



2025 AHIC Fall Affordable Housing Summit
The Royal Sonesta Chase Park Plaza
St. Louis, MO

Tuesday, October 7

- 9:00 am – 12:00 pm **AHIC Board of Governors Meeting** *(Governors Only)*
- 10:00 am Registration Opens
- 12:00 pm – 2:00 pm **New! Open Networking Time (Lunch on Your Own)**
- 2:00 pm – 2:30 pm Welcome
- 2:30 pm – 3:30 pm **In Conversation with Syndicators**
Hear directly from our syndicator partners who will share their insights on recent market trends and deal structures, and how challenges in existing portfolios are informing new transactions and investment strategies.
- Moderator:** Leigh Ann Merchant, CRA Senior Credit Manager, Ally Bank
- Speakers:**
- Shereef Anbar, SVP, Hudson Housing Capital
 - Mike Griffin, Executive Managing Director for Housing, Grow America (formerly NDC)
 - Marge Novak, SVP, Capital Markets, Berkadia
 - John Wiechmann, CEO, Midwest Housing Equity Group
- 3:30 pm – 4:00 pm Break
- 4:00 pm – 6:00 pm **Peer-to-Peer 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.
- 6:00 pm – 7:30 pm **Welcome Reception, Dinner on your own**

Wednesday, October 8

- 8:00 am – 9:30 am Networking Breakfast, AHIC Committee Meetings (Committees Gather at 8:30 am)
- 9:30 am – 10:30 am **In Conversation with Developers**
Hear from developers operating across the country about how they are getting deals done in today's challenging market and the strategies they are employing to address construction costs increases, labor shortages, rising insurance rates and uncertainty around tariffs on construction materials. Learn how they are weighing risks and managing their pipelines.

Moderator: Ryan Sfreddo, Principal and CEO, Red Stone Equity Partners

Speakers:

- Michael Riechman, Managing Partner, Pivotal
- Tricia Yarger, VP of Capital Markets, Penrose
- Welton Jordan, Chief Real Estate Development Officer, EAH
- Julie DeGraaf, VP for Community Redevelopment, POAH

10:30 am – 11:00 am Break

11:00 am – 12:00 pm **Spotlight on St. Louis**

Get an inside look at how St. Louis is working to meet its affordable housing needs. Local leaders will share how the city is leveraging public and private resources to expand housing access, support preservation and address long-standing inequities. Learn about the challenges they face, the partnerships driving progress, and the strategies that may offer lessons for other communities.

Moderator: Zach Boyer, Chairman and CEO, U.S. Bank Impact Finance

Speakers:

- Dara Eskridge, CEO, Invest STL
- Megan Green, President, St. Louis Board of Aldermen
- Chris Krehmeyer, President, Beyond Housing

12:00 pm – 1:30 pm **Lunch and (Optional) Book Club**

The AHIC book club is a highlight of the Fall Summit and an opportunity for networking beyond the usual conference small talk. Get this year's book, [Abundance](#) by Ezra Klein and Derek Thompson. Find a copy at your local independent bookstore or download an audio version and make plans to join us.

1:30 pm -2:30 pm **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.

2:30 pm – 3:00 pm Break

3:00 pm - 4:00 pm **In Conversation with Investors**

Join a candid conversation with AHIC's investor members who are investing equity in LIHTC deals nationwide. Panelists will share how their institutions are viewing the current market, how credit and pricing decisions are evolving, and what they're watching most closely in underwriting and asset management.

Moderator: Julie Sharp, EVP, Merchants Capital

Speakers:

- Desiree Francis, Head of Community Finance, Capital One
- John Kavanaugh, Executive Director, JP Morgan Chase
- Susan Malysa, LIHTC Lead and Senior Associate, New York Life Real Estate Investors
- Scott Maxfield, Managing Director, Goldman Sachs

4:00 pm – 5:00 pm

The Policy Landscape Revisited

As we head into the final stretch of the year, we'll revisit the evolving policy environment and its implications for affordable housing. Experts will provide the latest insights from Capitol Hill, including updates on tax and housing legislation, and what to watch as the 2026 agenda takes shape. This session will also include a closer look at HUD's priorities and potential regulatory and funding shifts, and how they may impact LIHTC investors, developers, and long-term asset performance.

Moderator: Emily Cadik, CEO, Affordable Housing Tax Credit Coalition

Speakers:

- Althea Arnold, COO/SVP, Policy, Stewards for Affordable Housing for the Future
- Sarah Brundage, President and CEO, National Association of Affordable Housing Lenders
- Sharon Wilson Geno, President, National Multifamily Housing Council

5:30 pm – 6:00 pm

Transportation to Dinner

6:00 pm – 9:00 pm

Closing Dinner at the Missouri Botanical Garden

Thursday, October 9

9:00 am – 12:00 pm

Developers + Investors Leadership Breakfast (invitation only)