

2018 NMHC Annual Meeting

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Wi-Fi service is available in the meeting rooms. Wi-Fi Network: NMHC Wi-Fi Password: ipa2018! Access the Annual Meeting agenda and information in the NMHC App, available in your phone or tablet's app store.

Note: All NMHC events take place at the Hilton Orlando Bonnet Creek with a few exceptions, which are noted.

MONDAY, JANUARY 15

3:00 – 7:00 PM

Registration

*Location: Bonnet Creek Ballroom Foyer West,
Hilton Lobby Level*

3:00 – 7:00 PM

Social Lounge and Charging Station

*Location: Bonnet Creek Ballroom Foyer South,
Hilton Lobby Level*

TUESDAY, JANUARY 16

6:30 AM – 7:30 PM

Registration

*Location: Bonnet Creek Ballroom Foyer West,
Hilton Lobby Level*

6:30 AM – 7:30 PM

Social Lounge and Charging Station

*Location: Bonnet Creek Ballroom Foyer South,
Hilton Lobby Level*

7:00 AM – 3:00 PM

**2018 NMHC Apartment Strategies Outlook
Conference**

Separate registration required.

8:00 AM – 5:00 PM

“Networking on the Lawn”

*Location: Hilton Pavilion & Lawn Area,
Hilton Ground Level*

Noon – 1:30 PM

Diversity & Inclusion Committee Meeting

Location: Collier, Hilton Ground Level

The Diversity & Inclusion Committee is an integral part of NMHC’s long-term commitment to promote greater diversity in the multifamily housing industry. The agenda will include committee member updates and a briefing on new strategic efforts in the broader real estate sector. We’ll also plan for the next NMHC Leadership Forum scheduled for May 9, 2018.

3:00 – 4:00 PM

Finance Committee Meeting

Location: Bonnet Creek Ballroom 12, Hilton Lobby Level

With tax reform a reality, legislators now turn their attention to housing finance reform. Prospects and impacts of reform, FHFA changes to production caps, green lending insights and availability of capital sources during 2018 are all hot topics covered in this meeting.

3:00 – 4:30 PM

Design and Construction Peer Group Meeting

Location: Orange, Hilton Ground Level

4:00 – 5:00 PM

Executive Committee Meeting

(By Invitation Only)

Location: Bonnet Creek Ballroom 9, Hilton Lobby Level

Moderator:

Ric Campo, Chief Executive Officer,
Camden Property Trust

Speaker:

Gerald Hines, Founder and Chairman, Hines

5:00 – 6:00 PM **Emerging Leaders Meet and Greet**
(Note: Open to all attendees under 40, whether registered for the Annual Meeting as a regular attendee or an Emerging Leader attendee.)
Location: Palm Beach, Hilton Ground Level

5:00 – 6:00 PM **NMHC PAC Appreciation Reception**
(By Invitation Only)
Location: Zeta Asia, Hilton Lobby Level

6:00 – 7:30 PM **Opening Reception**
Location: Signature Island, Hilton Ground Level

WEDNESDAY, JANUARY 17

7:00 AM – 7:30 PM **Registration**
Location: Bonnet Creek Ballroom Foyer West, Hilton Lobby Level

7:00 AM – 7:30 PM **Social Lounge and Charging Station**
Location: Bonnet Creek Ballroom Foyer South, Hilton Lobby Level

8:00 AM – 5:00 PM **“Networking on the Lawn”**
Location: Hilton Pavilion & Lawn Area

8:00 – 9:00 AM **NMHC Board of Directors Meeting and Breakfast**
Location: Grand Ballroom, Waldorf Lobby Level

8:30 – 9:15 AM **Continental Breakfast Social**
Location: Bonnet Creek Ballroom 3, Hilton Lobby Level

9:15 – 11:45 AM

General Session

Location: Floridian Ballroom, Hilton Lobby Level

Chairman's Salute and Chairwoman's Welcome

A Conversation with Majora Carter

Moderator:

Jonathan F.P. Rose, President, Jonathan Rose Companies

Speaker:

Majora Carter, Urban Revitalization Strategist, Real Estate Developer and Peabody Award-Winning Broadcaster

Innovation 2.0: Investors Discover Real Estate Technology

Three years ago, there was \$459 million in private equity/VC funding dedicated to real estate technology; at year-end 2016, there was \$2.7 billion. This session will delve into why *real estate* has caught the eye of tech investors, what the investments may mean for our industry and what you should be thinking about in terms of your own strategy for riding this new wave, *focusing on deriving benefits versus hearing yet more hype.* Hear from those investing at every stage of tech development and in all types of tech, including artificial intelligence, smart home technology and more. So, follow the money and find out where tech investors are placing their bets and why.

