

# CARH PRESENTS



## 2025 MIDYEAR MEETING **Creating Opportunities in a Changing Environment**

January 27 - 29, 2025  
The Ritz-Carlton Bacara  
Santa Barbara, California

Council for Affordable and Rural Housing, 116 S. Fayette Street, Alexandria, VA 22314  
T: 703-837-9001 F: 703-837-8467  
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CARH 2025 Midyear Meeting  
**Creating Opportunities in a Changing Environment**

January 27-29, 2025 | The Ritz-Carlton Bacara, Santa Barbara, California

We are delighted to invite you to the 2025 CARH Midyear Meeting which will be held on January 27-29, 2025. Plan now to join your friends and colleagues at The Ritz-Carlton Bacara in Santa Barbara, California, a spectacular Spanish-style hotel overlooking the Pacific Ocean! Enjoy sweeping views of the Pacific and the natural beauty surrounding the hotel, while learning to navigate a new administration and the impact on affordable housing policies.



As you have to come to expect, top industry experts will be among the speakers and panelists at the meeting, which is regarded as one of the premier affordable, rural housing meetings for quality content. Engage in and learn more about key topics, industry trends, new or changing policies and regulations, and possible legislation affecting the affordable housing industry. The sessions will revolve around the theme **Creating Opportunities in a Changing Environment**.

The educational sessions will cover numerous key topics including:

- What the election outcomes mean for housing
- AI and housing
- Navigating insurance costs
- Probable changes to the Housing Credit and Bond Programs
- Dissecting the Stand-Alone Rental Assistance (SARA) pilot

A highlight of the meeting will be the presentation of the prestigious Member of the Year and the State Affiliated Association of the Year Awards and the announcement of the Harry L. Tomlinson Award. Be there to honor and celebrate your colleagues who have excelled in the affordable housing industry.

Cover Photos: Crow Valley Apartments, Dalton, Georgia – Developer: Hallmark Development Partners, Atlanta, GA – Architect: Studio 8 Architects, Valdosta, GA – Funding: Georgia 9% LIHTC (Federal Credits and State Credit), Federal Equity Partner: Boston Financial, State Equity Partner: Monarch Bank OZK Construction Loan, Georgia Housing Finance Authority (GHFA) State and Local Fiscal Recovery Funds (SLFRF) Permanent Loan

The CARH Standing Committees will meet on Monday, January 27. The committee meetings give attendees the opportunity to promote issues you'd like CARH to advance through legislative or regulatory work, or benefits and services you would like CARH to offer members. Throughout the meeting there will be ample opportunities to meet with our loyal vendors and service providers who offer so much to the industry.

There will also be time to mix and mingle with old friends and meet new attendees at two evening Networking Receptions at the hotel. This year, we've also planned an exciting golf tournament on Tuesday afternoon, January 28, at the Sandpiper Golf Club located next to The Ritz-Carlton. With breathtaking ocean and mountain views from every hole, the Sandpiper Golf Club is truly a memorable experience. The championship golf course at Sandpiper was rated by Golf Digest as one of the top 25 public golf courses in the country. Designed by William F. Bell, it opened in 1972 featuring beautiful rolling fairways and challenging greens in a seaside links style layout. Sandpiper's dynamic design attracts players of all skill levels including players of the highest caliber.

Attendees will have leisure time to visit Santa Barbara and the town's art galleries, unique shops and world-class restaurants. [Click here](#) for more information on what to do in Santa Barbara.



