



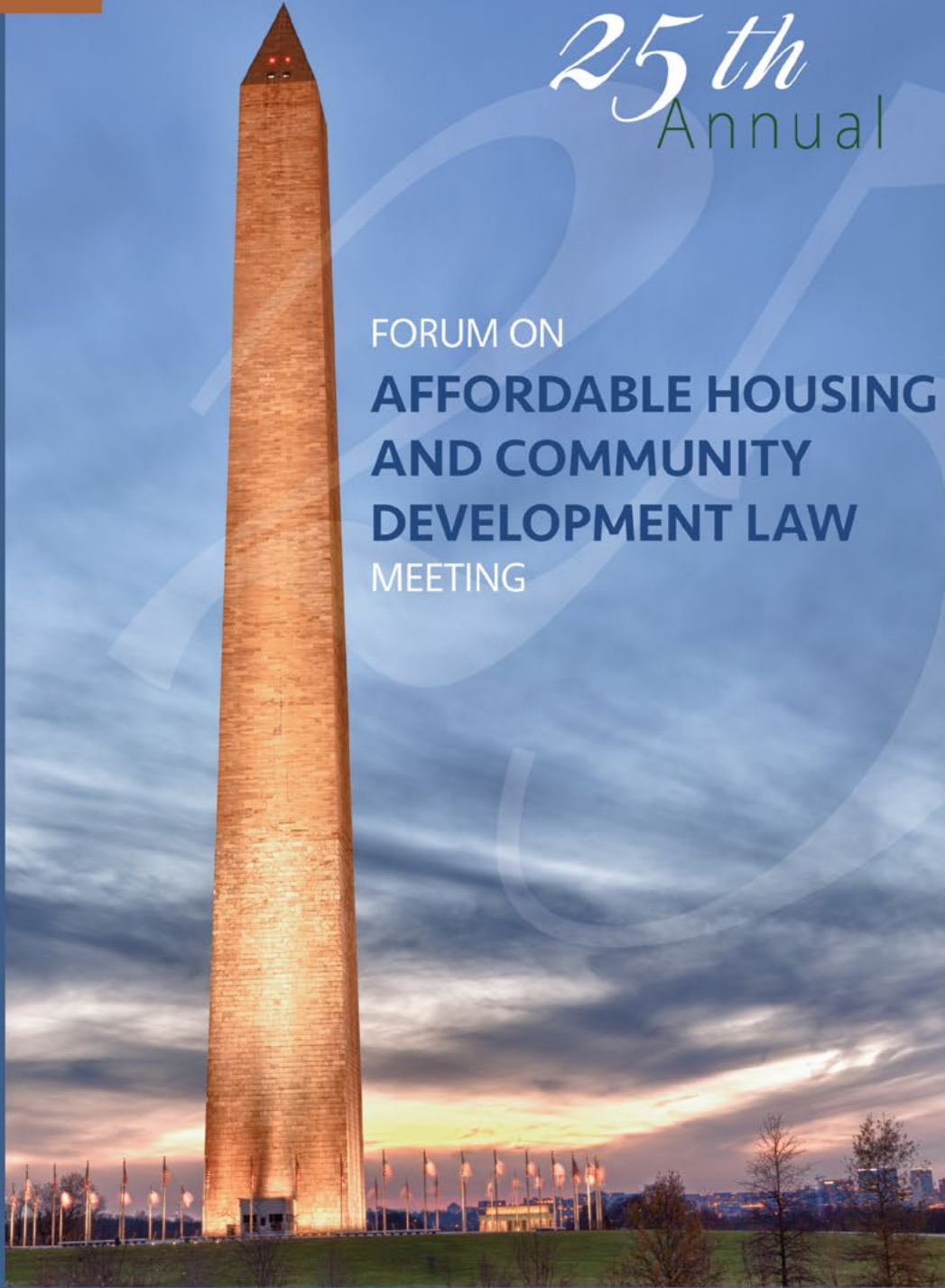
Defending Liberty  
Pursuing Justice

Forum on Affordable Housing  
and Community Development



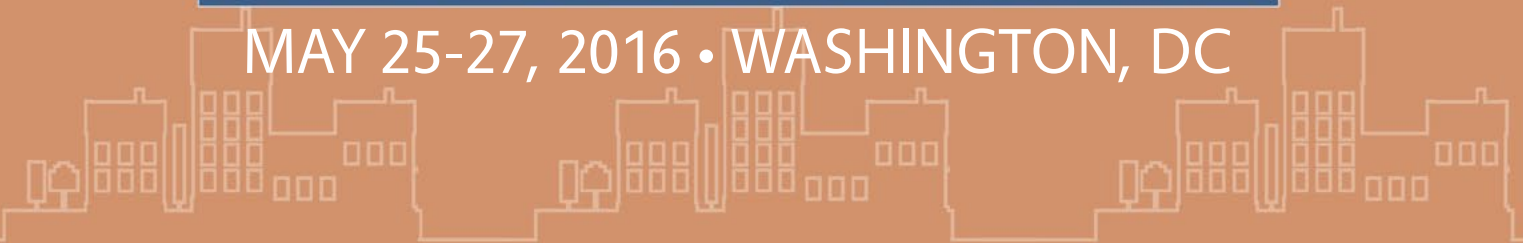
*25<sup>th</sup>*  
Annual

FORUM ON  
**AFFORDABLE HOUSING  
AND COMMUNITY  
DEVELOPMENT LAW  
MEETING**



WASHINGTON, D.C.

