FORUM ON
AFFORDABLE HOUSING
AND COMMUNITY
DEVELOPMENT LAW

Annual Meeting

MAY 22-24, 2019

SCHEDULE

MANDARIN ORIENTAL HOTEL • WASHINGTON, DC
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11:00 am - 5:00 pm
REGISTRATION (MANDARIN ORIENTAL)

1:00 - 5:00 pm
HUD PROGRAM
This program will be held at the HUD Building (7th & D – Northwest Corner) (Pre-registration & ID required to attend this event)
Plan to arrive 20 minutes before the start of the program, as all attendees must clear HUD security

1:30 - 3:00 pm
HUD 1: CAN HUD HELP YOU AGE IN PLACE? A LOOK AT THE AUTHORITIES AND LIMITS ON THE OFFICE OF RESIDENTIAL CARE FACILITIES PROGRAMS
Moderator: Christine Waldmann Carmody
Pepper Hamilton LLP, Washington DC
Panelists: John Hartung
US Dept. of Housing and Urban Development (HUD), St. Louis, MO
Erica Levin
US Dept. of Housing and Urban Development (HUD), New York, NY
John Brennan
Byrne, Costello & Pickard, P.C., New York, NY
Tony Love
Bellwether Enterprise Real Estate Capital, LLC, Cleveland, OH
Kyle Perry
Century Health Capital, Inc., Saratoga Springs, NY

3:00 - 3:15 pm
BREAK

3:15 - 4:45 pm
HUD 2: FEDERAL HOUSING ADMINISTRATION (FHA) CLOSING ROUNDTABLE: WHAT IS WORKING WELL, AND WHAT NEEDS WORK.
Moderator: Ian Adams
Kantor Taylor PC, Seattle, WA
Panelists: Tiffany Baymiller
PGIM Real Estate Finance, Columbus, OH
Jon Peyton
Kennerly, Montgomery & Finley, P.C., Knoxville, TN
Amy Brown
US Dept. of Housing and Urban Development (HUD), Washington, DC
Ray Keyser
US Dept. of Housing and Urban Development (HUD), Cleveland, OH

1:30 - 4:30 pm
IRS PROGRAMS
All programs will be held at the Mandarin Oriental – Lower Level

1:30 - 3:00 pm
IRS/TEARMSURY DISCUSSION ON QUALIFIED OPPORTUNITY ZONES
Panelists: Glenn Graff
Applegate & Thorne-Thomsen, Chicago, IL
Mike Novey
Treasury, Washington, DC
Julie Hanlan-Bolton
IRS Chief Counsel, Washington, DC
Michael Novogradac
Novogradac & Company, Walnut Creek, CA
Forrest Milder
Nixon Peabody, Boston, MA

3:15 - 4:45 pm
IRS/TREASURY DISCUSSION ON LOW-INCOME HOUSING AND HISTORIC CREDITS AND TAX REFORM ISSUES
Panelists: Sue Wilson
Enterprise Community, Columbia, MD
Glenn Graff
Applegate & Thorne-Thomsen, Chicago, IL
Mike Novey
Treasury, Washington, DC
James Holmes
IRS, Washington, DC
Jian Grant
IRS, Washington, DC
Forrest Milder
Nixon Peabody, Boston, MA

5:15 - 7:00 pm
FIRST TIMER/YLD RECEPTION
Gallery
Hosted by the AH YL Committee (Networking Roundtable)

6:00 - 7:00 pm
EDITORIAL BOARD MEETING
Hirschhorn
THURSDAY, MAY 23, 2019

7:00 am
REGISTRATION & CONTINENTAL BREAKFAST  Ballroom Foyer

8:30 am
WELCOME REMARKS  Grand Ballroom

George Weidenfeller
Telesis Corporation, Chair, Forum on Affordable Housing and Community Development Law

Paul Compton
General Counsel, US Department of Housing and Urban Development

8:45 am
PLENARY: IDEAS WORTH WRITING HOME ABOUT
Grand Ballroom

Moderator: Shannon Ross
Housing Partnership Network, Washington, DC
Panelists: Emily Cadik
Affordable Housing Tax Credit Coalition, Washington, DC
Maurice Jones
Local Initiatives Support Corporation, New York, NY
Diane Yentel
National Low-Income Housing Coalition, Washington, DC

10:00 – 11:15 am
SESSION 1
WORKSHOP 1A: COMMON STRUCTURING PITFALLS IN RAD TRANSACTIONS Grand C

Moderator: Sarah Molseed
Reno & Cavanaugh, PLLC, Washington, DC
Panelists: Lucie Du
Du and Associates, Bethesda, MD
Vickie Longosz
US Dept of Housing and Urban Development (HUD), Washington, DC
Cara Nesbit
Kutak Rock LLP, Omaha, NE

