



ACHIEVING
AFFORDABLE RENTAL
HOUSING
PRESERVATION
AND/OR
DEVELOPER DREAMS

**YOU'RE INVITED TO
ATTEND!
BUYER AND SELLER'S GREEN CONFERENCE**

IN TODAY'S MARKET, WE UNDERSTAND THAT EVERY MINUTE OF YOUR TIME COUNTS. THAT IS WHY WE CONSTANTLY STRIVE TO PROVIDE YOU WITH THE LATEST INFORMATION AND BEST PRACTICES IN RENTAL HOUSING PRESERVATION.

PLEASE PLAN TO JOIN US IN PORTLAND TO EXPLORE BEST PRACTICES IN RENTAL HOUSING PRESERVATION AND LEARN ABOUT INNOVATIVE PARTNERSHIPS THAT CAN BE USED IN CONJUNCTION WITH USDA RURAL DEVELOPMENT MULTIFAMILY HOUSING LOANS, GRANTS, AND GUARANTEE OPPORTUNITIES NOW BEING OFFERED.

THE CONFERENCE IS OPEN TO ANY MULTIFAMILY HOUSING OWNER, DEVELOPER, LENDER, HOUSING AUTHORITY, MANAGEMENT COMPANY, REAL ESTATE PROFESSIONAL, FINANCIERS AND FUNDERS, COMMUNITY BASED ORGANIZATIONS, INCLUDING HOUSING ADVOCATES FROM ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, IDAHO, MONTANA, NEVADA, OREGON, UTAH, WASHINGTON, AND WYOMING. WHO WOULD LIKE TO LEARN BETTER WAYS TO SUPPORT THE WORK IN RURAL COMMUNITIES THROUGH INNOVATIVE PARTNERSHIPS WITH RD RESOURCES IN CONJUNCTION WITH OTHER PROGRAMS?

WHEN: MAY 20-21, 2010

**WHERE: WORLD TRADE CENTER
8:00 A.M. TO 5:00 P.M. ON THURSDAY
8:00 A.M. TO 12:00 NOON ON FRIDAY
121 SW SALMON ST. 2WTC
PORTLAND, OR 97204**

TO RSVP PLEASE CONTACT:

**ROD.HANSEN@OR.USDA.GOV OR
FAX REGISTRATION TO: 503-414-3383, AND/OR
PHONE: 503-414-3353**



Committed to the future of rural communities.



**BUYER AND SELLER'S GREEN CONFERENCE
REGISTRATION**

ATTN: ROD HANSEN
 FAX #: 503-414-3383 OR
 EMAIL: ROD.HANSEN@OR.USDA.GOV

LOCATION: PORTLAND, OREGON

FIRST NAME: _____

MIDDLE: _____

LAST NAME: _____

ORGANIZATION: _____

TITLE: _____

MAILING ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

PHONE: () ()

FAX: () ()

EMAIL _____



United States Department of Agriculture
Rural Development
Oregon State Office

**There is Still Time to Sign Up for the 2010 Multistate
Multifamily Housing Buyer and Seller's Green Conference
May 20-21, 2010
The World Trade Center, Portland, Oregon**

Sponsored in Part by:



Oregon Rural Development is inviting all interested parties to our **Multifamily Housing Buyer and Seller's Green Conference** here in Portland. Our event is confirmed for Thursday, May 20, thru Friday, May 21, 2010. With the day and one-half focused on the challenges and opportunities of preserving affordable rental housing in rural areas with a special emphasis on preservation finance, including sustainable practices of preserving versus constructing new units.

The conference is open to any Multifamily Housing Owners, Developers, Financiers and Funders, Real Estate Agents, Housing Authorities, Management Companies, Real Estate Professionals, Community Based Organizations, Nonprofit Organizations, Management Company, and other Multifamily Housing entities and professionals alike. Who would like to learn better ways to support the work in rural communities through innovative partnerships with RD resources in conjunction with other programs?

