

2019 NMHC Research Forum

April 2 & 3, 2019

JW Marriott Denver Cherry Creek • Fireside Room (Lobby Level)

Agenda

Tuesday, April 2

9:00 a.m. – 6:00 p.m. **Registration** (*Lobby, Lobby Level*)

9:30 – 10:30 a.m. **Workshop: Data Analytics & Visualization** (*Fireside, Lobby Level*)
In today's world, it isn't enough to just have the right data. Researchers need to be able to analyze data effectively for their many specific purposes and also present the results visually in ways that help clarify key points to different audiences. This workshop session will showcase how two researchers, using different software, try to do that in their organizations.

Speakers: **Elizabeth Kimn**, Economic Data Visualization Specialist,
Zillow
Paul Vastag, Vice President, Business Intelligence,
Continental Properties Company, Inc.

10:30 – 11:45 a.m. **Roundtable Discussions** (*Bluebell, 2nd Floor*)

Lunch on Own

1:00 – 2:00 p.m. **Apartment Markets**
The state of apartment markets around the country is always a hot topic among researchers. Ryan Davis (Witten Advisors), Carl Whitaker (RealPage) and Jeanette Rice (CBRE) will discuss how they see the next 12-18 months shaping up for apartment markets around the country, including what markets might fare the best, and the worst, should the economy turn down.

Moderator: **Jeanette Rice**, Americas Head of Multifamily Research, CBRE
Speakers: **Ryan Davis**, Director of Research & Client Services,
Witten Advisors LLC
Carl Whitaker, Manager, Market Analytics, RealPage, Inc.

2:00 – 2:45 p.m.

Housing Underproduction and How to Make It Up

One key element shaping the housing affordability crisis around the country has been insufficient new construction in many areas people want to live. Mike Wilkerson will outline his approach to measuring just how much housing has lagged demand, along with where the need is greatest. He will also show several approaches to making up the difference, along with the differing economic, social and environmental impacts of each approach.

Moderator: **David Barker**, President, Barker Apartments

Speaker: **Mike Wilkerson**, Partner & Director of Analytics, ECONorthwest

2:45 – 3:00 p.m.

Break

3:00 – 4:00 p.m.

Resident Preferences

One key question apartment owners and developers always face is what current, and prospective, apartment residents want in their apartment communities. Quinn Eddins (Greystar) and Chris Bruen (NMHC) will present research each organization has done to uncover the preferences of apartment residents today.

Moderator: **Aimee Baumiller**, Vice President, Senior Market Analyst, PNC Real Estate

Speakers: **Chris Bruen**, Assistant Director, Research, NMHC
Quinn Eddins, Managing Director, Research & Analytics Services, Greystar

4:00 – 5:00 p.m.

Rent Control, Displacement, Evictions and the Problem of Affordability

Measures to enact rent control (or its equivalent, “rent caps”) are cropping up in more and more cities and states. The research is clear that rent control does not increase the amount of affordable housing, hence does nothing to improve affordability problems. What then accounts for the seeming increase in its popularity. The NMHC team of Jim Lapidés, Caitlin Walter and Mark Obrinsky will present the research that can answer that question, along with approaches that might fare better. They will also discuss the related issues of displacement and “just cause” eviction.

Moderator: **Mark Obrinsky**, Senior Vice President, Research and Chief Economist, NMHC

Speakers: **Jim Lapidés**, Vice President, Strategic Communications, NMHC
Caitlin Sugrue Walter, Vice President, Research, NMHC

5:00 – 6:00 p.m.

Networking Reception (*Fireside Patio, Lobby Level*)

Wednesday, April 3

7:45 a.m. – Noon **Registration** (*Lobby, Lobby Level*)

8:00 – 9:00 a.m. **Networking Breakfast** (*Fireside, Lobby Level*)

9:00 – 10:00 a.m. **The Long View on Metropolitan Growth, Population Shifts and the Affordability of Housing in the U.S.**

The five decade-long divergence in the cost of housing between the nation’s most- and least-expensive metro areas was driven by economic strength coupled with a restricted supply of new housing. The resistance to increased density, which has been the major tool in restricting new construction, is coming under increased challenge today. Trulia Chief Economist Issi Romem will discuss his take on that history, as well as his view of what we’re likely to see going forward.

Moderator: **Jay Lybik**, Vice President, Research Services,
Institutional Property Advisors

Speaker: **Issi Romem**, Chief Economist, Trulia

10:00 – 10:45 a.m. **Denver’s Innovative Voucher Plan**

Denver’s Lower Income Voucher Equity (LIVE) program has been touted as an innovative public-private partnership approach to the problem of some renters simply having too little income to afford to live in residences at anything close to market rate rents. LIVE has been promoted as a community-wide solution to the community-wide affordability problem facing lower-income households. Hear Denver resident and apartment expert Mike Zoellner (ZF Capital) discuss the evolution of the plan, its current state, and its prospects for solving the problem it is trying to address.

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

Speaker: **Mike Zoellner**, Managing Partner, ZF Capital

10:45 – 11:30 a.m. **Designing Less Costly Construction?**

Can the housing affordability be addressed without finding less costly ways to build housing? Are modular and off-site construction strategies helpful in reducing costs? Hear the perspectives of Ray Kimsey (Niles Bolton Associates) and Jarvie Worcester (Trammell Crow Residential) in a conversation with Doug Bibby (NMHC).

Moderator: **Doug Bibby**, President, NMHC

Speakers: **Ray Kimsey**, President, Niles Bolton Associates

Jarvie Worcester, Managing Director, Trammell Crow
Residential

11:30 a.m. Forum Sessions End

Lunch on Own

1:30 p.m. Optional Apartment Property Tour of Alexan Cherry Creek Apartments & Steele Creek Luxury Rentals *(Space is limited. We will meet in the hotel lobby at 1:15 pm to walk to the first property. Let us know if you plan to meet us there.)*

Note: Agenda as of March 28, 2019, but is subject to change. Please be aware that photos may be taken at the meeting and posted online.