

THE FUTURE OF RENTAL HOUSING: Policy to Preserve Choice for American Families

The Walter E. Washington Convention Center
801 Mt. Vernon Place, NW
Washington, DC

Wednesday, December 10, 2008

Agenda

- 8:30am Welcome and Opening Plenary - Grand Ballroom, Ballroom C, Level 3
Ken Wade, CEO, NeighborWorks® America
Seizing the Moment: From Crisis in Ownership to Opportunity for Rental
Eric Belsky, Executive Director, Joint Center for Housing Studies of Harvard University
Tom Bledsoe, President and CEO, Housing Partnership Network
- 9:45am Break
- 10:00am Plenary Panel - Grand Ballroom, Ballroom C, Level 3
Setting the Agenda: How rental homes help solve America's greatest challenges
Moderator: Conrad Egan, President and CEO, National Housing Conference
Panelists: Doug Foy, DIF Enterprises
Shekar Narasimhan, Beekman Advisors
Shelley Poticha, Reconnecting America
David Reznick, The Reznick Group
Commentators: Michael Bodaken, President, National Housing Trust
Bill Kelly, President, Stewards of Affordable Housing for the Future
- 11:30am LUNCHEON Grand Ballroom, Ballroom A, Level 3
The Changing Face of Housing
Juan Williams, Author, Senior Correspondent and Political Analyst for the Washington Post, NPR and Fox News

1:15 - 2:45pm Working Sessions

Each panel is moderated by an industry leader. These moderators will report in the final plenary of the day on next steps and priorities for advancing policies that support rental housing.

In each panel, the relevant white paper will be presented in additional detail (15 minutes), and then discussed by panelists representing developers, investors and legislators. Discussion will also be opened up to the room for questions and comments.

- **Financial Reform -** **Room 301, Level 3**
There are many actors in federal housing finance: FHA/GNMA, Fannie, Freddie and the FHLBBs. In any reform of the system (which is now inevitable) how will the deck be re-arranged? How does multifamily housing fare in this? What about the investor base for tax credits, bond financing, small loans and new construction?
- **Greening Existing Properties -** **Room 302, Level 3**
Greening properties increases sustainability and reduces energy consumption and utility bills. New legislative initiatives could generate green jobs and new resources for achieving greater energy efficiency by leveraging public investment with private capital.
- **New Strategies for Producing Family Housing -** **Room 303, Level 3**
Exploring new approaches designed to create more financially viable properties and sponsoring organizations that are better able to provide and support meaningful resident services for the long term.
- **Preserving Existing Housing -** **Room 304, Level 3**
Omnibus legislation and regulatory reforms will be launched in the new Congress to facilitate the preservation and improvement of existing affordable apartments.
- **Resources for Growing Rural Markets -** **Room 305, Level 3**
Panelists and participants will think first about the scale of what is needed to meet rental housing needs in America's rural areas, with a focus on preserving existing affordable units, and then the hallmarks of legislation and policy to support the vision.
- **Expanding Senior Housing with Supportive Services -** **Room 306, Level 3**
Creative new policy strategies for senior housing tap into multiple streams of housing, medical, and transportation funding.

2:45pm Break

3:00pm Plenary Wrap-Up **Grand Ballroom, Ballroom C, Level 3**
Moderator: Helen Dunlap, Independent Consultant
Report outs from working sessions
Next steps

4:00pm Adjourn