Moderator:

Randall Jensen, Chief Financial Officer, Berkadia

Speakers:

John Helm, Managing Director, RETV

Jacod Mienert, Analyst, Navitas Capital

Clelia Warburg Peters, Co-Founder & Partner, MetaProp

Roelof Opperman, Principal, Fifth Wall Ventures

Noon – 1:15 PM

Lunch on Own

Noon – 1:15 PM

Emerging Leaders Lunch

(Note: Open to all attendees under 40, whether registered for the Annual Meeting as a regular attendee or an Emerging Leader attendee.)

*Location: Bonnet Creek Ballroom Salon 6,
Hilton Lobby Level*

1:30 – 2:45 PM

Membership Engagement Committee Meeting

Location: Orange, Hilton Ground Level

1:30 – 2:45 PM

Tax Committee Meeting

*Location: Bonnet Creek Ballroom 9,
Hilton Lobby Level*

The Tax Committee will hold a breakout session to review the impact of the just-enacted Tax Cuts and Jobs Act on the multifamily industry. We will discuss how the biggest tax overhaul in 30 years will affect tax rates, business interest deductibility, like-kind exchanges, depreciation, carried interest and more. In addition to answering audience questions, the Committee will discuss the Act's implementation and the key issues NMHC will want to address to ensure that the measure operates as Congress intended.

1:30 – 2:45 PM

The 2018 Investment Outlook: Young Guns Pitch to Senior Leaders

*Location: Bonnet Creek Ballroom 12,
Hilton Lobby Level*

This lively breakout session will feature three young leaders pitching opportunities to an "investment committee" of senior apartment executives. Join them as they explore differing perspectives on the best markets, the best structures and more.

Moderator:

Ryan Epstein, Senior Managing Director, Berkadia

Presenters:

Ari Abramson, Vice President, Acquisitions,
Continental Realty Corporation

Shawn Hansen, Managing Director, Greystar

Ben Stoll, Vice President, Development,
Equity Residential

Judges:

John Akin, Executive Vice President & Chief
Investment Officer, Gables Residential

Katie Bloom, Managing Director, Goldman Sachs

Chris Lockett, Vice President, PGIM Real Estate

3:00 – 4:00 PM

Emerging Leaders Committee Meeting

Location: Collier, Hilton Ground Level

The Emerging Leaders Committee will welcome new committee members and will discuss the locations for the 2018 Speaker Series events.

3:00 – 4:15 PM

Workforce Housing Committee Meeting

*Location: Bonnet Creek Ballroom 9,
Hilton Lobby Level*

The committee meeting will focus on deeper insights into the workforce housing market, a first look at NMHC's commissioned work on workforce housing development, new 2018 initiatives, members' local initiatives and impact of housing finance reform.

3:00 – 4:15 PM

**The U.S. Multifamily Model Goes Global: An
Exploration of International Investment and Activity**

*Location: Bonnet Creek Ballroom 12,
Hilton Lobby Level*

Moderator:

Dave Woodward, Senior Advisor, CBRE London

Speakers:

Michael Allen, Managing Director, Tipi, Quintain LTD

Adam Hirst, General Manager, Capital Allocation,
Mirvac

James Mannix, Partner, Knight Frank

Alexandra Notay, Director, Product Service
Innovation, Places for People Group

Andrew Yates, Partner, Commercial Real Estate,
Berwin Leighton Paisner (BLP)

4:15 – 5:15 PM

Supplier Partner Alliance Meeting

*Location: Bonnet Creek Ballroom 10,
Hilton Lobby Level*

4:15 – 5:30 PM

NMHC PAC Committee Meeting

*Location: Bonnet Creek Ballroom 7,
Hilton Lobby Level*

4:30 – 5:30 PM

Student Housing Committee Meeting

*Location: Bonnet Creek Ballroom 6,
Hilton Lobby Level*

The Student Housing Committee will discuss the impact of tax reform on the student housing industry and prospects for housing finance reform, current and future industry research, and plans for this year's Student Housing Conference.