MAY 25-27, 2016 • WASHINGTON, DC



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# PROGRAM SCHEDULE

## WEDNESDAY, MAY 25, 2016

**1:00 - 2:30 pm**

### HUD PROGRAM

Pre-registration is required to attend this event.

**Brooke Mondale Auditorium**

**451 Seventh Street ~ Northwest Lobby Entrance**

ID required for admittance

Plan to arrive 20 minutes before the start of the program, as all attendees must clear security.

### HUD 1 – FAIR HOUSING REVIEW OF RAD

HUD's Rental Housing Assistance Demonstration (RAD) program permits public housing to convert to Section 8. It is often coupled with additional financing that permits rehabilitation of units or demolition/new construction of the project – and thus significant tenant relocation. The interplay of the Uniform Relocation Act requirements and benefits and the RAD tenant right to return creates a complex situation where standard URA procedures must be adapted. This panel discusses HUD published and unpublished guidance on RAD relocation.

**Moderators:** **Julie McGovern**

Reno & Cavanaugh, Washington, DC

**Kathie Soroka**

HUD, Washington, DC

**Panelists:**

**Lisa Walker**

HDLI, Washington, DC

**Henry Korman**

Klein Hornig, Boston, MA

**Lynn Grosso**

HUD FHEO, Washington, DC

**William Lynch**

HUD AGC for FH Compliance, Washington DC

**2:30- 2:45 pm**

### BREAK

**2:45 – 3:45 pm**

### HUD 2 – HARMONIZING STATE & LOCAL FINANCING WITH FHA

This panel will discuss best practices for harmonizing state and local funding sources with FHA financing based on current HUD policy and case studies, involving both hard and soft debt as well as requirements arising from local development incentives.

**Moderator:** **Arnette Georges**

HUD, OGC, Washington, DC

**Ian Adams**

Kantor Taylor Nelson Evatt & Decina, Seattle, WA

**Panelists:**

**Lora Han**

HUD, OGC, Los Angeles, CA

**Beth Elliott**

MassHousing, Boston, MA

**3:45 – 5:00 pm**

### HUD 3 – AFFORDABLE ASSISTED LIVING FACILITIES

The panel will discuss utilizing Section 232 FHA-insured loans to develop affordable assisted living facilities.

**Moderator:** **Matt Brett**

Applegate & Thorne-Thomsen, Chicago, IL

**Brenda Joseph Chambers**

HUD, OGC, Washington, DC

**Panelists:**

**Michael G. Stefanko**

Loomis, Ewert, Parsley, Davis & Gotting, Lansing, MI

**Susan Gosselin**

HUD, ORCF, Manchester, NH

**Carol E. Turner**

HUD, Chicago, IL

**2:00 - 5:00 pm**

### TREASURY/IRS PROGRAM

#### Mandarin Oriental Hotel

**2:00 – 3:30 pm**

### TAX CREDIT DISCUSSIONS WITH THE IRS, CDFI AND TREASURY - PART 1

This panel will discuss with Treasury and IRS personnel forthcoming guidance as well as industry issues related to low-income housing tax credits, new markets tax credits and historic tax credits including the new partnership tax audit rules.

**Moderator:** **Glenn Graff**

Applegate & Thorne-Thomsen, Chicago, IL

**Panelists:** **Mike Novey**

U.S. Department of the Treasury, Washington, DC

**Jian Grant**

Internal Revenue Service, Washington, DC

**James Holmes**

Internal Revenue Service, Washington, DC

**Jennifer Records**

Internal Revenue Service, Washington, DC

**Gregory Armstrong**

Internal Revenue Service, Washington, DC

**David Meyer**

CDFI Fund, U.S. Department of the Treasury, Washington, DC

**Forrest Milder**

Nixon Peabody LLP, Boston, MA

**Luis Rodriguez**

Goldfarb & Lipman, Oakland, CA

**B. Susan Wilson**

Enterprise Community Investment, Inc., Columbia, MD

**3:30 - 3:45 pm**

### BREAK

**3:45- 5:00 pm**

## TAX CREDIT DISCUSSIONS WITH THE IRS, CDFI AND TREASURY - PART 2

This panel will continue the discussion with Treasury and IRS personnel about forthcoming guidance as well as industry issues related to low-income housing tax credits, new markets tax credits and historic tax credits including the new partnership tax audit rules.

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

**Panelists:** **Mike Novey**  
U.S. Department of the Treasury, Washington, DC

**Jian Grant**  
Internal Revenue Service, Washington, DC

**James Holmes**  
Internal Revenue Service, Washington, DC

**Jennifer Records**  
Internal Revenue Service, Washington, DC

**Gregory Armstrong**  
Internal Revenue Service, Washington, DC

**David Meyer**  
CDFI Fund, U.S. Department of the Treasury, Washington, DC

**Forrest Milder**  
Nixon Peabody LLP, Boston, MA

**Luis Rodriguez**  
Goldfarb & Lipman, Oakland, CA

**B. Susan Wilson**  
Enterprise Community Investment, Inc., Columbia, MD

**5:15 – 7:00 pm**

## FIRST TIMER AND YOUNG LAWYERS DIVISION RECEPTION

Gallery

Hosted by the AH YL Committee

**6:00 – 7:30 pm**

## LEGAL EDUCATORS MEETING

Hirschhorn

Light Snacks will be provided

# THURSDAY, MAY 26, 2016

**7:00 am**

## CONFERENCE REGISTRATION

Grand Ballroom Foyer

**8:00 – 9:30 am**

## CONTINENTAL BREAKFAST

**8:30 am**

## LAW STUDENT AND YOUNG LAWYER MENTORING BREAKFAST

(sign-up required)

