2019 NMHC Annual Meeting
January 29-31, 2019 • MANCHESTER GRAND HYATT • SAN DIEGO, CA

AGENDA
(As of January 24, 2019; Subject to change)

MONDAY, JANUARY 28

Noon – 7:30 PM  Registration
Location:  Palm Foyer, 2nd Level

Noon – 7:30 PM  Social Lounge and Charging Station
Location:  Seaport Ballroom Foyer, 2nd Level

1:30 – 4:15 PM  2019 NMHC Women’s Event
Location: Harbor Ballroom D, 2nd Level

(Open to women registered for the 2019 NMHC Annual Meeting and Apartment Strategies Outlook Conference. Separate registration required.)

• Opening Program: Roundtable Discussion with Industry Leaders
• A Conversation with Katie Couric
Moderator: Sue Ansel, President and CEO, Gables Residential
Speaker: Katie Couric, Award-winning Journalist and New York Times Best-selling Author

• Networking Reception

6:00 – 7:30 PM  2019 NMHC Apartment Strategies Outlook Conference Opening Reception
(Separate registration required)

TUESDAY, JANUARY 29

6:30 AM – 7:30 PM  Registration
Location:  Palm Foyer, 2nd Level

6:30 AM – 7:30 PM  Social Lounge and Charging Station
Location:  Seaport Ballroom Foyer, 2nd Level

7:00 AM – 3:00 PM  2019 NMHC Apartment Strategies Outlook Conference
(Separate registration required)
TUESDAY, JANUARY 29 (continued)

8:00 AM – 5:00 PM  “Networking on the Lawn” Area  
Location:  Grand Hall, Lobby Level

Noon – 1:15 PM  Diversity & Inclusion Committee Meeting  
(All NMHC members are welcome.)  
Location:  Gaslamp, 2nd Level

The Diversity & Inclusion Committee is an integral part of NMHC’s commitment to promote long-term success for the rental apartment industry. The committee’s agenda will include remarks by industry leaders on the latest strategic efforts to strengthen diversity in real estate.

Speakers:  Wendy Mann, Chief Executive Officer, CREW Network  
Stephanie L. Williams, President, Bozzuto Management Company & Member, Board of Directors, Real Estate Executive Council (REEC)

3:00 – 4:00 PM  Finance Committee Meeting  
Location:  Harbor Ballroom G, 2nd Level

The Finance Committee will hear from industry leaders on the state of the market for debt and equity capital, discuss the growth of debt funds with a market leader in the space, and receive an update from Washington on the current policy landscape and important issues to watch in the coming year.

4:00 – 5:00 PM  Executive Committee Meeting  
(By Invitation Only)  
Location:  Harbor Ballroom D, 2nd Level

Moderator: Ken Valach, Chief Executive Officer, Trammell Crow Residential  
Speaker:  Carol Galante, I. Donald Terner Distinguished Professor of Affordable Housing & Urban Policy and Faculty Director, Terner Center, University of California, Berkeley

5:00 – 6:00 PM  Emerging Leaders Meet and Greet  
(Open to all attendees under 40, whether registered for the Annual Meeting as a regular attendee or an Emerging Leader attendee.)  
Location:  Gaslamp, 2nd Level

5:00 – 6:00 PM  NMHC PAC Appreciation Reception  
(Open to 2018 & 2019 NMHC PAC Donors)  
Location:  Harbor Ballroom Foyer, 2nd Level

6:00 – 7:30 PM  Opening Reception  
Location:  Main Pool Deck, 4th Level
WEDNESDAY, JANUARY 30

7:00 AM – 7:30 PM  Registration  
Location: Palm Foyer, 2nd Level

7:00 AM – 7:30 PM  Social Lounge and Charging Station  
Location: Seaport Ballroom Foyer, 2nd Level

8:00 AM – 5:00 PM  “Networking on the Lawn” Area  
Location: Grand Hall, Lobby Level

8:00 – 9:00 AM  NMHC Board of Directors Meeting with Breakfast  
Location: Harbor Ballroom G, 2nd Level

8:30 – 9:15 AM  Breakfast Social  
Location: Harbor Ballroom A, 2nd Level

9:15 AM – Noon  General Session  
Location: Seaport Ballroom, 2nd Level

- **Speaker:** Neri Oxman, Architect, Designer and Inventor
  - **Response Panel: Implications for New Development**
    - **Moderator:** Brandt Bowden, Chief Executive Officer, Hanover Company
    - **Speakers:**
      - Steve Bancroft, Senior Managing Director, Trammell Crow Residential
      - Jack Boarman, Chief Executive Officer, BKV Group
      - Niles Bolton, Chairman and CEO, Nile Bolton Associates
      - Jerry Brand, Senior Managing Director, West Coast Development, Greystar Real Estate

