

2016 NMHC Annual Meeting

January 19-21 • Hilton Orlando Bonnet Creek /Waldorf Astoria Orlando • Orlando, FL

AGENDA

(As of January 12, 2016; Subject to change)

MONDAY, JANUARY 18

3:00 - 7:00 PM Registration/Social Lounge/Charging Station

TUESDAY, JANUARY 19

6:30 AM – 7:30 PM Registration/Social Lounge/Charging Station

7:00 AM – 3:00 PM **Apartment Strategies Outlook Conference**
(Separate registration required)

3:00 - 4:00 PM **Committee Meetings**

- **Diversity**

NMHC's Diversity Initiative is a long-term commitment to promote greater diversity within the multifamily housing industry. The Diversity Committee is an integral part of our effort to highlight best practices and identify resources to help NMHC members diversify their organizations. During this open meeting, the Diversity Committee will discuss opportunities to leverage academic and organizational alliances to strengthen the industry's talent pipeline. Programming and resources will also be considered.

- **Finance Committee & Subcommittees**

An information packed hour that will provide a regulatory and legislative overview of 2016, an economist's insight into the multifamily market and concludes with a panel of capital providers who play a key role situated between the senior debt lenders and the equity investors.

3:00 – 5:00 PM “Networking on the Lawn” Area

4:00 – 5:00 PM **Executive Committee Meeting** *(By Invitation Only)*
A Conversation with Lou Holtz on Leadership

Moderator: **Doug Bibby**, President, National Multifamily Housing Council

Speaker: **Lou Holtz**, Legendary Football Coach and Analyst, ESPN (2004-2015)

5:00 – 6:00 PM **Emerging Leaders Meet and Greet**

5:00 - 6:00 PM **PAC Appreciation Reception** *(By Invitation Only)*

6:00 – 7:30 PM **Opening Reception**

WEDNESDAY, JANUARY 20

- 7:00 AM – 7:30 PM** **Registration/Social Lounge/Charging Station**
- 8:00 AM – 5:00 PM** **“Networking on the Lawn” Area**
- 8:00 – 9:00 AM** **NMHC Board of Directors Meeting with Breakfast**
- 8:30 – 9:15 AM** **Networking Breakfast**
- 9:15 – 11:45 AM** **General Session**
- **Membership Business Meeting**

 - **Terrorism in America**
Investigating America's Homegrown Terrorists and perspective on how lone-wolf style attacks have the potential to threaten/impact soft-targets, such as apartment buildings and their residents.

Moderator: **David Schwartz**, Co-Founder, CEO, Co-Chairman, Waterton

Speaker: **Peter Bergen**, CNN National Security Analyst and Best Selling Author of “Manhunt”

 - **A Conversation with Roger Staubach and Roger Terwilliger**

Moderator: **Doug Bibby**, President, National Multifamily Housing Council

Speakers: **Roger Staubach**, Executive Chairman, Americas, Jones Lang LaSalle and former NFL Quarterback

 Ron Terwilliger, Chairman, Terwilliger Pappas Multifamily Partners and Chairman Emeritus, Trammell Crow Residential
- 11:45 AM – 1:00 PM** **Luncheon with Roger Staubach & Ron Terwilliger** *(By Invitation Only)*
- Noon – 1:00 PM** **Emerging Leaders Lunch**
Industry executives with diverse backgrounds and experiences will share insights, observations and advice during a moderated panel and networking lunch, providing Emerging Leaders with an opportunity to network and learn from senior leaders, and their peers. *(Note: Open to all under 40, whether registered for the Annual Meeting as a regular attendee, or an Emerging Leader attendee. Also open to members of the NMHC Diversity Committee.)*

Introduction: **Julie Smith**, Chief Administrative Officer, The Bozzuto Group

Moderator: **Jessie Henry**, Managing Director, Mill Creek Residential Trust

Speakers: **Jeff Daniels**, Managing Director, AIG Global Real Estate Investment Corp.

Grace Huebscher, President, Capital One Multifamily Finance

Vince Toye, Executive Vice President GSE Head of Production, Wells Fargo Multifamily Capital

Stephanie Williams, President, Bozzuto Management Company

Noon – 1:00 PM

Lunch on Own

Noon – 6:30 PM

PAC Hospitality Room *(By Invitation Only)*

1:15 – 2:30 PM

Concurrent Sessions:

- **The Business Case for Diversity and Inclusion**

Experts will discuss organizational diversity as a bottom line business imperative, and why it matters to the multifamily industry. You'll have an insider's view into award-winning diversity and inclusion initiatives strategically aligned to core business objectives, from inception and implementation to measurement and results.

Moderator: **Julie A. Smith**, Chief Administrative Officer, The Bozzuto Group

Speaker: **Michele C. Meyer-Shipp**, Vice President and Chief Diversity Officer, Prudential Financial

- **Keeping Up: Maintaining Competitiveness in a Constantly Evolving Sustainability Landscape**

Real estate executives are challenged to keep up with the evolving landscape of sustainability. Join our panel of experts as they share rapid fire updates that will help you take advantage of recent trends while mitigating risk and increasing the value of your investments. Learn how your peers are taking advantage of new green finance products from PACE to Green Bonds to Green Banks, and receive a sneak peek at the new benchmarks for water performance and waste tracking from EPA ENERGY STAR. Finally, our panel will future cast on emerging topics that will influence our industry in the coming years.