The forum will bring together various federal, state, and local policy makers, industry leaders, nonprofit housing developers, financiers and funders, community based organizations, including housing advocates from Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, Oregon, Utah, Washington, and Wyoming, for a day and one-half long discussion on current and future efforts to preserve and improve affordable rental housing in the West. The Buyer and Seller's Green Conference begins at 8:00 a.m. on the 20th and ends around 12:00 noon on the 21st.

The attached agendas are being provided to help participants determine the topics that are most beneficial to their workplace. Participants who register by April 21, 2010 will receive an electronic message acknowledging they are registered for the conference.

1201 NE Lloyd Blvd., Suite 801 • Portland, OR 97232-1274
Phone: (503) 414-3353 • Fax: (503) 414-3394 • TDD: (503) 414-3387 • Web: <http://www.rurdev.usda.gov/or>

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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (800) 795-3272 (voice), or (202) 720-6382 (TDD).

Travel Dates and Times

Attendees should plan to travel to Portland on Wednesday, May 19, 2010, and check in at the hotel preconference registration desk between 3:00 p.m. and 5:00 p.m. A registration desk will be open each day of the conference between 7:00 a.m. and 8:00 a.m. at the World Trade Center. The conference will end around 11:30 a.m. on Friday, May 21, 2010. Return flights should be scheduled no earlier than 3:00 p.m. on Friday, May 21, 2010.

Reservations

A block of guest rooms has been set aside at the Doubletree Hotel. The hotel is located adjacent to the Max light rail line (<http://trimet.org/max/>), which allows easy access from the Portland Airport (PDX) and into the heart of downtown Portland. It is also located across the street from Oregon's largest shopping mall, Lloyd Center, and is four easy walkable blocks to the Oregon Convention Center. **You must make your hotel reservations by Tuesday, April 27, 2010 for the guaranteed rate.** Please make your reservations early, as rooms are limited and are on a first-come, first-serve basis.

Hotel

The Doubletree Hotel is located at:
1000 NE Multnomah St.
Portland, OR 97232

Guestroom Rate

\$120.00 prevailing per diem rate, which includes:

- Complimentary breakfast voucher each morning
- Complimentary guestroom Internet
- Complimentary overnight parking

For Reservations

Reservations can be made by calling the hotel directly at 503-281-6111 or by calling the toll free reservations hotline at [1-800-996-0510](tel:1-800-996-0510). Participants should identify themselves as United States Department of Agriculture participants and ask for the **RD Buyer and Seller Conference group rate by providing the group code that is USD.** Reservations can also be made online at: www.portlandlloydcenter.doubletree.com. Select your dates under "Check Availability", click "GO", and enter your group code, which is **USD**.

Rooms and rates are guaranteed through Tuesday, April 27th. After that date, any remaining unreserved guestrooms in the block will be released and reservations will be accepted on availability.

Airport Information

For guests flying into PDX, the MAX light rail is the easiest, economical way to the Doubletree. The Red Line departs PDX at the baggage claim area and guests ride to the NE 11th/Lloyd Center stop. The cost is \$2.30 each way.

Register Today

Please make your conference reservations early as training space and materials are limited and are on a first-come, first-serve basis. To register for the Conference please fax the attached registration form to 503-414-3383 and/or email the name, title, and

number of attendees to Rod Hansen, Housing Programs Director at Rod.Hansen@or.USDA.gov.

Conference Location

The location of the conference is the World Trade Center, 121 SW Salmon St. 2WTC, Portland, OR 97204. The Trade Center is centrally located in downtown Portland, across from the Tom McCall Waterfront Park. The MAX light rail located just outside and down the walk from the Doubletree Hotel is the easiest, economical way to the World Trade Center. For drivers, underground parking can be reached on SW Taylor Street, between SW Front Ave/Naito Parkway and SW First Street.