**8:45 am**

## WELCOME

**J. William Callison**

Faegre Baker Daniels, Denver, CO  
Chair, Forum on Affordable Housing and Community Development Law

**8:50 – 9:50 am**

## OPENING PLENARY

### CREATING COMMUNITIES OF OPPORTUNITY: DEBATING THE POLICIES OF OPPORTUNITY

**Moderator:** **Alazne (Ali) Solis**  
Enterprise Community Partners, Inc., Washington, DC

**Panelists:** **Elizabeth K. Julian**  
Inclusive Communities Project, Dallas, TX

**Rutledge Simmons**  
NeighborWorks America, Washington, DC

**Chancela Al-Mansour**  
Housing Rights Center, Los Angeles, CA

**10:00 – 11:15 am**

## SESSION 1

### WORKSHOP 1A: WHAT IS NEXT IN DISPARATE IMPACT LIABILITY

What's next in disparate impact and related fair housing issues? This panel will provide the latest updates including litigation after the Supreme Court ruling, affirmatively furthering fair housing implementation, site selection, State QAPs, and criminal background screening.

**Moderator:** **Scott Marks**  
Coats I Rose, Austin, TX

**Panelists:** **Brian Gage**  
Houston Housing Authority, Houston, TX

**Amy Glassman**  
Ballard Spahr LLP, Washington, DC

**Michelle M. Aronowitz**  
HUD, Washington, DC

### WORKSHOP 1B: PICKING UP THE PACE ON GREEN MULTIFAMILY FINANCE

This session will update participants on the current state of PACE and other financing options for residential multifamily properties, highlighting the successful program in Connecticut and a recent PACE Finance transaction involving the District of Columbia Housing Authority. The panel will also discuss the broader efforts of utility-funded "green banks" to make capital investment in multifamily housing projects.

**Moderator:** **Casius Pealer**  
Coats I Rose, New Orleans, LA

**Panelists:** **Brian Farnen**  
Connecticut Green Bank, Rock Hill, CT

**Kim Stevenson**  
Connecticut Green Bank, Rock Hill, CT

**Kenley Farmer**  
DC Department of Energy and Environment, Washington, DC

**Andrea Powell**  
District of Columbia Housing Authority, Washington, DC

## WORKSHOP 1C: LOW-INCOME HOUSING TAX CREDIT PROJECTIONS 101

Much of the legal and tax analysis in a LIHTC deal turns on the expectations of the parties found in the “numbers” - the information detailed in the financial projections. The financial projections are typically prepared by accountants or clients, but it is critical that lawyers understand these projections and the assumptions underlying them. This session will help identify what to look for and what questions to ask when reviewing a set of lower tier LIHTC projections. In particular, the panel will talk through a set of projections for a hypothetical LIHTC deal and discuss how each component of the projections plays into a typical legal and tax analysis.

**Moderator:** **Hilary Jaffe**  
Holland & Knight, Boston, MA

**Panelists:** **Kelly Rushin**  
Liles & Rushin, Birmingham, AL  
**Jill Goldstein**  
Kutak Rock, Omaha, NE  
**Pushpita Kotikalapudi**  
CohnReznick, Bethesda, MD

## WORKSHOP 1D: ADVANCED TAX ALLOCATIONS ISSUES

This panel of legal and accounting experts will take a deep dive into advanced tax allocations issues that arise in LIHTC transactions. The panelists will discuss a variety of issues that can cause unexpected reallocations including capital accounts, minimum gain, related party financing, tax exempt use property, and special allocations. They will discuss the possible solutions to these allocation issues, and the challenges of some of these solutions.

**Moderator:** **Margaret Jung**  
Goldfarb & Lipman, Oakland, CA

**Panelists:** **Nick Ratti**  
CohnReznick, Boston, MA  
**Glenn Graff**  
Applegate & Thorne-Thomsen, Chicago, IL  
**Richard W. Power**  
Carle Mackie, Power & Ross LLP, Santa Rosa, CA

## WORKSHOP 1E: COMBINING HOUSING WITH HEALTHCARE

With the growth of the senior population and increased awareness of the housing challenges facing persons with disabilities, more and more affordable housing providers are looking to provide, either directly or through partnership with others, to provide health related services for their residents. This panel will explore some of the challenges and issues encountered in trying to address the healthcare needs in an affordable housing context, and will include a discussion of government initiatives, financing structures and challenges encountered while integrating affordable housing and health related services.

**Moderator:** **Althea J. K. Broughton**  
Arnall Golden Gregory, Atlanta, GA

**Panelists:** **William C. Kelly Jr.**  
Stewards of Affordable Housing of the Future,  
Washington, DC  
**Matthew Rule**  
National Church Residences, Columbus, OH  
**Roberta L. Rubin**  
Massachusetts Department of Housing and  
Community Development, Boston, MA

**11:15 – 11:30 am**  
**BREAK**

**11:30 – 12:45 pm**  
**SESSION 2**

## WORKSHOP 2A: HEARD FROM HUD

This panel, made up of some of the top attorneys at HUD’s Office of General Counsel, will discuss the latest hot topics facing HUD, including relevant administrative developments with HUD field counsel, latest developments regarding HUD-2530 Previous Participation process and guidance, the use of criminal records by housing providers from the fair housing perspective, and latest developments regarding enhanced vouchers, project-based vouchers and telecommunications equipment (all both for RAD and non-RAD deals).