Council for Affordable and Rural Housing

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# Schedule of Events

## Monday, January 27, 2025

**8:00 a.m.-5:00 p.m.**  
**Registration Open**

**8:00 a.m.-12:15 p.m.**  
**Committee Meetings**



**8:00-9:00 a.m.**

### **State Affiliated Association Committee**

Attendees will confer with members of state affiliated associations. Strategies and content covered in the various state meetings will be reviewed. Meeting locations and venues will be outlined. Discussion on the formation of multi-state groups will also be a focus. **The committee should be prepared to recommend its top priority issues for action to the CARH board of directors.**

**9:00-9:45 a.m.**

### **Education and Best Practices**

This committee will delve into the strategies and best practices that businesses have identified and implemented as they strive to reduce administrative costs but not services. Best practices for hiring and retaining employees will be discussed. Similar discussions will take place regarding resident relations. **The committee should be prepared to recommend its top priority issues for action to the CARH board of directors.**

**9:45-10:00 a.m.**

### **Networking with Exhibitors**

This will be the first of many opportunities to meet with our exhibitors whose companies provide goods and services for the affordable housing industry.

**10:00-11:00 a.m.**

### **Lenders Committee**

This committee will discuss a myriad of issues impacting lenders in the rural housing arena. Will interest rate cuts impact underwriting and lending? Continued enhancements with the Section 538 Guaranteed Rural Rental Housing

Program will be explored. How can additional marketing of the program increase usage by borrowers? Will the new administration privatize Fannie Mae and Freddie Mac and remove their conservatorship? How will operational changes to Government Sponsored Enterprises (GSEs) impact investment in rural housing? Other lending related issues will be outlined as will lingering operational issues that impact transactions. **The committee should be prepared to recommend its top priority issues for action to the CARH board of directors.**

**11:00 a.m.-12:00 p.m.**

### **Management Committee**

This committee will discuss the operational issues facing companies, including retaining and hiring staff, continued insurance costs and overall costs associated with buying materials to adequately maintain properties. Discussion of both current and future Rental Assistance (RA) needs will be explored. Other regulatory issues will be explored in the context of operations and management. **The committee should be prepared to recommend its top priority issues for action to the CARH board of directors.**

**12:15-1:30 p.m.**

### **Opening Luncheon with Exhibitors and Awards Presentations**

This luncheon is the official opening of the January meeting. Enjoy your lunch with colleagues and exhibitors whose companies provide goods and services to the affordable rural housing industry. Representatives who are exhibiting will give brief presentations on their products and services during the luncheon. CARH's prestigious awards for the State Affiliated Association of the Year and the Member of the Year will be presented.







**1:30-2:30 p.m.**

**Committee Meeting**

**Developer and Owner Committee**

This committee will discuss the preservation and operations issues facing owners and developers in this ever-changing regulatory and legislative environment. Total development costs will be examined as attendees discuss construction costs, hiring skilled workers, interest rate uncertainty and whether decreases in the rate of inflation have impacted development and operation costs on properties. Preservation and new construction challenges will be outlined. Housing Credit and Housing Bond issues will be an integral part of the discussion. **The committee should be prepared to recommend its top priority issues for action to the CARH board of directors.**

**2:30-2:45 p.m.**

**Networking with Exhibitors**



**2:45-4:45 p.m.**

**General Sessions**

**2:45-3:45 p.m.**

**Compliance Issues Today – Delays and Revisions**

Learn the latest news on compliance issues impacting the industry. Both the Department of Housing and Urban Development (HUD) and Rural Development (RD) have again delayed implementing provisions of the Housing Opportunity Through Modernization Act (HOTMA) until later in 2025. This action by the agencies took place prior to the November elections. Could implementation be further delayed as new regulators are put into place? Will a major ruling by the Supreme Court in June (*Loper Decision*), which reduces the power of federal agencies to interpret the laws they administer, impact changes or revisions to existing regulations?

**3:45-4:45 p.m.**

**Washington Report**

CARH’s legislative team will break down all the fast-breaking news from Washington, DC. The inauguration of President-elect Trump as the 47<sup>th</sup> President will have taken place a week prior to the CARH meeting. Confirmation hearings will have been scheduled for all the new Cabinet Secretaries. The first session of the 119<sup>th</sup> Congress will have convened at the beginning of January, with some changes in leadership and committee chairs. “Outside of Government Advisers,” Elon Musk and Vivek Ramaswamy, have been tapped by President Trump to lead the so-called “Department of Government Efficiency” (DOGE), whose mission is to make drastic cuts to various federal agencies and their workforces. Our experts will outline the dynamics unfolding in Washington. How will affordable housing, particularly in rural areas, be impacted? Fiscal Year (FY) 2025 funding and proposed funding for FY 2026 for rural housing programs will also be highlighted.