- **A Conversation with Arianna Huffington**
  - **Moderator:** Sue Ansel, President and CEO, Gables Residential
  - **Speaker:** Arianna Huffington, Founder, The Huffington Post and Founder & CEO, Thrive Global

Noon – 1:15 PM  Lunch on Own

Noon – 1:15 PM  VIP Lunch and Photo Opportunity with Arianna Huffington *(By Invitation Only)*  
Location: Harbor Ballroom A, 2nd Level
Noon – 1:15 PM

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

*Location:* Coronado Ballroom A, 4th Level – Harbor Tower

1:30 – 2:45 PM

Concurrent Sessions:

- **Tax Reform Implementation and the Multifamily Industry**
  
  *Location:* Harbor Ballroom D, 2nd Level
  
  Tax reform legislation enacted in 2017 represents the most sweeping overhaul to the nation’s tax laws since 1986. Of particular significance to the multifamily industry are a new Opportunity Zones tax incentive designed to drive investment in economically distressed areas and a 20 percent deduction for qualified pass-through income. With the Treasury Department and Internal Revenue Service having proposed implementing regulations in these areas, this session will dive into the details on how the new tax law will impact the multifamily industry.

  **Speaker:** Steve Friedman, Director, CohnReznick

- **The 2019 Investment Outlook: Young Guns Pitch to Senior Leaders**
  
  *Location:* Harbor Ballroom G, 2nd 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:** Ari Abramson, Vice President, Acquisitions, Continental Realty Corporation

  **Presenters:** Matt Ferrari, Senior Managing Director, Acquisitions, TruAmerica
  Julie Heigel, AVP, Acquisition, Waterton
  Brendan Whalen, Vice President, Acquisitions, Pollack Shores

  **Judges:** Allina Boohoff, Managing Director, JP Morgan
  John Lamb, Managing Director, BlackRock Realty
  Douglas Tymins, President & CEO, AIG Global Real Estate
WEDNESDAY, JANUARY 30 (continued)

3:00 – 4:00 PM  
**Emerging Leaders Committee Meeting (Open to all registrants)**  
*Location: La Jolla, 2nd Level*

The Emerging Leaders Committee will welcome new committee members and will discuss the locations for the 2019 Speaker Series events.

3:00 – 4:00 PM  
**Membership Engagement Committee Meeting (By Invitation Only)**  
*Location: Gaslamp, 2nd Level*

3:00 – 4:00 PM  
**Workforce Housing Committee Meeting**  
*Location: Harbor Ballroom A, 2nd Level*

This highly energized group will continue its push towards identifying solutions, spearheading research, educating policy and legislative decision-makers, and producing tools to facilitate the development and preservation of a critical sector of the apartment market.

3:00 – 4:15 PM  
**NMHC Design and Construction Peer Group**  
*Location: Old Town, 2nd Level*

The Design and Construction Peer Group explores and exchanges ideas on matters impacting the design and construction of multifamily communities. This meeting will serve as a forum to discuss ongoing and emerging building issues and provide insight to support NMHC initiatives in industry education, advocacy and member resources.

3:00 – 4:15 PM  
**Concurrent Sessions:**

- **Building an Innovation Ecosystem: How PropTech Investors and Multifamily Owners and Operators Collaborate to Drive Innovation and Returns**  
  *Location: Harbor Ballroom D, 2nd Level*

Venture Capital investment has been coming into the real estate technologies at a rapid pace: growing from under $1.8B in 2015 to nearly $13B in 2017. As a result, early stage innovations have flourished. While capital is necessary for breakthrough innovation, it is not sufficient. To maximize the potential of these companies, a vibrant ecosystem much be in place to ensure that these innovations are meeting real business needs and driving real returns for both investors and for multifamily owners and operators.

  **Moderator:**  
  **Keith Harris**, Managing Principal, CKG Advisors LLC
• **Real Estate, Climate Risk and Resilience**

*Location: Harbor Ballroom G, 2nd Level*

Climate events, including for example storms, heatwaves, and floods, pose a significant risk to buildings. And it’s not just storms and flooding, but also cold spells, heat waves, drought, and periods of extended precipitation. For real estate developers, investors, and operators, understanding the exposure to any form of climate risk is thus increasingly important. This panel discusses the ins and outs of climate risk analysis for real estate investments and measures that can be taken to improve the resilience of multifamily assets.

