am – 10 am

NAHMA Presents the Impact of Disparate Impact on Multifamily Affordable Housing

Under the doctrine of disparate impact, normal practices in the development, rehab and management of housing may be considered discriminatory and illegal if they result in disproportionate "adverse impact" on certain classes of persons, even if the practices are not intended to discriminate. The concept of disparate impact has been hotly debated in real estate and legal circles, and has reached the U.S. Supreme Court for resolution on three occasions, with the first two cases being settled before the Court could issue a ruling. The third case is before the Court at press time of this write up. The principal question before the Court: Does the Fair Housing Act establish the concept of and provide for claims under disparate impact? In the session, attendees will:

- * Understand the development and application of the doctrine of disparate impact, and how it affects their development and management practices;
- * Learn the status of the case before the Supreme Court, and how the ruling might affect their future development and management practices; and
- * Understand how the legal challenges relate to the HUD rule that establishes standards for determining disparate impact.

Moderator: Kris Cook, Executive Director, NAHMA

Speakers: Jeanne McGlynn Delgado, V.P., Business & Risk Management Policy, National Multifamily Housing Council; Michael W. Skojec, Ballard Spahr LLP

Session 2 – Thursday, June 25, 2015, 10:15 am – 11:15 am

NAHMA Presents the Business Case for Retrofitting to Service Enrich your Senior Housing

With the aging of the Baby Boomer generation, America is rapidly turning “senior” in large numbers, and the provision of quality affordable housing as well as healthcare for this aging population will be two of the most important public policy challenges the nation will face in the coming decades. However, solutions to these challenges need not be mutually exclusive; in fact, emerging studies demonstrate that providing service-enriched housing to seniors and enabling them to “age in place” in quality, supportive and affordable rental housing provides for happier, healthier seniors and massive savings to Medicare and Medicaid. Moreover, the retrofitting of existing senior housing can make good business sense. In this session, a leading industry expert will help attendees:

- * Explore the benefits to society of enabling seniors to age in place;
- * Learn the key retrofits or enhancements that can enable seniors to remain in their apartments and delay moving to specialized facilities for years or even decades;
- * Understand three key barriers to retrofit, including physical issues, regulatory/financing issues, and ownership/management issues; and
- * Learn the steps they can take now to develop a retrofit plan for their properties.

Moderator: Kris Cook, Executive Director, NAHMA

Speaker: David A. Smith, Chairman and Founder, Recap Real Estate Advisors

Session 3 – Thursday, June 25, 2015, 11:30 am – 12:30 pm

NAHMA Presents Unique Considerations for Marketing Affordable Housing

Like most aspects of managing affordable multifamily housing, the marketing of properties is subject to government regulation, including the creation and implementation of an Affordable Fair Housing Marketing Plan. However, beyond the regulations, rules,

audits and paperwork, management agents also have to keep the property full, and often on a bare-bones marketing budget. In this session, attendees will:

- * Learn about the regulatory requirements related to marketing affordable housing, as well as tips and techniques for creating and implementing an Affordable Fair Housing Marketing Plan;
- * Explore different tools that can be implemented on a bare bones marketing budget; and
- * Understand strategies for maximizing rental income in tax credit properties.

Moderator: Kris Cook, Executive Director, NAHMA

Speakers: Adriana Guzzo, Director of Marketing, Peabody Properties; Nancy Reno, Vice President of Marketing & Training, Housing Management Resources, Inc.

Session 4 – Friday, June 26, 2015, 9 am – 10 am

NAHMA Presents Key Federal Legislative and Regulatory Issues Impacting Affordable Multifamily Housing

The world of affordable multifamily housing is not only highly regulated by three federal agencies, but also highly dependent on the ability of Congress to pass timely and sufficient annual funding bills. This session will focus on key current federal legislative and regulatory issues facing providers of multifamily affordable housing participating in HUD, rural housing and Housing Credit programs. Attendees will learn about:

- * The impact of federal budget appropriations, tax reform, sequestration and the deficit on funding for affordable multifamily programs now and into the future;
- * The latest regulatory initiatives impacting the Housing Credit, HUD and rural housing programs; and
- * Real-world impacts on communities, management companies and owners.

Speakers: Kris Cook, Executive Director, NAHMA; Greg Brown, Senior Vice President of Government Affairs, NAA