**Moderators:** **Camille Acevedo**  
HUD, Washington, DC  
**Watt Taylor**  
Kantor Taylor, Seattle, WA

**Panelists:** **Althea Forrester**  
HUD, Washington, DC  
**Millie Potts**  
HUD, Washington, DC  
**Jeanine Worden**  
HUD, Washington, DC  
**Linda Cruciani**  
HUD, Washington, DC  
**Kathie Soroka**  
HUD, Washington, DC

## WORKSHOP 2B: WORKFORCE HOUSING

Hear from a panel of experts on how workforce housing is being financed today. Housing targeted to households with incomes above the limits for most affordable housing programs are not necessarily well served by the private housing market. Financing developments outside these programs present some unique challenges. Hear about the creative solutions that are being used to address needs of tenants in the moderate/middle income market.

**Moderator:** **Deborah VanAmerongen**  
Nixon Peabody LLP, New York, NY

**Panelists:** **Jeff Brodsky**  
Related, New York, NY  
**Paul Bouton**  
Nixon Peabody LLP, Boston, MA  
**Dave Borsos**  
National Multifamily Housing Council,  
Washington, DC  
**Rich Froehlich**  
New York City Housing Development  
Corporation, New York, NY

## WORKSHOP 2C: UNDERWRITING A TAX CREDIT TRANSACTION

This session will discuss the factors which investors, lenders and syndicators consider in underwriting/closing a LIHTC transaction. This panel will have representatives from different perspectives (lender, investor and developer) discussing topics including Section 8 overhang, market concerns, cash flow, CRA, lender rights in the owner operating agreement, investor rights in the loan agreement, tax credits as collateral and financial strength of the developer as well as resolving conflicts between these parties in order to get a LIHTC transaction closed.

**Moderator:** **Kenneth L. Lohiser**  
RBC Capital Markets, Cleveland, OH

**Panelists:** **Joy O'Brien**  
PNC Financial Services Group, Inc.,  
Philadelphia, PA

**Wayne A. Yaffee**  
Greenberg Traurig, LLP, Houston, TX

**James M. Grosser**  
Pillsbury Winthrop Shaw Pittman,  
Washington, DC

## WORKSHOP 2D: TAX-EXEMPT ISSUES FOR NON PROFIT ENTITIES

Exploration of issues specific to tax-exempt entities, including tax-exempt use, exempt purpose, private inurement, maintenance of exemption.

**Moderator:** **Sharon Wilson Geno**  
Volunteers of America

**Panelists:** **Teresa Santalucia**  
Klein Hornig, Boston, MA

**Michael Sanders**  
Blank Rome, Washington, DC

## WORKSHOP 2E: GENTRIFICATION: CHALLENGES AND OPPORTUNITIES

Gentrification is a term that evokes a wide range of responses. This panel will explore the transactional and litigation based tools that are being used to facilitate diverse communities through long-term, mixed-income projects, and that enable long-term residents to benefit from the rising real estate values and the promising effects of community and economic development. Using a mix of case studies and group discussion, the panel will highlight examples of both opportunities and challenges in addressing gentrification.

**Moderator:** **Dina Schlossberg**  
Regional Housing Legal Services, Glenside, PA

**Panelists:** **Julie Becker**  
Legal Aid of DC, Washington, DC

**Zorayda Moreira-Smith**  
CASA, Washington, DC

**Sharzhad Emami**  
Legal Services of Greater Miami, Inc., Miami, FL

**12:50 – 2:25 pm**

## LUNCHEON

### Acknowledgment of Chair

### Acknowledgment of Current and Former Governing Committee Members and Past Chairs

Remarks by Helen Kanovsky (invited)

## 2016 Michael Scher Award

### Acknowledgment of 2016 Law Student Writing Competition Winner

### Business Meeting Nominations Report

**2:30 – 3:30 pm**

## PRACTICE COMMITTEE MEETINGS

Community Economic Development  
Energy & Green Building  
Fair Housing  
HUD (Preservation and Public Housing)  
Tax Credits (NMTC, LIHTC, and HTC)

**3:30 – 3:45 pm**

## BREAK

**3:45 – 5:00 pm**

## SESSION 3

### WORKSHOP 3A: RENTAL ASSISTANCE DEMONSTRATION (RAD)

HUD's Rental Assistance Demonstration is evolving as transactions are processed. Panelists will explore the latest developments associated with key legal requirements, including fair housing, site and neighborhood standards, resident relocation, transfers of assistance, transition to asset management and other recent updates on HUD processing and approvals. The panel will also showcase approaches and essential considerations undertaken by two housing authorities.