**5:00-6:00 p.m.**

**Board of Directors Meeting**

All attendees are encouraged to attend this meeting.

**6:00-7:30 p.m.**

**Opening Reception at Hotel**

After a full day of meetings and educational sessions, enjoy networking with colleagues. Enjoy breathtaking views from the Ocean Terrace of The Ritz-Carlton Bacara as you mix and mingle with old friends, new members and guests in attendance.



**Dinner on Your Own**

**THE 10 BEST Restaurants in Santa Barbara (Updated 2024)**



## Tuesday, January 28, 2025

**8:00 a.m.-12:00 p.m.**

**Registration Open**

**7:30-8:30 a.m.**

**Continental Breakfast with Exhibitors**

**8:30 -11:45 a.m.**

**General Sessions**



**8:30-9:30 a.m.**

**Housing Strategies—State of the Markets**

This all-star panel will break down the latest market conditions and offer critical perspectives regarding the state of various markets across the country. Panelists will provide attendees with recommendations and strategies for producing affordable housing and overcoming today's biggest challenges. Navigating development costs, weighing risks, managing pipelines, and preparing for future financing changes in the markets will also be analyzed.

**9:30-10:45 a.m.**

**AI = Already Impossible, Angry Interactions, or Absolutely Insightful: How to Navigate Rapidly Advancing Artificial Intelligence Tools**

We are entering an exciting new era of Artificial Intelligence, being integrated into property management. Our all-star panel will discuss the potential pitfalls and benefits of implementing AI in your business. What does AI mean for property management? Will it work effectively for affordable housing compliance? What are the cybersecurity implications for your networks and business? What does your legal counsel recommend? Will AI replace some of your staff? Our panel of experts will discuss technology, compliance, communication, business practices and legal considerations for executives to consider.

**10:45 – 11:45 a.m.**

**Transfer Process Today; Improvements for Tomorrow**

This panel will address the latest developments and challenges facing borrowers with respect to RD's transfer process. Our panelists will provide both "for-profit" and "non-profit" perspectives on the transfer process as well as regulatory insights from a legal standpoint. The panel will include a representative from RD who can provide agency updates on efforts to improve the transfer process. Attendees can expect an in-depth discussion surrounding the obstacles developers face in completing transfers of ownership and the efforts CARH has made to recommend changes to the agency to help streamline the process.

**11:45 a.m.**

**Afternoon On Your Own**

[https://travel.usnews.com/Santa\\_Barbara\\_CA/Things\\_To\\_Do/](https://travel.usnews.com/Santa_Barbara_CA/Things_To_Do/)

**Golf Tournament—Tee Times Beginning at Noon Sandpiper Golf Club**

Please be sure to register separately for the golf tournament. There are also sponsorship opportunities for this exciting event. [Click here](#) to register and/or sponsor!

OR—Tour Santa Barbara

OR—Enjoy the facilities at

The Ritz-Carlton Bacara



**6:00-7:30 p.m.**

**Networking Reception at Hotel**

After another day of educational sessions and time to explore Santa Barbara, attendees will not want to miss our networking reception at the hotel. The winners of the CARH golf tournament will be announced and you will again want to recognize the winners of CARH's State Affiliated Association and Member of the Year awards.

**Dinner on Your Own**



# Wednesday, January 29, 2025

**8:00 a.m.-12:00 p.m.**  
**Registration Open**

**8:00-9:00 a.m.**  
**Continental Breakfast with Exhibitors**



**9:00 a.m.-12:00 p.m.**  
**General Sessions**

**9:00-10:00 a.m.**  
**IRA Energy Funds: Powering Ahead or Pulling the Plug?**

With a new administration coming in and unified control of the Executive and Legislative branches, what is the future for many of the provisions in the Inflation Reduction Act (IRA)? A panel of experts will provide an update on the status of current energy programs and will share their insights into potential changes.

