

2018 NMHC Fall Meeting

September 12 – 14 • InterContinental at The Wharf • Washington, DC

Agenda

(As of September 10; subject to change)

Wednesday, September 12

- 1:00 – 6:30 p.m. Registration
Location: Potomac Hall, 2nd Floor
- 1:30 – 2:30 p.m. Membership Engagement Committee Meeting
Location: Harbor, 2nd Floor
- 2:30 – 3:30 p.m. Diversity & Inclusion Committee Meeting
Location: Seaport, 2nd Floor
- 2:30 – 3:30 p.m. Emerging Leaders Committee Meeting
Location: Harbor, 2nd Floor
- 4:30 – 5:30 p.m. NMHC PAC Committee Meeting
Location: Algonquin, 12th Floor
- 4:30 – 5:30 p.m. Supplier Partners Alliance Meeting
Location: Seaport, 2nd Floor
- 5:30 – 6:30 p.m. Opening Reception
Location: Potomac Hall, 2nd Floor
- 6:30 – 8:30 p.m. Dinner with Keynote Speaker
Location: Waterside Ballroom, 2nd Floor

Moderator: **Ken Valach**, Chief Executive Officer, Trammell Crow Residential

Speaker: **Gary Cohn**, Former Director, National Economic Council and Former President & Chief Operating Officer, Goldman Sachs

Thursday, September 13

7:15 a.m. – 5:00 p.m.

Registration

Location: Potomac Hall, 2nd Floor

7:30 a.m.

Continental Breakfast Social

Location: Potomac Hall, 2nd Floor

8:00 – 11:30 a.m.

General Session with Congressional, Administration, & Industry Leaders

Location: Waterside Ballroom, 2nd Floor

**Speakers will start promptly at 8:00 a.m.*

- **Congressman Kevin Brady (R-TX)**, Chairman of the House Ways & Means Committee
- **Congressman Richie Neal (D-MA)**, Ranking Member of the House Ways and Means Committee
- **Senator Ben Cardin (D-MD)**
- **Retail Evolution: Where Is It Heading?**

Is “bricks & mortar” retail evolving, or is it going extinct? One thing we know; it is changing at an astounding pace, creating new opportunities and threats for multifamily industry professionals. Moderated by Marcus and Millichap CEO Hessam Nadji, the panel will discuss the future of retail in America, dispel some of the myths about the “Retail Apocalypse”, and examine the market perception of this asset class today along with what we might expect in the future.

Moderator: **Hessam Nadji**, President and CEO, Marcus & Millichap

Speakers: **DJ Busch**, Managing Director Retail, Green Street Advisors

Stephen Manaker, Managing Director Retail REIT Research, Compass Point Research and Trading

James Milam, Vice President, Finance – Mixed Use, Federal Realty Investment Trust

- **A Call for Bipartisanship: The Problem Solvers Caucus**
Partisanship has gripped Washington for decades and seems to have only worsened in recent times. Often, it can have negative impacts on the capital markets and the business community overall. NMHC has long pushed against this and is fortunate to have a new, powerful ally in Congress—the Problem Solvers Caucus. The bipartisan group of members is led by Congressmen Tom Reed (R-NY) and Josh Gottheimer (D-NJ). From healthcare and immigration

to infrastructure, the group is leading the fight for common sense, bipartisan solutions to our nation's most challenging problems.

Moderator: **Kevin Donnelly**, Vice President, Government Affairs, NMHC

Speakers: **Congressman Josh Gottheimer (D-NJ)**, Co-Chair, Problem Solvers Caucus

Congressman Tom Reed (R-NY), Co-Chair, Problem Solvers Caucus

- **Senator Todd Young (R-IN)**

11:30 a.m. – 1:15 p.m.

Luncheon with Keynote Speaker

“An Assault on Intelligence”

Location: Waterside Ballroom, 2nd Floor

Moderator: **Sue Ansel**, President and Chief Executive Officer, Gables Residential

Speaker: **General Michael Hayden**, Former Director of the Central Intelligence Agency & National Security Agency

1:15 – 3:30 p.m.

General Session with Congressional, Administration, & Industry Leaders

- **Costa Hawkins/Rent Control Overview Briefing**

Four decades ago, the multifamily industry's leading firms founded NMHC in an effort to overturn onerous and destructive rent control policies in 35 states. Today, that threat has returned, despite Forbes labeling rent control as one of the worst ideas of the 20th century. Californians will vote this November on whether to expand price caps on all rental housing. In addition, states like Oregon, Washington and Illinois may move to roll back rent control preemptions beginning in 2019 while housing activists are aggressively organizing in other states like Colorado. Learn about the steps NMHC is taking to combat an existential threat to the multifamily industry.

