

Opportunities for Affordable Housing Preservation in Challenging Times



The Hotel Allegro • Chicago, IL • May 18–19, 2010

AGENDA

Tuesday, May 18, 2010

- 8:30 AM –9:00 AM** **Registration and Breakfast**
- 9:00 AM–10:45 AM** **The View from Washington**
A comprehensive review of affordable housing and tax credit legislative and policy initiatives, including: potential changes to the TCAP and Exchange programs, green initiatives, FY10 HUD appropriations, prospects for the Barney Frank Preservation legislation, RAP/Rent supp conversion to Section 8, and other emerging preservation trends.
Moderator: Stephen Wallace, Esq., Partner, Nixon Peabody LLP
Deborah Van Amerongen, Strategic Policy Advisor, Nixon Peabody LLP
Susan Reaman, Esq., Counsel, Nixon Peabody LLP
Monica Hilton Sussman, Esq., Partner, Nixon Peabody LLP
Ray Landry, Vice President, Davis-Penn Mortgage
Anthony Ruvolo, Counsel, Nixon Peabody LLP
- 10:45 AM–11:00 AM** **Networking Break**
- 11:00 AM–12:15 PM** **Housing Finance Agency Update**
Senior state housing officials will discuss affordable housing initiatives and funding for 2010, their TCAP and Exchange program experiences, the availability of subsidy funds, and challenges in the marketplace.
Moderator: David Reznick, Managing Principal, The Reznick Group
Charlotte Flickinger, Legislative Liaison, Illinois Department of Housing
David Keene, Chief Preservation Officer, MassHousing
Gloria Materre, Executive Director, Illinois Housing Development Authority
Nicki Pecori, Director of Finance & Development, Illinois Housing Development Authority
- 12:15 PM–1:30 PM** **Networking Luncheon in the *Green Room***
Speaker: Chuck Edson, Senior Counsel, Nixon Peabody LLP

- 1:30 PM–2:30 PM** **A Potential Buyer’s Nightmare: Labor and Fair Housing Concerns**
Our speakers will analyze critical labor and fair housing concerns in the acquisition of an existing affordable housing property, including termination or carryover of employment agreements and Section 504 accessibility issues.
Moderator: **Stephen Wallace, Esq.**, Partner, Nixon Peabody LLP
Harry Kelly, Esq., Partner, Nixon Peabody LLP
Jonathan Greenbaum, Esq., Partner, Colburn & Coffman
- 2:30 PM–3:15 PM** **Mixed Finance and Section 202**
Learn about recent developments, and the impact of the stimulus bill on financing these transactions.
Moderator: **Stephen Wallace, Esq.**, Partner, Nixon Peabody LLP
Monica Hilton Sussman, Esq., Partner, Nixon Peabody LLP
Michael Reardon, Esq., Partner, Nixon Peabody LLP
- 3:15 PM–3:30 PM** **Networking Break**
- 3:30 PM–4:45 PM** **Equity and Debt: Where Is It and on What Terms?**
Debt and equity providers will offer an update on the trends in the 2010 marketplace, including equity pricing, interest rates, new investor outlook, and FHA issues.
Moderator: **Stephen Wallace, Esq.**, Partner, Nixon Peabody LLP
Steve Napolitano, Senior Vice President, Boston Financial Investment Management
Ronne Thielen, Managing Director, Centerline Capital Group
Alex Viorst, Principal, Prudential
James Spound, Co-President, Pembroke Multifamily Capital
Dominick Buffa, First Sterling Financial, Inc.
- 4:45 PM–6:00 PM** **Networking Reception in the Green Room**

Wednesday, May 19, 2010

- 8:30 AM –9:00 AM** **Breakfast**
- 9:00 AM–10:00 AM** **Developer Challenges in 2010**
A candid discussion by preservation developers on key deal issues, including available financing sources, subsidies, and tax abatements strategies.
Moderator: Brian Poulin, President Evergreen Partners
Chris Foster, President, Hampstead Partners, Inc.
Tim Kemper, Principal, The Reznick Group
Sarah Metherell, Vice President, Steadfast Residential Properties
Susan Wilson, Partner, Novogradac & Company
- 10:00 AM–10:15 AM** **Networking Break**
- 10:15 AM–11:30 AM** **HUD Update**
Senior HUD officials will discuss new policy initiatives in affordable housing preservation, including Section 8 renewal changes, the Green Retrofit program, and M2M.
Moderator: Stephen Wallace, Esq., Partner, Nixon Peabody LLP
Jerry Anderson, Associate Deputy Assistant Secretary, U.S. Department of Housing and Urban Development
Harry West, Director, Chicago Preservation Office, U.S. Department of Housing and Urban Development
- 11:30 AM–12:30 PM** **Opportunities in the HUD and LIHTC Portfolios**
A review of the key issues in preserving these aging portfolios—Section 221(d)(3), Section 236, ELIHPA/LIHPRHA—and acquiring GP and LP interests.
Moderator: Stephen Wallace, Esq., Partner, Nixon Peabody LLP
Paul Davis, Senior Vice President of Investments, Marcus & Millichap
Josie Kotsioris, Senior Manager, Baker Tilly Virchow Krause, LLP
Jenny Netzer, CEO, Tax Credit Asset Management
Steven Roger, Managing Director, Capital Investments, Centerline Capital Group
- 12:15 PM** **Conference conclusion**