**10:00 -11:00 a.m.**  
**Strategies for Navigating Insurance Costs**

High insurance costs continue to put pressure on owners and their properties. Reports have circulated that pricing in the past year has leveled out. However, the early fall hurricanes may have negated those numbers. This concise session will focus on clear and actionable takeaways for navigating through the maze of insurance requirements.



**11:00 a.m.-12:15 p.m.**  
**SARA (Stand Alone Rental Assistance): What do we know about decoupling today?**

CARH supported language in the FY 2024 Appropriations Act, which granted RD the authority for a pilot program that would allow for the decoupling of up to 1,000 units of Section 521 Rental Assistance in properties where the Section 515 loan was set to mature in FY 2024. Those units within those properties would have *Stand Alone Rental Assistance (SARA)*, resulting in another tool for preservation of the aging portfolio. The agency has implemented procedures for the pilot and distributed guidance to eligible borrowers. Authority to continue this pilot program is contained in the FY 2025 Appropriations bills. RD officials will discuss procedures put in place, what they have garnered from borrowers who agreed to participate, and modifications that they and the industry would like to see going forward.

**12:15 p.m.**  
**Meeting Concludes**

[Click here](#) to become a Midyear Meeting Sponsor!

Attire: Business Casual for all sessions



## Featured Speakers



**Lowell Ray Barron II**  
The Vantage Group, LLC  
Fyffe, AL

**Don Fisher**  
Saad & Saad LLP, Star Tittle Agency  
Columbus, OH

**Honorable Thomas Reynolds**  
Holland & Knight, LLP  
Washington, DC

**Orlando Cabrera, Esq.**  
Arnall Golden Gregory LLP  
Washington, DC

**Britton Henig**  
Stifel  
Birmingham, AL

**Dan Rogers\***  
USDA-Rural Housing Service  
Washington, DC

**Chris Chiero**  
USU  
Chicago, IL

**Trent Iliff**  
USI  
Oak Brook, IL

**Steve Rosenblatt**  
Spectrum Compliance  
South Portland, ME

**Kevin L. Coy, Esq.**  
Arnall Golden Gregory LLP  
Washington DC

**Mark Livanec**  
Yardi  
Santa Barbara, CA

**Ryan Sheehy**  
Fleet Development  
Enterprise, OR

**Shelly Cullin**  
Chrisman Development  
Enterprise, OR

**Lauren Lyon, Esq.**  
Tiber Hudson LLC  
Baltimore, MD

**Karissa Stiers**  
USDA – Rural Housing Service  
Washington, DC

**Angilla Denton**  
USDA - Rural Housing Service  
Washington, DC

**Ian Maute**  
Buckeye Community Hope Foundation  
Columbus, OH

**Nick Tsimortos, Esq.**  
Arnall Golden Gregory LLP  
Washington, DC

**Rob Dicke**  
Wisconsin Housing Preservation  
Corporation  
Madison, WI

**Chase Powell**  
Green Street Housing  
Salisbury, MD

**Eliza Webb**  
Cinnaire  
Madison, WI

**Mike Resnik**  
USDA-Rural Development  
Washington, DC

**Robin Wolff**  
Enterprise Community Capital  
Denver, CO



*\* Invited not confirmed*

# REGISTRATION FORM

## Council for Affordable and Rural Housing

### 2025 Midyear Meeting

Monday, January 27 - Wednesday, January 29

The Ritz-Carlton Baccara • Santa Barbara • California



Name *(Please complete separate form for EACH registered attendee)* \_\_\_\_\_ Title \_\_\_\_\_

Company/Organization \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Preferred Phone Number Work Cell \_\_\_\_\_ Email \_\_\_\_\_

Guest Name(s) *(If guest(s) will be attending any of the receptions, name(s) must be provided and fee below must be paid)* \_\_\_\_\_

**Attendee dietary restrictions (i.e., gluten or dairy free, vegetarian, etc.)? Please list:**

How would you best describe your company?  Developer  Manager  Owner  Syndicator/Equity Financier  Lender  
 Attorney  Vendor/Supplier  CARH State Affiliated Association Executive  Other (please describe)

**CARH Golf Tournament:** To register for the Golf Tournament on **Tuesday, January 28, 2025**, visit <https://bit.ly/3ACN9PL> for the Tournament Registration Form and Tournament Sponsorship opportunities. Tournament Registration Form and payment must be received by **January 2, 2025**.