**Moderator:** **Amy McClain**  
Ballard Spahr LLP, Baltimore, MD

**Panelists:** **Tom Davis**  
HUD, Washington, DC

**Vickie Longosz**  
HUD, Washington, DC

**Larry Redican**  
Philadelphia Housing Authority, Philadelphia, PA

**Jan Goslee**  
Housing Authority of Baltimore City,  
Baltimore, MD

### WORKSHOP 3B: PRESERVATION "OUTSIDE THE BOX"

These are not your parent's Acq/Rehabs. Preservation is being accomplished in different ways and with different tools. The panel will describe some of the new preservation tools they are using: 8bb transfers, general partner purchases, portfolio purchases, year 15 credit programs, and social purposes REIT structures.

**Moderator:** **W. Bart Lloyd**  
Preservation of Affordable Housing, Boston, MA

**Panelists:** **Nathan Taft**  
The Rose Companies, New York, NY

**Drew Ades**  
Housing Partnership Equity Trust, Washington, DC

**Dan Rosen**  
Klein Hornig, Boston, MA

## WORKSHOP 3C: LIHTC COMPLIANCE: WHAT'S NEW AT THE IRS

The panel will review the new issues in tax credit compliance, including a discussion of the new Treasury §1.42-5 regulations, changes in the utility allowance regulations (§1.42-10), manager's units and other hot topics.

**Moderator:** **Angela Christy**  
Faegre, Baker Daniels, Minneapolis, MN

**Panelists:** **Jian Grant**  
IRS, Washington, DC

**Mark Shelburne**  
Novogradac & Company LLP, Raleigh, NC

## WORKSHOP 3D: LEVERAGE LOANS, COST REIMBURSEMENT AND OTHER NEW MARKETS TAX CREDIT (NMTC) HOT TOPICS

Join our panel of industry experts for a discussion of recent developments affecting NMTC transactions. Topics include a discussion of the 2015 FAQs issued by the Community Development Financial Institutions (CDFI) Fund and their impact on deal structuring and other NMTC Hot Topics.

**Moderator:** **Alan Pasternack**  
Butler Snow, Portland, OR

**Panelists:** **Nicolo Pinoli**  
Novogradac & Company LLP, Portland, OR

**Luis Rodriguez**  
Goldfarb Lipman, LLP, Oakland, CA

**Elizabeth Young**  
Nixon Peabody LLP, Washington, DC

## WORKSHOP 3E: CROWDFUNDING AS A FINANCING TOOL FOR ECONOMIC DEVELOPMENT

This panel will examine the use of crowdfunding as a new source of capital for economic development. Topics to be discussed include an overview of the recently adopted Securities and Exchange Commission final rules on crowdfunding and an exploration of how direct public offerings to fund community development projects work in practice.

**Moderator:** **Dorcas Gilmore**  
American University Washington College of Law,  
Washington, DC

**5:00 – 7:00 pm**

WELCOME RECEPTION

## FRIDAY, MAY 27, 2016

**7:30 – 9:00 am**

CONTINENTAL BREAKFAST

**8:30 - 9:30 am**

## KEYNOTE SPEAKER

**MATTHEW DESMOND**

John L. Loeb Associate Professor of the Social Sciences at  
Harvard University, Author, "Evicted: Poverty and Profit in the  
American City," Cambridge, MA

**9:30 – 9:45 am**

BREAK

**9:45 – 11:00 am**

## SESSION 4

### WORKSHOP 4A: HUD MULTI-FAMILY PROGRAMS

The panel will discuss new developments in HUD/FHA new construction, substantial rehabilitation, preservation and asset management. Hear from HUD Multifamily leadership and practitioners on recapitalization, Section 8 Renewal Guide and MAP Guide changes, implications of multi-family realignment and Section 202 prepayments of refinancings.

**Moderator:** **George Weidenfeller**  
AFL-CIO Housing Investment Trust,  
Washington, DC

**Panelists:** **Priya Jayachandran**  
HUD, Washington, DC

**Elizabeth Friedgut**  
DLA Piper, Chicago, IL

**Eric Hermann**  
Klein Hornig, Washington, DC

**Schuyler Armstrong**  
Katten Mutchen Rosenman, Washington, DC

### WORKSHOP 4B: TAX CREDIT HOT TOPICS

Come learn from the experts about the latest developments in the world of low-income housing tax credits and historic tax credits. Topics to be discussed will include nonrecourse debt carve-outs, depreciation issues (the extension and revision of bonus depreciation, structuring issues when a governmental entity is involved in your deal, and an update on anti-depreciation), and many more!

**Moderator:** **Judy Crosby**  
Kutak Rock, Boston, MA

**Panelists:** **Dan Kraus**  
Holland & Knight, Chicago, IL

**Forrest Milder**  
Nixon Peabody LLP, Boston, MA

**B. Susan Wilson**  
Enterprise Community Investment, Inc.,  
Columbia, MD

### WORKSHOP 4C: TAX-EXEMPT BONDS FOR AFFORDABLE HOUSING

The panel will start with a review of the bond basics but quickly go into some of the most important issues that can arise in bond transactions. These include issues in bond transactions with tax credits, such as the 50% test and allocation questions. The panel will also review some complex issues with bifurcated structures, condominiums and volume cap questions.