Moderator: **Deborah Cloutier**, Principal, JDM Associates

Speakers: **Jeff Brodsky**, Vice Chairman, Related Companies

Mark Delisi, Senior Director, Corporate Responsibility, AvalonBay Communities, Inc.

David Woodward, Managing Partner, Head of Multifamily, Brookfield Property Group

Michael Zatz, Chief, Market Sectors Group, Energy Star, U.S. Environmental Protection Agency

2:45 – 4:00 PM

Concurrent Sessions

- **The 2016 Investment Outlook: Young Guns Pitch to Senior Leaders**

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: **Kara Wiard**, Director, Eastdil Secured, LLC

Presenters: **Cliff Chandler**, Managing Director, Greystar

John Gray, Managing Director & Head of Investments, Lennar Multifamily Communities

Andy Green, Vice President, Acquisitions, Tribridge Residential

Judges: **Ziv Cohen**, President, Resmark Apartment Living

Clyde Holland, Chairman and Chief Executive Officer, Holland Partner Group

Steven Shores, President, Pollack Shores Real Estate Group

- **Current Issues in Multifamily Construction and Development**

This session will explore the top concerns firms face in construction and development and strategies for managing unique multifamily challenges including:

- Construction and development hurdles like labor shortages and workforce management, escalating costs and product procurement;
- Navigating an increasing complex entitlement process and regulatory barriers;
- Changing market fundamentals, trends and opportunities for apartment projects; and
- Balancing investor, resident and jurisdictional preferences

Moderator: **Dick Knapp**, Senior Vice President, Foulger-Pratt Companies

Speakers: **Rohit Anand**, Principal, KTG Y Group, Inc.

Jared Ford, Senior Vice President, Crescent Communities

Steve Hefner, Senior Vice President of Construction/Facilities,
Camden

3:00 – 4:30 PM

Workforce Housing Committee Meeting

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 – 5:00 PM

Student Housing Committee Meeting

The Student Housing Committee will discuss hot issues surrounding the sector, what to expect in 2016 and plans for next year's Student Housing Conference. The meeting will be highlighted by guest speaker Tom Koulopoulos, one of the industry's leading futurists, author of ten books and founder of the Delphi Group (named one of the fastest growing private companies in the US by *Inc. Magazine*). Mr. Koulopoulos' presentation will give thoughtful insights into what innovations might be on the horizon for the student housing sector, what to expect from new generation college students and prescient tips to become better leaders.

Speaker: **Tom Koulopoulos**, Author, Futurist and President & Founder,
Delphi Group

4:00 – 5:00 PM

Emerging Leaders Committee Meeting

4:00 – 5:00 PM

Supplier Partner Alliance Meeting

4:30 – 5:30 PM

PAC Committee Meeting

4:30 – 5:30 PM

Tax Committee Meeting

The Tax Committee will discuss the impact of recent tax policy developments on multifamily housing. With guest speaker Robert Schachat of Ernst & Young LLP, we will analyze beneficial provisions in the just-enacted Protecting Americans from Tax Hikes Act of 2015 that provide the multifamily industry with permanent or long-term incentives for foreign and domestic investment and low-income housing, as well as a two-year extension of energy efficiency tax provisions. Looking ahead, we will preview the congressional tax agenda for 2016 and outline NMHC's efforts to ensure that the apartment industry is prepared for potential tax reform legislation and to defend critical current-law provisions relating to like-kind exchanges and depreciation.

5:30 – 6:30 PM

Chairman's Reception (*By Invitation Only*)

6:30 – 7:30 PM

Networking Reception

7:30 – 9:30 PM

Annual Dinner

THURSDAY, JANUARY 21

- 7:00 – 7:45 AM** **Walk for Our Troops Benefiting Team Rubicon**
(Group photo at 6:50 AM)
- 7:45 AM - Noon** **Registration/Social Lounge/Charging Station**
- 8:15 – 9:15 AM** **Networking Breakfast**
- 8:15 – 9:15 AM** **PAC Recognition Breakfast** *(By Invitation Only)*
Speaker: **Mike Allen**, Chief White House Correspondent, *POLITICO*
- 9:15 – 11:30 AM** **General Session**
- **Walk for Our Troops Presentation**

 - **Your Residents Have Spoken...Are You Listening?**
Within the data from the landmark 2015 NMHC/ Kingsley Renter Preferences Study are a number of trends with profound implications for our industry. Using the survey results as a snapshot, our CEO panel will ask what the larger trends mean for our business model and development decisions. Join this fascinating discussion of trends including revolutions in consumer control, healthy and green lifestyles, generational shifts, and new amenities that together could transform the apartment industry as we currently know it.

Speaker: **John Falco**, Principal, Kingsley Associates

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

Response Panel: **Mark Alfieri**, Chief Executive Officer, Monogram Residential Trust

 Cindy Clare, President, Kettler Management

 Greg Mutz, Chief Executive Officer, AMLI Residential

 Mike Schall, Chief Executive Officer, Essex Property Trust

 - **A Conversation with Dr. Ben Bernanke**
Moderator: **Bob DeWitt**, Vice Chairman, President and CEO, GID

Speaker: **Dr. Ben Bernanke**, Distinguished Fellow in Residence, Brookings Institution & Former Chair, Federal Reserve System
- 11:30 AM** **Conference Adjourns**
- 11:45 AM – 1:15 PM** **Luncheon & Photo Opportunity with Dr. Ben Bernanke** *(By Invitation Only)*

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