REGISTRATION FEES	By Jan 2	After Jan 2	
<b>Advisory Trustee (first registration free) :</b>			
2 or more attendees (per person)	\$835	\$860	\$
<b>Associate Plus (first registration free) :</b>			
2 or more attendees (per person)	\$885	\$910	\$
<b>Basic Plus Member:</b>			
1 or 2 attendees (per person)	\$935	\$960	\$
3 or more attendees (per person)	\$885	\$910	\$
<b>Associate or Basic Member:</b>			
1 or 2 attendees (per person)	\$985	\$1,010	\$
3 or more attendees (per person)	\$935	\$960	\$
<b>State Affiliated Assn. Member:</b>			
1 or 2 attendees (per person)	\$1,035	\$1,060	\$
3 or more attendees (per person)	\$985	\$1,010	\$
<b>Exhibitor's Table + 1 Member Attendee:</b>			
Each additional exhibitor attendee	\$850	\$875	\$
<b>Non-Member:</b>			
1-2 attendees (per person) (non-exhibitor)	\$2,100	\$2,100	\$
3 or more attendees (per person)	\$1,500	\$1,500	\$
Exhibitor's Table + 1 attendee	\$3,500	\$3,500	\$
Each additional exhibitor attendee	\$1,500	\$1,500	\$
<b>Government Employee:</b>			
	\$695	\$720	\$
<b>Additional Guest Registration Fees:</b>			
<b>Monday, January 27 -</b>			
Opening Reception	\$120	\$120	\$
<b>Tuesday, January 29 -</b>			
Networking Reception	\$120	\$120	\$
			<b>TOTAL</b>
			<b>\$</b>

*(Receptions are included in registration fee. Complete section only for additional guests.)*

#### HOTEL INFORMATION

To make your reservation at The Ritz-Carlton Baccara call **844-252-9422** and identify yourself as part of the "Council for Affordable & Rural Housing" room block. To reserve online, visit <https://book.passkey.com/go/CARHMeeting2025>. Registrants will receive a special rate of **\$359** per night for single/double occupancy. To receive this rate, you must make your reservations no later than **Thursday, January 2, 2025**. **NOTE: If you must cancel your hotel reservation for any reason, please first contact CARH.**

Visit [www.CARH.org](http://www.CARH.org) to Become a Meeting Sponsor

#### CANCELLATION/REFUND POLICY

**Cancellations must be made via email to [emarecheau@carh.org](mailto:emarecheau@carh.org).** A \$50 cancellation fee will be deducted from refunds for cancellations received by Friday, January 10, 2025. A \$125 cancellation fee will be deducted from refunds for cancellations received after that date. No refunds will be provided for cancellations received after Wednesday, January 22, 2025, or for failure to attend the program. An additional \$100 will be assessed on all at-door registrations.



To pay by credit card, complete the section below. Or, make check payable to "CARH". Send form and payment to:

**Council for Affordable and Rural Housing**  
 116 S. Fayette Street  
 Alexandria, VA 22314  
[carh@carh.org](mailto:carh@carh.org) ~ 703-837-8467 (fax)  
 Call 703-837-9001 with any questions.

*To pay by credit card, complete the following, or visit <https://www.carh.org/product/carh-payment/>*

American Express  Visa  MasterCard  Discover

Card Number \_\_\_\_\_ Expiration Date \_\_\_\_\_ Security Code \_\_\_\_\_

Name as it Appears on Card \_\_\_\_\_ Signature (required) \_\_\_\_\_

Billing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_