**Moderator:** **Rich Froehlich**  
New York City Housing Development Corporation,  
New York, NY

**Panelists:** **Holly Glauser**  
Pennsylvania Housing Finance Agency,  
Harrisburg, PA

**Alysse Hollis**  
Jones Walker, Cincinnati, OH

**Glenn Miller**  
Katten Muchin Rosenman, Washington, DC

## WORKSHOP 4D: PROPERTY TAXES, PILOTS AND EXEMPTIONS

Affordable housing transactions generate much lower net operating income than market rate rental developments. How the property is valued and taxed varies by jurisdiction. The panel will discuss the benefits and challenges faced by LIHTC projects that receive tax abatements/exemptions in such areas as Atlanta, Georgia, California communities, Detroit, Michigan, Philadelphia, Pennsylvania and Washington, DC. Panelists will also discuss the process for, and the political forces present when obtaining a PILOT, or tax abatement/exemption for an affordable housing development and how that can differ depending on locality.

**Moderator:** **Rochelle Lento**  
Dykema Gossett, Detroit, MI

**Panelists:** **Megan Glasheen**  
Reno & Cavanaugh, Washington, DC  
**Thompson Kurrie**  
Coleman Talley, Atlanta, GA  
**Sireen Tucker**  
High Swartz, Norristown, PA

## WORKSHOP 4E: SUPPORTIVE HOUSING

This panel will focus on innovative approaches to supportive housing that promote self-sufficiency and stabilization for homeless individuals and families.

**Moderator:** **Antoinette Jackson**  
Jones Walker, Houston, TX

**Panelist:** **Elizabeth Hersh**  
Philadelphia Office of Supportive Housing,  
Philadelphia, PA

**11:00 – 11:15 am**

**BREAK**

**11:15 am – 12:30 pm**

## SESSION 5

### WORKSHOP 5A: NO PANEL PRESENTATION

### WORKSHOP 5B: THE HISTORIC PART OF HISTORIC TAX CREDITS

The panelists will provide an overview of the National Park Service submission process for Part 1, Part 2, and Part 3 of the Historic Preservation Certification Applications as well as elaborate on the different ways in which a historic building can qualify as an historic structure. In addition, the panelists will discuss the pitfalls a developer could encounter when attempting to qualify a building for historic rehabilitation tax credits.

**Moderator:** **Donna Rodney**  
Bryan Cave, Washington, DC

**Panelists:** **Bill MacRostie**  
MacRostie Historic Advisors, Washington, DC  
**Scott DeMartino**  
Blank Rome, Washington, DC  
**Claudia Robinson**  
Bank of America, Washington, DC

## WORKSHOP 5C: ETHICAL CONSIDERATIONS IN DRAFTING TAX OPINIONS

The panel will focus on issues related to Circular 230 and the Rules of Professional Conduct in drafting tax opinions. The discussion will include relevant ABA Model Rules and current tax opinion standards (“will,” “should,” “more likely than not,” “reasonable basis”) Ethical due diligence requirements, tax shelters, listed transactions, and identifying a tax avoidance purpose.

**Moderator:** **Catherine Liu**  
The Banks Law Firm, Durham, NC

**Panelists:** **Thomas Mason**  
Harris Wiltshire & Grannis, Washington, DC  
**T. Joshua Wu**  
Caplin & Drysdale, Washington, DC

## WORKSHOP 5D: DRAFTING CONSIDERATIONS FOR KEY NON-TAX PROVISIONS IN PARTNERSHIP AND OPERATING AGREEMENTS

The panel will discuss how slight variations in drafting can greatly impact interpretation and enforcement of certain terms in partnership and operating agreements. Provisions to be discussed include removal of general partners and managing members, forum and choice of law, guaranties, and conditions for funding, as well as any provisions of interest to panel attendees. There will also be a discussion of recent developments in conflict of interest law applying to lawyers who draft agreements.

**Moderator:** **Michael Hopkins**  
Bocarsly Emden LLP, Bethesda, MD

**Panelists:** **J. William Callison**  
Faegre Baker Daniels, Denver, CO  
**Michael Cypers**  
Glaser Weil, Los Angeles, CA  
**Dayna M. Hutchins**  
Holland & Knight, Boston, MA

## WORKSHOP 5E: COMMUNITY DEVELOPMENT IN RURAL AREAS

This interactive panel will address the challenges rural developers face developing adequate housing, modern infrastructure and robust businesses to create thriving, sustainable rural communities. The panel will provide information on how to overcome these challenges through the use of government lending and tax credit programs from the perspectives of a leading affordable rural housing professional and government official.

**Moderator:** **Stephanie Smith**  
USDA, Washington, DC

**Panelists:** **Colleen Fischer**  
CARH, Alexandria, VA  
**Rosa Martinez**  
CDFI Fund, U.S. Department of the Treasury,  
Washington, DC



# CONFERENCE INFORMATION

## 1. ADVANCE REGISTRATION:

We request that all registrations be made in advance by completing the attached registration form and mailing it with your check (payable to Forum on Affordable Housing – AH1605) to the American Bar Association, 16th Floor., 321 North Clark St., Chicago, IL 60654 or fax your form with your credit card payment to 312-988-5850. You may also register online at our website: [http://www.americanbar.org/groups/affordable\\_housing.html](http://www.americanbar.org/groups/affordable_housing.html)

In order to be included in the list of conference attendees, you must register by May 6, 2016. Conference registrations will be accepted only when accompanied by a check, money order, government agency purchase order, Visa, MasterCard or American Express information. Credit card users may fax registration forms to 312-988-5850. Registrations cannot be processed without payment.

## 2. REGISTRATION INFORMATION:

Registration includes admission to the sessions, workshops, breakfasts, coffee breaks, lunch, reception and access to the on-line course materials. The luncheon, reception and breakfasts are limited to paid registrants only.