5:30 – 6:30 PM

Chairwoman's Reception

(By Invitation Only)

Location: Aqua Marine, Waldorf Pool Area

6:30 – 7:30 PM

Annual Dinner Reception

Location: Signature Island, Hilton Ground Level

7:30 – 9:30 PM

Annual Dinner and Entertainment

Location: Floridian Ballroom, Hilton Lobby Level

Entertainment:

Comedians Steve Martin and Martin Short

THURSDAY, JANUARY 18

- 6:50 – 7:45 AM** **Walk for the Homeless Benefiting Shelters to Shutters**
Group photo at 6:50 AM.
Location: Signature Island, Hilton Ground Level
- 7:00 AM – 1:30 PM** **Complimentary Luggage Storage**
Location: Bonnet Creek Foyer North, Hilton Lobby Level
- 7:45 – 11:30 AM** **Registration**
Location: Bonnet Creek Ballroom Foyer West, Hilton Lobby Level
- 7:45 – 11:30 AM** **Social Lounge and Charging Station**
Location: Bonnet Creek Ballroom Foyer South, Hilton Lobby Level
- 8:00 – 9:15 AM** **NMHC PAC Recognition Breakfast**
Open to all NMHC members.
Location: Bonnet Creek Ballroom 12, Hilton Lobby Level
Speaker:
Dr. Larry J. Sabato, Political Analyst and New York Times Best-Selling Author
- 8:15 – 9:15 AM** **Continental Breakfast Social**
Location: Bonnet Creek Ballroom 6, Hilton Lobby Level
- 9:15 – 11:30 AM** **General Session**
Note: For security reasons, no large bags, backpacks, laptop bags or briefcases are allowed in the room. See location for complimentary luggage storage above.
Location: Floridian Ballroom, Hilton Lobby Level

Shelters to Shutters Presentation

Demand, Design & Disruption: What We Need to Build for Today, Tomorrow and Beyond

To meet apartment demand, the multifamily industry is going to have to build 4.6 million new apartments by 2030. But knowing where and when and what to be building between now and then isn't so obvious. Three new research reports from NMHC offer some insights, providing a snapshot of what today's renters want and how coming shifts in demographics, psychographics and technology are likely to disrupt the apartment industry in the future. In this data-packed session, you'll hear results from the 2017 NMHC/Kingsley Renter Preferences Report, new demand research from Hoyt Associates and a just-released report on future disruption in multifamily. Industry leaders will translate the data into actionable business intelligence to help you plan for today, tomorrow and beyond.

Moderators:

Rick Haughey, Vice President, Industry Technology Initiatives, NMHC

Sarah Yaussi, Vice President, Industry Communications, NMHC

Speakers:

Rohit Anand, Principal, KTG Architecture + Planning

Toby Bozzuto, President and Chief Executive Officer, The Bozzuto Group

Karen Hollinger, Vice President, Corporate Initiatives, AvalonBay Communities

A Conversation with David Cameron

Moderator:

Sue Ansel, President and Chief Executive Officer,
Gables Residential

Speaker:

David Cameron, Former Prime Minister of the United
Kingdom of Great Britain and Northern Ireland

11:30 AM – 12:30 PM VIP Photo Opportunity and Luncheon with David Cameron

(By Invitation Only)

*Note: For security reasons, no large bags,
backpacks, laptop bags or briefcases are allowed
in the room. See location for complimentary luggage
storage above.*

Location: Grand Ballroom, Waldorf Lobby Level

11:30 AM Meeting Adjourns

Notes: Agenda as of January 9, 2018; subject to change.

Please be aware that photos may be taken at the meeting and posted online.

*No cameras or cell phone cameras, taping, electronic recording or filming of presenters permitted
other than by the authorized meeting photographer.*