



**AHIC 2026 Spring Meeting Agenda**  
**Hilton Scottsdale Resort & Villages**  
**Scottsdale, AZ**

**Tuesday, April 21**

11:00 am – 2:00 pm      **Board Meeting** (Governors only)

12:00 pm                **Registration Opens**

2:00 pm – 2:30 pm      **Welcome & Introductions**

2:30 pm – 3:30 pm      **Inside the Numbers: The Affordable Housing Market in 2026**  
Drawing on the industry's only comprehensive affordable housing database—covering 26,000 properties and 3.3 million units—Jeff Adler will explore where affordable and market-rate housing are competing, where affordability pressures are emerging, and what the data says about preservation risk and investment opportunity.

Speaker: Jeff Adler, Vice President, Yardi Matrix

3:30 pm – 4:00 pm      **Break**

4:00 pm – 5:00 pm      **Washington Watch: Policy and Regulatory Outlook for Investors**  
Congress delivered the biggest LIHTC expansion in a generation last year—now what? This session covers the next wave of potential housing legislation—and what provisions, such as raising the public welfare investment cap, could further shape investor capacity. The conversation will also touch on the investor response to OBBBA's expansion, the federal funding outlook and the broader regulatory environment.

Moderator: Gina Metrakas-Suber, Vice President, Head of Federal Advocacy, Capital One

Speakers:

- Peter Lawrence, Chief Public Policy Officer, Novogradac
- Ayrienne Parks, Senior Director for Public Policy, Enterprise Community Partners
- Robin Hughes, President & CEO, Housing Partnership Network

5:00 pm – 6:30 pm      **Welcome Reception**

7:00 pm                **Taste Scottsdale: Dine-Arounds**  
The best connections often happen over dinner. We've reserved tables for small groups at six standout Scottsdale restaurants. Pick your spot, sign up in advance, and enjoy the evening—separate checks arranged. [View the Restaurants](#) | [Reserve Your Space](#)

## **Wednesday, April 22**

7:45 am – 9:00 am **Breakfast and Committee Meetings**

9:00 am – 11:00 am **Roundtables**

Explore topics of your choosing with fellow investors, syndicators and developers. Two one-hour sessions offer you a unique opportunity to have small-group dialogue on current industry trends and topics, including asset management, underwriting, multi-investor fund issues, the legislative and regulatory environment, organizational hot topics and more.

11:00 am – 11:30 am **Break**

11:30 am – 12:30 pm **In Conversation with Allocators**

Hear directly from housing finance agency leaders in Arizona, Colorado, and Nevada on what's happening in their states—and how they're adapting to a rapidly changing landscape. Topics include: how allocators are implementing the permanent 25% bond test and 12% credit expansion under OBBBA, the impact of Arizona becoming the first state to let its state housing tax credit expire, pricing pressures and investor uncertainty, and how HFAs are stretching limited resources. Panelists will also share innovations their agencies are pursuing.

Moderator: Jim Tassos, Deputy Director of Tax Policy and Strategic Initiatives, NCSHA

Speakers:

- Ruby Dhillon, Director, Arizona Department of Housing
- Kathryn Grosscup, Manager, Housing Tax Credit, Colorado Housing and Finance Authority
- Claudia O'Grady, Vice President, Multifamily Finance, Utah Housing Corporation

12:30 pm – 1:45 pm **Lunch**

1:45 pm – 2:45 pm **Operating in Today's HUD Environment**

HUD is moving fast—rescinding guidance, issuing new directives, and signaling major policy shifts. This session brings together two national operators and a policy expert to discuss how firms are responding and preparing. We'll examine emerging initiatives—potential restrictions on mixed-status families, work requirements, changes to safety-net programs—and what they could mean for compliance, portfolio performance, and underwriting.

Moderator: Deborah VanAmerongen, Strategic Policy Advisory, Nixon Peabody

Speakers:

- Ismael Guerrero, President & CEO, Mercy Housing
- Jeff Little, Deputy Director, National Leased Housing Association
- David Pearson, EVP, Related Affordable

2:45 pm – 3:00 pm **Break**

## **Wednesday, April 22 (Continued)**

- 3:00 pm – 4:00 pm      **New Capital in LIHTC: B-Bonds, Ground Leases, and New Investor Entrants**  
Financing gaps are widening, and new capital sources—B-Bonds, ground lease monetization, and structures like Haven and Safehold—are stepping in. This panel explains where these tools sit in the capital stack, what they mean for underwriting and risk, and how to diligence them effectively. We'll also hear from an unconventional investor on what's drawing new entrants to LIHTC.
- Moderator: Bob Simpson, President, Multifamily Impact Strategies  
Speakers:
- Steve Wylder, EVP, Head of Investments, Safehold
  - Mike Hemmens, Managing Director, Citi Community Capital
  - John Varones, Founder and CEO, Systima Capital Management
- 4:00 pm – 4:15 pm      **Break**
- 4:15 pm – 5:15 pm      **Investor Open Forum**  
Join us for a candid, collaborative conversation about the issues shaping our industry. We'll surface key themes from the Roundtables, take live and pre-submitted questions, and invite attendees to share what's challenging, encouraging or surprising in today's market. This is your chance to speak up—and help shape AHIC's focus going forward.
- 5:30 pm – 6:00 pm      Transportation to Dinner
- 6:00 pm – 8:30 pm      **Dinner at Western Spirit: Scottsdale's Museum of the West**  
A Smithsonian Affiliate and six-time 'Best Western Museum' in America, celebrating the art and stories of the American West."

## **Thursday, April 23**

- 8:00 am – 11:00 am      **[Property Tour: Edison-Eastlake](#) (RSVP Required)**  
*See one of the nation's most ambitious public housing redevelopments—and the layered capital stack making it possible. [Learn More and RSVP](#).*