## 3. ON-SITE REGISTRATION:

On-site registration is available for those persons who missed the advanced registration deadline but would like to attend the conference. If you plan to register at the door, please call Katie Koszyk at 312-988-5678 at least 72 hours before the conference. On-site registration will only be accepted when accompanied by a check, government agency purchase order, Visa, MasterCard, American Express or Discover.

## 4. CANCELLATION POLICY:

Registrants who must cancel will receive a refund less a \$100 administrative fee if a written cancellation is received by May 9, 2016, cancellations may be emailed to [dina.griffith@americanbar.org](mailto:dina.griffith@americanbar.org) ~ attention Dina Griffith. No refunds will be granted after May 9, 2016. Substitutions are acceptable, or conference materials will be sent in lieu of a refund after the program. The ABA reserves the right to cancel any program and assumes no responsibility for personal expenses.

## 5. HOTEL INFORMATION:

The conference will be held at the Mandarin Oriental Hotel, 1330 Maryland Avenue, SW, Washington, DC 20024. A block of rooms has been reserved at the rate of \$310 double++. Call 888-888-1778 to reserve a room. When reserving a room for the conference, refer to the ABA Forum on Affordable Housing and Community Development Law Annual Conference. The reserved room block will be made available until April 27, 2016 or the room block has sold-out.

## 6. AIR TRAVEL:

Airline discounts to ABA meetings are available through the ABA travel agency (Orbitz) or directly from the airlines.

## 7. CLE CREDIT:

CLE Credit: The ABA directly applies for and ordinarily receives CLE credit for ABA programs in AK, AL, AR, AZ, CA, CO, DE, FL, GA, GU, HI, IA, IL, IN, KS, KY, LA, MN, MS, MO, MT, NH, NM, NV, NY, NC, ND, OH, OK, OR, PA, SC, TN, TX, UT, VT, VA, VI, WA, WI, and WV. These states sometimes do not approve a program for credit before the program occurs. This course is expected to qualify for

12 CLE credit hours in 60-minute states, and 10.0 credit hours in 50-minute states. This transitional program is approved for both newly admitted and experienced attorneys in NY. Attorneys may be eligible to receive CLE credit through [reciprocity or attorney self-submission in other states](#). For more information about CLE accreditation in your state, visit [http://www.americanbar.org/cle/mandatory\\_cle/mcle\\_by\\_format/in-person\\_events.html](http://www.americanbar.org/cle/mandatory_cle/mcle_by_format/in-person_events.html)

## 8. AMERICANS WITH DISABILITIES ACT:

If special arrangements are required for individuals with disabilities to attend this program, please contact Dawn R. Holiday at the American Bar Association, MS 18.2, 321 North Clark St., Chicago, Illinois 60654, by May 9, 2016.

## 9. CONFERENCE MATERIALS:

Materials will be provided to attendees via email and on the Forum web-site. Attendees can download the materials before or during the conference, materials will be available for purchase 3-4 weeks after the conclusion of the conference. Please contact Dina Griffith at 312-988-6086 or email [dina.griffith@americanbar.org](mailto:dina.griffith@americanbar.org) to place your order.

## 10. JOIN THE EMAIL DISCUSSION LIST:

Would you like to get the latest information on get feedback from colleagues? Join the Forum on Affordable Housing Email Discussion List? (FREE OF CHARGE) Visit our web-site at [http://www.americanbar.org/groups/affordable\\_housing.html](http://www.americanbar.org/groups/affordable_housing.html).

You must be a member of the Forum on Affordable Housing and Community Development Law to join a discussion list.

## 11. SCHOLARSHIP OPPORTUNITIES:

Send an email to Dawn R. Holiday [dawn.holiday@americanbar.org](mailto:dawn.holiday@americanbar.org)

## 12. QUESTIONS:

Call Dina Griffith at 312-988-6086 or email [dina.griffith@americanbar.org](mailto:dina.griffith@americanbar.org)

## 13. PRIVACY NOTICE:

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# REGISTRATION FORM

## THREE WAYS TO REGISTER!

**Forum on Affordable Housing and Community Development Law  
25TH ANNUAL MEETING AND CONFERENCE  
MAY 25-27, 2016**

**FAX:** Fax completed registration form with credit card payment only to 312.988-5850

**MAIL:** Forum on Affordable Housing  
321 N. Clark, St., 16<sup>th</sup> Floor  
Attn: Service Center – AH1605  
Chicago, IL 60654

**EMAIL:** [dina.griffith@americanbar.org](mailto:dina.griffith@americanbar.org)

NAME \_\_\_\_\_

FIRM/COMPANY/AGENCY \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY STATE ZIP \_\_\_\_\_

(AREA CODE) PHONE FAX \_\_\_\_\_

EMAIL \_\_\_\_\_

## REGISTRATION FEES:

### Early Bird Discount before May 6, 2016

- \_\_\_\_\_ \$595 Forum Members
- \_\_\_\_\_ \$725 Non-Forum Member
- \_\_\_\_\_ \$825 Non ABA Member
- \_\_\_\_\_ \$250 Academic (identify school)
- \_\_\_\_\_ \$245 Speaker/Moderator
- \_\_\_\_\_ \$200 Government/Non-profit
- \_\_\_\_\_ \$175 Young Lawyer Member\*
- \_\_\_\_\_ \$ 75 Student\*