WORKSHOP 1B: LOW INCOME HOUSING TAX CREDIT (LIHTC) COMPLIANCE AND INCOME AVERAGING  Oriental B

Moderator: Mark Shelburne
Office of Housing and Finance at Georgia Department of Community Affairs, Atlanta, GA
Panelists: Jen Brewerton
Dominium, Austin, TX
Brigitte Collier
Indiana Housing & Community Development Authority, Indianapolis, IN
Stephanie Naquin
Novogradac & Company LLP, Austin, TX

10:00 - 11:15 am
WORKSHOP 1C: COMMUNITY REINVESTMENT ACT: HOW RECENT UPDATES AFFECT AFFORDABLE HOUSING AND COMMUNITY ECONOMIC DEVELOPMENT  Oriental C

Moderator: Cassandra Jones Havard
University of Baltimore, Baltimore, MD
Panelists: Nancy Amstadt
RBC Capital Markets, Cleveland, OH
David Portilla
Debevoise & Plimpton, New York, NY
Benson Roberts
National Association of Affordable Housing Lenders, Washington, DC

WORKSHOP 1D: CAPITAL ACCOUNTS AND PROJECTIONS WORKSHOP: PART I  Hillwood

Moderator: Angela Christy
Faegre Baker Daniels, Minneapolis, MN
Panelists: Stephanie Caragher
CohnReznick LLP, Charlotte, NC
Kathryn Galbraith Day
Klein Hornig LLP, Boston, MA
Dayna Hutchins
Holland & Knight LLP, Boston, MA

WORKSHOP 1E: GOING LOCAL: BOLD STRATEGIES TRIED BY LOCAL GOVERNMENTS  Oriental A

Moderator: Dina Schlossberg
Regional Housing Legal Services (RHLS), Philadelphia, PA
Panelists: Marnell Cooper
Palmer Cooper, LLC, Baltimore, MD
Anne Mavity
Minnesota Housing Partnership, St. Paul, MN
Faith Pettis
Pacific Law Group, LLP, Seattle, WA
Julia Wiley
US Dept of Housing and Community Development, Washington DC

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Network: Mandarin Oriental
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WORKSHOP 2E: PUBLIC HOUSING UPDATE- DISPOSITIONS, PBV, LIFE POST-RAD

Moderator: Amy Glassman
Ballard Spahr, LLP Washington, DC

Panelists: Cody Bannon
Reno Cavanaugh, Washington, DC
Cassandra Knight
Atlanta Housing Authority, Atlanta, GA
Chaundi Randolph
US Dept of Housing and Urban Development (HUD), Washington, DC

12:50 – 2:25 pm
LUNCHEON

Grand Ballroom A/B

Business Meeting: Nominations Report

PRESENTATIONS:
- 2019 Michael Scher Award
- Acknowledgment of Chair
- Acknowledgment of 2019 Law Student Writing Competition Winner
- Acknowledgement of Journal Editor

2:30 – 3:30 pm
PRACTICE COMMITTEE MEETINGS

- Community Economic Development
- Fair Housing
- Legal Educators
- HUD (Preservation and Public Housing)
- Tax Credits (NMTC, LIHTC, and HTC)

3:30 pm
NETWORKING BREAK
3:45 - 5:00 pm

SESSION 3

WORKSHOP 3A: NAVIGATING TRANSFERS OF SECTION 8 PROJECT BASED RENTAL ASSISTANCE

Grand C

Moderator: Nathaniel “Nate” Cushman
Nixon Peabody, LLP, Washington, DC

Panelists:
Eric Herrmann
Klein Hornig LLP, Washington, DC
Margaret Poethig
US Dept. of Housing and Urban Development (HUD), Washington, DC

WORKSHOP 3B: NEGOTIATIONS AND DISPUTES IN LIHTC PRESERVATION

Oriental B

Moderator: Randy Shorr
Shorr Law, Cleveland, OH

Panelists:
Laura Abernathy
National Housing Trust, Washington, DC
Michael Cypers
Glaser Weil, Los Angeles, CA
Honora Sutor
Maryland Department of Housing and Community Development, Lanham, MD

WORKSHOP 3C: RESIDENTIAL PREFERENCES IN AFFORDABLE HOUSING DEVELOPMENTS

Oriental C

Moderator: Toni Jackson
The Banks Law Firm, Houston, TX

Panelists:
Heather Way
University of Texas School of Law, Austin, TX
Sara Pratt
Rühlman Dane and Colfax PLLC, Washington, DC

WORKSHOP 3D: USING OPPORTUNITY ZONE INCENTIVES IN LIHTC TRANSACTIONS

Oriental A

Moderator: Glenn Graff
Applegate & Thorne-Thomsen, Chicago, IL

Panelists:
Megan Christensen
Manatt, Phelps & Phillips, LLP, Washington, DC
Kristin DeKuiper
Holland & Knight, LLP, Boston, MA
Beth Mullen
CohnReznick, Sacramento, CA

