

# 28th ANNUAL TALHFA EDUCATIONAL CONFERENCE

November 9-10, 2020

Monday, November 9<sup>th</sup>

## THANK YOU TO OUR SPONSORS

Enjoy this short video from Raymond James

9:30 -9:40am

**Welcome from Patricia Ward – TALHFA President  
Diana McIver & Pam Black “Conference Goddesses”**

9:40-10:30am

### Economic and Housing Outlook: 2020-21

**James Gaines, Ph.D, Chief Economist, Real Estate Center at Texas A&M University**

Dr. Gaines will discuss the current state of the national and Texas economies and what the prospects look like for the rest of 2020 and into 2021. He'll also describe the current surge in the housing market in Texas and the major metropolitan areas and what the future holds for housing throughout the state.

10:40-11:40am

### Board Bootcamp - What does it mean to be an HFC?

**David Clark, Executive Director, NORTEX HFC**

**Ryan Bowen, Principal, Chapman and Cutler LLP**

This Boot Camp will look at what it means to be a Housing Finance Corporation- what is the legal framework within which we work, our fiduciary duty as HFC board members, how does an HFC fulfill its mission as a public entity while maintaining the public trust, while remaining financially solvent and prosperous? How does an HFC remain relevant in changing markets and what is the true value of what an HFC "brings to the table"? How do we practice good stewardship and best practices as employees and board members of HFCs?

11:45-11:55am

### Presentation of 2 Awards

1. Special Achievement by an Organization to Portfolio Resident Services for Covid-19 Urgent Assistance
2. **Member of the Year to Ryan Bowen with Chapman and Cutler**

12:00-1:00pm

### PUBLIC PRIVATE PARTNERSHIPS: How to make them work for you

**Andrea Shields, Managing Director, Travis County HFC**

**Cynthia Bast, Attorney, Locke Lord LLP**

**Jay Johnson, Development Director, Cohen-Esrey**

Looking for a creative solution for your next development challenge? Or are you new to public private partnership structures? Join our talented panel featuring an attorney, developer and housing finance executive as they demystify public private partnerships and explain the benefits and limitations of various structures.

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## Tuesday, November 10th

9:30-10:30am

### [Unlocking Fannie Mae's MTEB Program](#)

**Angela Kelcher, Senior Director, Multifamily Affordable Housing, Fannie Mae**

One of the hottest new credit enhancements for 4% Credit/Private Activity Bond deals is Fannie Mae's MTEB program. This year TALHFA is offering an intensive 25 minute session on the mechanics of the program, why it was developed and its best practices. Learn first hand from an expert how this financing tool delivers a lower interest rate and significant savings over the life of the loan. Don't miss this session!

### [Freddie Mac's TEL Program in a Nutshell](#)

**Curtis Melvin, Director, Targeted Affordable Sales and Investment, Freddie Mac**

Learn the details of Freddie Mac's TEL Program the details of how this structure works and what the benefits are. This year TALHFA is offering an intensive 25-minute session on the mechanics of the program, why it was developed and its best practices.

10:40-11:40am

### [Baptism under Fire: Lessons Learned from the Pandemic](#)

**Jeff Spicer, VP and Project Partner, Dominion**

**Hugh A. Cobb, Principal, Alpha Barnes Real Estate Services**

**Melinda Frazer, Sr Director of Business Development, Portfolio Resident Services**

These have been stressful months for affordable housing; the pandemic has literally forced apartment owners, managers, and service providers into a different way of doing business. And forced our residents into different working and learning environments. While we hope and long for a return to normalcy, none of know when and if that will occur. As housers, we need to "embrace" this experience and move forward asking ourselves: How can we improve upon the living environment? How can we better prepare our staff? How do we prevent social isolation among our residents? Join our expert panel as they have a frank discussion about the lessons learned and how they will be better prepared from a physical design, operations, and service provider perspective to deal with pandemic-type situations going forward.

11:45-11:55am

### [Presentation of Lifetime Achievement Award to Ron Williams SETH](#)

12:00-1:00pm

### [State of the Market Forecast for 2021: Federal, State & Local](#)

**Todd Kercheval, Principal, Kercheval and Associates**

**Kevin McKenney, Director of Government Affairs, NALHFA**

**[Robert B. Latsha II, Executive Director, Texas Bond Review Board](#)**

As we look ahead to 2021, following a year we want to forget, our expert panel will provide us with their predictions for the national and state outlook for affordable housing and what we should expect based on a post-election analysis. While Kevin McKenney will detail the federal landscape, our TALHFA lobbyist, Todd Kercheval, will provide wisdom and insight on what to expect from the Texas Legislature. Additionally, we will hear an assessment from the Texas Bond Review Board on how SB1474 has affected PAB allocations and also a step-by-step walk through of the bond review board allocation process.