

**2026 NMHC Apartment Strategies Conference**

**January 27, 2026**

**Aria Resort & Casino ♦ Ironwood 5, West Level 3**

**AGENDA AT-A-GLANCE**

*(As of January 21, 2026; Subject to change)*

---

**MONDAY, JANUARY 26**

---

11:30 AM – 5:30 PM	<b>Registration</b>
12:00 – 5:30 PM	<b>Nursing Room</b>
12:00 – 5:30 PM	<b>Health Room</b>
2:00 – 5:00 PM	<b>2026 NMHC Women's Event</b> <i>Separate registration required. Open to all who work for NMHC member companies and are registered for the Apartment Strategies Conference or Annual Meeting.</i>

---

**TUESDAY, JANUARY 27**

---

7:00 AM – 3:00 PM	<b>Registration</b>
7:00 AM – 7:00 PM	<b>Nursing Room</b>
7:00 AM – 7:00 PM	<b>Health Room</b>
7:30 – 8:30 AM	<b>Breakfast Social</b>
8:30 AM – 12:00 PM	<b>Morning General Session</b>
8:30 – 8:45 AM	<b>Conference Welcome</b>
	Speaker: <b>Sharon Wilson Géno</b> , President, NMHC
8:45 – 9:30 AM	<b>CRE Macroeconomic Outlook: Data and Trends Shaping Real Estate</b> Gain a clear-eyed view of the economic landscape as leading experts unpack the data shaping today's market. They'll examine trends in rates, prices, labor, and capital flows to frame the real

estate investment climate ahead. You'll walk away with practical insights to inform your own strategy and decision-making.

Moderator: **Jay Parsons**, Head of Investment Strategy & Research, Madera Equity

Speakers: **James Bohnaker**, Senior Economist, Global Think Tank, Cushman & Wakefield  
**John Leer**, Chief Economist, Morning Consult  
**Justin Wolfers**, Professor of Economics and Public Policy, The University of Michigan; Senior Fellow, The Brookings Institution

**9:30 – 10:15 AM**

### **Capital in Motion: Navigating Today's Multifamily Investment Landscape**

Shifts in policy and inflation expectations are reshaping today's investment landscape. Our panel will explore key topics including transaction activity, equity deployment, debt maturities, and how multifamily stacks up against other asset classes. You'll leave with clearer perspective to sharpen your own investment approach and capital strategy for the year ahead.

Moderator: **Mark Roberts**, Managing Director, Crow Holdings

Speaker: **Mike McRoberts**, Chairman, Agency Lending, PGIM  
**Dori Nolan**, Senior Vice President, Institutional Solutions, Berkadia  
**Thad Palmer**, Chief Investment Officer, GID  
**Josh Purvis**, Managing Partner, Residential, Thompson Thrift

**10:30 – 11:15 AM**

### **Understanding and Capturing Renter Demand**

Financial pressures and demographic shifts are reshaping renter profiles, creating both risks and opportunities for multifamily assets. This panel will dig into turnover patterns, concession strategies, and the rise of new renter segments—and what these dynamics mean for capital competition and portfolio performance. You'll gain insights to better anticipate demand shifts and align investment and operational strategies for 2026.

Moderator: **Quinn Eddins**, Managing Director, Research and Analytics Services, Greystar

Speaker: **Kelley Brine**, President, Rose Valley Management  
**Lia Smith**, Chief Brand Strategist, Spherexx.com

**11:15 AM – 12:00 PM**

### **Getting It Built: Navigating Construction Challenges in 2026-2027**

In a market defined by cost pressure, labor scarcity, and tighter capital, getting a multifamily project from plan to groundbreaking is no small feat. This session brings together developers, capital partners, and strategic advisors for a candid conversation on how they're navigating today's development landscape—

and what's actually getting built. From pipeline reprioritization and risk-sharing models to new technologies and leaner execution strategies, hear how industry leaders are adapting their delivery strategies to match market reality. If you're rethinking how to get deals across the finish line in 2026, this is the session you don't want to miss.

Moderator: **Dan Hull**, President, Development, The NRP Group

Speakers: **Helena Finley**, Managing Director and Executive Vice President of Construction,

**Joe Pizzutelli**, Head of National Production, Executive Vice President, M&T Bank

**Jay Remillard**, Executive Managing Director, CP Capital US

**12:00 – 1:15 PM**

**Networking Lunch**

**1:15 – 3:00 PM**

**Afternoon General Session**

**1:15 – 2:00 PM**

**Apartment Markets Outlook**

Always one of the most anticipated sessions of the conference, this panel delivers a data-rich forecast on multifamily supply, rent growth, and absorption trends across the country. Panelists will compare regional strengths and risks, providing a clear view of where opportunities are emerging and where caution may be warranted. You'll come away with market intelligence to benchmark your portfolio and inform investment decisions in 2026.

Moderator: **Alyson Bode**, Sr. Vice President, Research & Data Strategy, Kettler,

Speakers: **Scot Bommarito**, Vice President, Research RFA, RCLCO

**Chris Nebenzahl**, Vice President, Rental Research, John Burns Research & Consulting

**Carl Whitaker**, Chief Economist, RealPage

**2:00 – 3:00 PM**

**Strategic Development Outlook: What's Driving the Next Wave of Multifamily Deals**

Wrap up the day with a high-level look at the strategies, partnerships, and market conditions shaping the next phase of multifamily development. In an environment where fewer deals are moving, this panel brings together senior executives to explore **what's getting greenlit—and why**.

From capital stack creativity to site selection and entitlement dynamics, panelists will share how they're evaluating risk, aligning with capital partners, and positioning their portfolios for long-term success. Expect insights into which asset types and markets are



## APARTMENT STRATEGIES CONFERENCE

gaining traction in 2025–2026, and how today's decisions are laying the groundwork for tomorrow's pipeline.

Moderator: **Jeff Adler**, Vice President, Matrix, Yardi

Speaker: **Theresa Blades**, Chief Investment Officer, Hanover Company

**Heather Boujoulian**, Managing Director | CIO of Development & Construction Investments, Berkshire Residential Investments

**Brian Eby**, Managing Director, Head of Investments, Housing, Americas, Nuveen Real Estate

**3:00 PM**

**Program Adjourns**