WORKSHOP 3E: INTRODUCTION TO THE GOVERNMENT SPONSORED ENTITIES (GSE) FANNIE/FREDDIE 101

Hillwood

Moderator: Keely Downs
Moye White, Denver, CO

Panelists:
Susan Campbell
Blanco Tackabery, Winston Salem, NC
Alonso Cisneros
Troutman Sanders, Washington, DC
Lauryn Enrico
FHFA, Washington, DC
Robert A. Kearbey
Freddie Mac, Washington, DC

5:15 pm

RECEPTION

Grand B & Foyer

All paid registrants are invited to attend the reception - Badge required.
FRIDAY, MAY 24, 2019

8:00 am
REGISTRATION & CONTINENTAL BREAKFAST

8:30 am
PLENARY: HOUSING AND HEALTHCARE
Grand Ballroom A/B

Moderator: Roberta Rubin
Department of Housing and Community Development, Boston, MA

Panelists: Megan Sandel MD
MPH, GROW clinic, Boston Medical Center, Boston, MA
Brian Rahmer
Enterprise Community Partners, Baltimore, MD
Sharon Wilson Géno
Volunteers of America National Services, Washington, DC
Andrea Posner
Stewards of Affordable Housing for the Future, Washington, DC

10:00 – 11:15 am
SESSION 4

WORKSHOP 4A ELDERLY HOUSING PART I: REFINANCING AND REPOSITIONING SECTION 202 PROJECTS
Oriental A

Moderator: Schuyler Armstrong
Katten Muchin, Rosenman LLP, Washington, DC

Panelists: Minnie Monroe Baldwin
US Department of Housing and Urban Development (HUD), Washington, DC
Daniel Ehrenberg
Klein Hornig, Boston, MA
Watt Taylor
Kantor Taylor, Seattle, WA

WORKSHOP 4B LOW INCOME HOUSING TAX CREDIT (LIHTC) HOT TOPICS
Grand C

Moderator: Sue Wilson
Enterprise Community Partners, Columbia, MD

Panelists: Holly Heer
Barnes & Thornburg LLP, Columbus, OH
Daniel Kraus
Kraus Lam LLC, Chicago, IL
Forrest Mild
Nixon Peabody LLP, Boston, MA

WORKSHOP 4C BEYOND LOW INCOME HOUSING TAX CREDIT (LIHTC): OPPORTUNITY ZONES AND OTHER CREATIVE HOUSING AND COMMUNITY DEVELOPMENT FINANCING TOOLS
Oriental C

Moderator: Dorcas Gilmore
Gilmore Khandhar, Baltimore, MD

Panelists: Lisa Hall
Beeck Center at Georgetown University, Washington, DC
Bob Cooney
LISC, Boston, MA
Perry Teicher
Orrick, New York, NY

WORKSHOP 4D: APPRAISALS: WHY DO THEY MATTER?
Oriental B

Moderator: Amy DeVaudreuil
Goldfarb & Lipman LLP, San Diego, CA

Panelists: Daryll Kidd
Bocarsly Emden, Los Angeles, CA
Blair Kincer
Novogradac, Washington, DC
Sarah Perez
Gubb & Barshay, Oakland, CA

WORKSHOP 4E: CUTTING EDGE DEBT AND BOND MARKET PRODUCTS
Hillwood

Moderator: Richard Froehlich
NYC Housing Development Corporation, New York, NY

Panelists: Sisera Daniels
Kutak Rock, Washington DC
Allison R. King
Tiber Hudson, Washington DC
Kevin Murphy
Hawkins Delafield & Wood, New York, NY

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Network: Mandarin Oriental
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11:15 - 11:30
Break

11:30 am - 12:45 pm
SESSION 5
WORKSHOP 5A: ELDERLY HOUSING PART II: RAD FOR PRAC  Oriental A
Moderator: Kathie Soroka
Nixon Peabody, New York, NY
Panelists: Tom Davis
US Dept of Housing and Urban Development (HUD),
Washington, DC
Michelle Norris
National Church Residences, Columbus, OH

WORKSHOP 5B: CONDOMINIUM DOCUMENT DRAFTING AND NEGOTIATION IN AFFORDABLE HOUSING TRANSACTIONS  Oriental B
Moderator: Niki Tsismenakis
Goldstein Hall, New York, NY
Panelists: Christine Coletta
Hirschen Singer & Epstein, New York, NY
Kathleen Furey
Holland & Knight, New York, NY
Andrea Sato
Kantor Taylor, Seattle, WA

WORKSHOP 5C: COSTS OF LAWYERING IN AFFORDABLE HOUSING TRANSACTIONS – ETHICS  Oriental C
Moderator: Ben Applegate
Applegate & Thorne-Thomsen, Chicago, IL
Panelists: Rochelle Lento
Dykema LLP, Detroit, MI
Kelly Rushin Lewis
Jones Walker, Birmingham, AL

WORKSHOP 5D: HISTORIC CREDITS IN A LIHTC TRANSACTION  Grand C
Moderator: Hilary Jaffe
Applegate & Thorne-Thomsen, Chicago, IL
Panelists: Amy Curry
Frost Brown & Todd, Louisville, KY
Amberlee Cook
Dentons, Chicago, IL

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