

**2026 NMHC Apartment Strategies Conference  
January 27, 2026  
Aria Resort & Casino ♦ Las Vegas, NV**

**AGENDA AT-A-GLANCE**  
*(As of December 15, 2025; Subject to change)*

**MONDAY, JANUARY 26**

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**11:00 AM – 5:30 PM      Registration**

**12:00 – 5:30 PM      Nursing Room**

**12:00 – 5:30 PM      Health Room**

**2:00 – 5:00 PM      2026 NMHC Women’s Event**

*(Separate registration required. Open to all who work for NMHC member companies and are registered for the Apartment Strategies Conference or Annual Meeting)*

**TUESDAY, JANUARY 27**

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**6:45 AM – 3:00 PM      Registration**

**7:00 AM – 7:00 PM      Nursing Room**

**7:00 AM – 7:00 PM      Health Room**

**7:30 – 8:30 AM      Breakfast Social**



**8:30 AM – 12:00 PM**

**Morning General Session**

**8:30 – 8:45 AM**

**Conference Welcome**

**Speaker:** **Sharon Wilson Géno**, President, NMHC

**8:45 – 9:30 AM**

**CRE Macroeconomic Outlook: Data and Trends Shaping Real Estate**

Gain a clear-eyed view of the economic landscape as leading experts unpack the data shaping today's market. They'll examine trends in rates, prices, labor, and capital flows to frame the real estate investment climate ahead. You'll walk away with practical insights to inform your own strategy and decision-making.

**9:30 – 10:15 AM**

**Capital in Motion: Navigating Today's Multifamily Investment Landscape**

Shifts in policy and inflation expectations are reshaping today's investment landscape. Our panel will explore key topics including transaction activity, equity deployment, debt maturities, and how multifamily stacks up against other asset classes. You'll leave with clearer perspective to sharpen your own investment approach and capital strategy for the year ahead.

**10:30 – 11:15 AM**

**Understanding and Capturing Renter Demand**

Financial pressures and demographic shifts are reshaping renter profiles, creating both risks and opportunities for multifamily assets. This panel will dig into turnover patterns, concession strategies, and the rise of new renter segments—and what these dynamics mean for capital competition and portfolio performance. You'll gain insights to better anticipate demand shifts and align investment and operational strategies for 2026.

**11:15 AM – 12:00 PM**

**Getting It Built: Navigating Construction Challenges in 2026-2027**

In a market defined by cost pressure, labor scarcity, and tighter capital, getting a multifamily project from plan to groundbreaking is no small feat. This session brings together developers, capital partners, and strategic advisors for a candid conversation on how they're navigating today's development landscape—and what's actually getting built. From pipeline reprioritization and



risk-sharing models to new technologies and leaner execution strategies, hear how industry leaders are adapting their delivery strategies to match market reality. If you're rethinking how to get deals across the finish line in 2026, this is the session you don't want to miss.

**12:00 – 1:15 PM**

**Networking Lunch**

**1:15 – 3:00 PM**

**Afternoon General Session**

**1:15 – 2:00 PM**

**Apartment Markets Outlook**

Always one of the most anticipated sessions of the conference, this panel delivers a data-rich forecast on multifamily supply, rent growth, and absorption trends across the country. Panelists will compare regional strengths and risks, providing a clear view of where opportunities are emerging and where caution may be warranted. You'll come away with market intelligence to benchmark your portfolio and inform investment decisions in 2026.

**2:00 – 2:50 PM**

**Strategic Development Outlook: What's Driving the Next Wave of Multifamily Deals**

Wrap up the day with a high-level look at the strategies, partnerships, and market conditions shaping the next phase of multifamily development. In an environment where fewer deals are moving, this panel brings together senior executives to explore **what's getting greenlit—and why**.

From capital stack creativity to site selection and entitlement dynamics, panelists will share how they're evaluating risk, aligning with capital partners, and positioning their portfolios for long-term success. Expect insights into which asset types and markets are gaining traction in 2025–2026, and how today's decisions are laying the groundwork for tomorrow's pipeline.

**3:00 PM**

**Program Adjourns**