Speakers: **Doug Bibby**, President and CEO, NMHC

Jim Lapidés, Vice President of Strategic Communications, NMHC and executive committee member for No on Prop 10

Ralph Posner, Executive Vice President, JDA Frontline

- **NMHC/HR&A Housing Affordability Project Update**

As part of NMHC's continuing effort to play a leadership role for policymakers and industry participants in addressing rental housing

affordability, NMHC has engaged a nationally recognized firm to develop a suite of synthesized research findings, market analysis tools, policy recommendations and an engagement playbook on housing affordability, to be delivered in 2018. The project is designed to empower multifamily industry stakeholders when engaging with policymakers to pursue constructive solutions or combat harmful policies related to housing affordability. Phillip and Kimble will provide an update for the board on the status of the Housing Affordability Toolkit previously presented in Dallas and Orlando.

Speakers: **Phillip Kash**, Principal, HR&A Advisors
Kimble Ratliff, Vice President, Government Affairs, NMHC

- **Secretary Elaine Chao**, U.S. Department of Transportation
- **Housing Affordability Through the Lens of the Media**
Housing affordability is a growing problem in communities across the nation, yet one that doesn't seem to receive the appropriate amount of attention from policymakers or in national coverage. Based on their experiences and respective beats, these journalists will discuss the state of housing affordability in California as Costa-Hawkins is under debate, in Washington and from a market perspective.

Moderator: **Kim Duty**, Senior Vice President, Public Affairs and Industry Initiatives, NMHC

Speakers: **Liam Dillon**, Staff Writer, Los Angeles Times
Laura Kusisto, Reporter, Wall Street Journal
Katy O'Donnell, Reporter, Politico

- **Senator John Thune (R-SD)**, Chairman, Commerce, Science and Transportation Committee

Moderator: **Jim Schloemer**, Chairman and CEO, Continental Properties Company

3:45 – 5:00 p.m.

General Session

Location: 2nd Floor

- **Opportunity Zones and the Multifamily Industry**
Enacted as part of tax reform legislation in 2017, Opportunity Zones are designed to provide tax incentives for investments in distressed communities. There is strong potential for the new program to drive considerable investment in multifamily housing. This new program can play a key role in addressing the nation's housing affordability challenge. Come hear the experts discuss the details on how the opportunity zone program works.

Speakers: **Steve Freidman**, Director, CohnReznick

Ira Weinstein, Managing Principal, CohnReznick

- **Updating the Community Reinvestment Act (CRA)**

The CRA, which requires banks to meet the needs of communities they serve, has not undergone significant reform since the Clinton administration. But in recent years, both consumer groups and bankers have agreed that the way banks are graded is outdated and doesn't reflect the major changes that have taken place in the banking sector, technology and society since CRA was enacted.

Speakers: **Joseph Firschein**, Deputy Associate Director and Community Affairs Officer, Division of Consumer and Community Affairs, Board of Governors of the Federal Reserve System

Barry Wides, Deputy Comptroller, Community Affairs, Office of the Comptroller of the Currency

5:00 p.m. Board Buses to Capitol Hill
Location: Maine Avenue by the CVS

5:45 – 7:15 p.m. Congressional Reception Honoring House & Senate Members
Location: Dirksen Senate Office Building, Room G50

Remarks by: **Congresswoman Cathy McMorris Rodgers (R-WA)**,
Republican Conference Chair

7:15 p.m. Board Buses to InterContinental
Location: Corner of First and D Streets, NE

7:15 p.m. Dinner on Own

Friday, September 14

7:15 – 11:30 a.m. Registration
Location: Potomac Hall, 2nd Floor

7:30 a.m. Continental Breakfast Social
Location: Potomac Hall, 2nd Floor

8:00 – 11:30 a.m. General Session
Location: Waterside Ballroom, 2nd Floor
**Speakers will start promptly at 8:00 a.m.*

- **Congresswoman Nancy Pelosi (D-CA)**, Democratic Leader of the U.S. House of Representatives
- **A Political Outlook**
 Speaker: **Dana Milbank**, Best Selling Author & Nationally Syndicated Columnist, *The Washington Post*
- **Congress Responds to Housing Affordability Crisis**
 Housing affordability is impacting communities across the country. While many of the hurdles that housing providers encounter require local solutions, Congress has the power to shape policies that encourage housing production. Moderated by Related's Jeff Brodsky (Current NMHC Chairman of the Workforce Housing Affordability Committee), Congressman Denny Heck (D-WA) will discuss his work with the New Democrat Coalition as the co-chair of their Housing Task Force, as the look at the entire housing ecosystem and identify solutions to rising housing costs, along with Congressman Pete Aguilar (D-CA), who will discuss the state of play regarding federal appropriations and resources for affordable housing programs, along with his efforts to better coordinate federal and local policy solutions to address housing needs.

 Moderator: **Jeff Brodsky**, Vice Chairman, Related Companies
 Speakers: **Congressman Pete Aguilar (D-CA)**
Congressman Denny Heck (D-WA)
- **Secretary Ben Carson**, U.S. Department of Housing & Urban Development
 Moderator: **Sue Ansel**, President and Chief Executive Officer, Gables Residential
- NMHC Business Meeting

11:30 a.m.

Meeting Adjourns