AMOUNT DUE: \_\_\_\_\_

### Registration received after May 6, 2016

- \_\_\_\_\_ \$645 Forum Members
- \_\_\_\_\_ \$775 Non-Forum Members
- \_\_\_\_\_ \$875 Non ABA Member
- \_\_\_\_\_ \$300 Academic (identify school)
- \_\_\_\_\_ \$295 Speaker/Moderator
- \_\_\_\_\_ \$250 Government/Non-profit
- \_\_\_\_\_ \$225 Young Lawyer Member\*
- \_\_\_\_\_ \$75 Student\*

AMOUNT DUE: \_\_\_\_\_

## SELECT PROGRAMS:

(check the session you wish to attend)

### MAY 25, 2016

Registrations received after May 6, 2016, are not guaranteed admission to the HUD Program, due to security restrictions

**HUD Program: I will attend:** \_\_\_\_\_

**Treasury/IRS Program: I will attend:** \_\_\_\_\_

## EVENTS:

(check the ones you wish to attend)

- YLC/1st Timers Reception (Wed) I will attend: \_\_\_\_\_
- Young Lawyer/Law Student Networking Breakfast (Thurs) \_\_\_\_\_
- Luncheon (Thurs) I will attend: \_\_\_\_\_
- Reception (Thurs) I will attend: \_\_\_\_\_

I want to join the Forum on Affordable Housing and Community Development Law

Bill me \$50 for joining the Forum on Affordable Housing \_\_\_\_\_ (initial).

**\* Must be a Member of the ABA.**

I am involved with or wish to become involved with the following Forum Practice Committees and plan to attend the meetings for these Committees at the Conference (please identify up to two Committees below):

- \_\_\_\_\_ Community Economic Development Practice Committee
- \_\_\_\_\_ Energy & Green Building
- \_\_\_\_\_ Fair Housing Practice Committee
- \_\_\_\_\_ HUD (Preservation and Public Housing) Practice Committee
- \_\_\_\_\_ Legal Educators Practice Committee
- \_\_\_\_\_ Tax Credits (NMTC, LIHTC, HTC and Energy Practice Committee)

## METHOD OF PAYMENT

\_\_\_\_\_ Check Enclosed (make payable to the ABA, Forum on Affordable Housing)

\_\_\_\_\_ DISCOVER \_\_\_\_\_ VISA \_\_\_\_\_ AMEX \_\_\_\_\_ MC (Check One)

Credit Card Number: \_\_\_\_\_ Exp. Date \_\_\_\_\_

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**Return all registrations to American Bar Association**

321 N. Clark St. 16th Floor – AH1605, Chicago, IL 60654

ABA FORUM ON AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT  
**25TH ANNUAL MEETING - MAY 25-27, 2016**  
**WASHINGTON, DC - CONFERENCE MATRIX**

	A	B	C	D	E
Wednesday May 25, 2016	<p>_____ HUD (AT THE HUD BUILDING) – GOVERNMENT ID REQUIRED FOR ENTRY.            _____ TREASURY/IRS (AT THE MANDARIN ORIENTAL)</p>				
Thursday Morning Welcome/Plenary	<p>CREATING COMMUNITIES OF OPPORTUNITY: DEBATING THE POLICIES OF OPPORTUNITY</p>				
Thursday Session 1 10:00 – 11:15	WHAT IS NEXT IN DISPARATE IMPACT LIABILITY _____	GREEN BUILDING FINANCE: PICKING UP THE PACE _____	LIHTC PROJECTIONS 101 _____	ADVANCED CAPITAL ACCOUNT ISSUES _____	COMBINING HOUSING WITH HEALTHCARE _____
Thursday Session 2 11:30 – 12:45	HEARD FROM HUD _____	WORKFORCE HOUSING _____	UNDERWRITING A TAX CREDIT TRANSACTION (EQUITY AND DEBT) _____	TAX-EXEMPT ISSUES FOR NONPROFIT ENTITIES _____	GENTRIFICATION: CHALLENGES AND OPPORTUNITIES _____
Thursday Session 3 3:45-5:00	RENTAL ASSISTANCE DEMONSTRATION (RAD) _____	PRESERVATION OPPORTUNITIES BEYOND HUD _____	IRS AUDIT GUIDE AND COMPLIANCE ISSUES _____	LEVERAGE LOANS, COST REIMBURSEMENTS AND OTHER NMTC HOT TOPICS _____	CROWDFUNDING AS A FINANCING TOOL FOR ECONOMIC DEVELOPMENT _____
Friday Morning Plenary 8:30-9:30	<p>MATTHEW DESMOND - "EVICTED: POVERTY AND PROFIT IN THE AMERICAN CITY"</p>				
Friday Session 4 9:45 – 11:00	HUD MULTIFAMILY PROGRAMS _____	TAX CREDIT HOT TOPICS (LIHTC AND HTC) _____	TAX-EXEMPT BONDS 101 _____	PROPERTY TAXES, PILOTS, EXEMPTIONS _____	SUPPORTIVE HOUSING _____
Friday Session 5 11:15 – 12:30		THE 'HISTORIC' PART OF HISTORIC TAX CREDITS _____	ETHICAL CONSIDERATIONS IN DRAFTING TAX OPINIONS _____	KEY NON-TAX ELEMENTS OF PARTNERSHIP AND OPERATING AGREEMENTS _____	COMMUNITY DEVELOPMENT IN RURAL AREAS _____