**Moderator:** Dr. Nils Kok, Chief Economist, GeoPhy

**Speakers:**
- Steven Brown, Director and Meteorologist, Aon
- Laura Craft, Head of Global Sustainability, Heitman
- Russell Fortmeyer, Associate Principal, ARUP
- Fred Schreiber, Co-Chief Operating Officer, AMLI Residential Properties, L.P.

**4:15 – 5:15 PM**  
Student Housing Committee Meeting

*Location: Coronado Ballroom C, 4th Level – Harbor Tower*

The Student Housing Committee will discuss key market trends and issues confronting the industry, current and future industry research, and plans for this year’s Student Housing Conference.

**4:15 – 5:15 PM**  
Supplier Partner Alliance Meeting

*Location: Coronado Ballroom D, 4th Level – Harbor Tower*

**4:15 – 5:30 PM**  
NMHC PAC Committee Meeting

*Location: Coronado Ballroom A, 4th Level – Harbor Tower*
5:30 – 6:30 PM  Chairwoman’s Reception *(By Invitation Only)*
*Location:* Bayview, 32nd Floor – Seaport Tower

6:30 – 7:30 PM  Annual Dinner Reception
*Location:* Seaport Ballroom Foyer, 2nd Level

7:30 – 9:30 PM  Annual Dinner
*Location:* Seaport Ballroom, 2nd Level
Entertainment: **Jim Gaffigan,** Grammy nominated comedian, actor, writer & producer

**THURSDAY, JANUARY 31**

7:30 AM – 4:00 PM  Complimentary Luggage Storage
*Location:* Seaport Ballroom Foyer, 2nd Level

7:45 AM – 2:30 PM  Registration
*Location:* Palm Foyer, 2nd Level

7:45 AM – 2:30 PM  Social Lounge and Charging Station
*Location:* Seaport Ballroom Foyer, 2nd Level

8:00 – 9:15 AM  NMHC PAC Recognition Breakfast
*Location:* Harbor Ballroom G, 2nd Level
Speaker: **Nathan Gonzales,** CNN Political Analyst and Editor & Publisher, *Inside Elections with Nathan L. Gonzales*

8:15 – 9:15 AM  Breakfast Social
*Location:* Harbor Ballroom A, 2nd Level

9:20 – 11:30 AM  General Session
*Location:* Seaport Ballroom, 2nd Level

- **NMHC Business Meeting**
- **Wembley Park in London: A High-Tech Community Development Case Study**
  Quintain is developing an 85-acre parcel adjacent to Wembley Stadium in London, England. When complete, this new city will include 8.8 million sq. feet of mixed-use development and 7k new multi-family homes, the majority of

**THURSDAY, JANUARY 31 (continued)**
which will be for rent. As most of this development is greenfield, the developer was able to innovate around multiple areas that impact traditional mixed-use development including telecom, security, utility management/IoT, parking, 3rd-party partnerships and construction techniques. Michael Allen, Director of Quintain’s Build to Rent group, will discuss their plans in these areas and how this is expected to add NOI and enhance the customer experience. Karen Hollinger, Vice President of Corporate Initiatives for AvalonBay, will moderate this session and compare and contrast to how these mega-trends could impact more traditional multifamily development in the US.

Moderator: Karen Hollinger, Vice President, Corporate Initiatives, AvalonBay Communities  
Speaker: Michael Allen, Director, Build to Rent, Quintain Limited

• Keynote Speaker: Michael C. Bush  
Moderator: Jim Schloemer, Chairman and CEO, Continental Realty  
Speaker: Michael C. Bush, Chief Executive Officer, Great Place to Work

Noon – 3:00 PM  
Affordability Special Session  
(Open to owner, developer & operator full registrants for the 2019 NMHC Annual Meeting.)  
Location: Harbor Ballroom G, 2nd Level

The industry won a major victory on Prop 10 in California, but that hasn’t stopped similar initiatives in other states. Multifamily owners, operators, and developers are facing increasing pressure from all levels of government due to housing affordability concerns. State and local policy makers are faced with constituencies still feeling the tailwinds of the Great Recession and are looking for solutions to ease housing concerns in their communities.

Note: Agenda current as of January 22, 2019 and subject to change. Please visit the NMHC Conference App for more details and the most up-to-date schedule of events. 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 permitted other than by the authorized conference photographer.