Marketing and Promotion of Conference

Please encourage your staff to pass the Buyer and Seller’s Green Conference agenda along to whoever would most benefit, including all your Multifamily Housing financial partners. We would greatly appreciate as many Agency and other participants in attendance at this meeting as possible.

Portland has so much to offer as far as rich historic, recreational, and scenic areas. As our guests, we guarantee a special brand of Oregon RD hospitality.

We sincerely hope that you and your staff will be able to attend. In the mean time, if you have any questions, please do not hesitate to phone or email me at 503-414-3353 or Rod.Hansen@or.usda.gov. I am looking forward to seeing everyone at the conference!

Encl: Buyer and Seller’s Green Conference Agenda and Flier & Registration Form





United States Department of Agriculture
Rural Development
Oregon State Office

MULTI-STATE BUYER AND SELLER'S GREEN CONFERENCE AGENDA – Day 1

THURSDAY, MAY 20, 2010

8:00 a.m.	8:45 a.m.	Welcome and Opening Remarks Session by Vicki L. Walker, State Director for USDA, Oregon Rural Development Other Potential Opening Speakers include the State Directors from Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, Utah, Washington, and Wyoming.
8:45 a.m.	10:00 a.m.	An Overview of the Multifamily Housing Preservation and Revitalization Program and Transfer and Assumption Process by Larry Anderson, Multi-Family Housing Preservation & Direct Loan Division Director Q&A
10:00 a.m.	10:15 a.m.	Break
10:15 a.m.	11:00 a.m.	Financial Assistance to Renovate, Purchase, and Construct Rural Rental Housing Projects in Rural Areas - Section 538-Guaranteed Rural Rental Housing Program for FY 2010 by Michael Steininger, Multi-Family Housing Guaranteed Loan Division Director Q&A
11:00 a.m.	11:45 a.m.	New Construction Farm Labor Housing Loans and Grants available through Rural Development - An Overview of the Section 514/516 On and Off Farm Labor Housing Program for FY 2010 by Susie Harris, Multi-Family Housing Preservation & Direct Loan Division Deputy Director Q&A
11:45 a.m.	1:00 p.m.	Lunch on Your Own
1:00 p.m.	1:45 p.m.	Ways to Leverage Preservation Resources in Rural Communities through the use of the New Construction Rural Rental Housing Section 515 Program for FY 2010 by Dean Greenwalt, Senior Loan Specialist Q&A
1:45 p.m.	2:30 p.m.	Why Preservation Matters – The Importance of Preserving Federally Subsidized Housing including Oregon's Approach to Financing Preservation Projects with Farm Worker Housing Tax Credits; HOME Investment Partnerships Program; Housing Development Grant Program; Low Income Housing Tax Credits; 1602 Exchange; TCAP; Low Income Weatherization Program; and Oregon Affordable Housing Tax Credit Program, by Shelly Cullin, Senior Loan Officer and Dave Summers, Multifamily Housing Section Manager with Oregon Housing and Community Services. Q&A

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BUYER AND SELLER'S GREEN CONFERENCE AGENDA – Day 1 cont.

2:30 p.m.	2:45 p.m.	Break
2:45 p.m.	3:30 p.m.	Fostering Productive Partnerships amongst Member Financial Institutions and Community Development Organizations - The Federal Home Loan Bank of San Francisco's Approach to Preserving Affordable Housing with Affordable Housing Grants and Loans by Jim Yacenda, Vice President and Community Investment Officer Q&A
3:30 p.m.	4:15 p.m.	NOAH's Innovative Approach to Preserving Oregon's Affordable Housing through Permanent, Liquidity, Ready to Proceed, and Pre-Development Financing Loans by Bill Van Vliet, Executive Director and Rob Prasch, Preservation Director for Network for Oregon Affordable Housing Q&A
4:15 p.m.	5:00 p.m.	Open Forum Question and Answers Session for Day 1

BUYER AND SELLER'S GREEN CONFERENCE AGENDA – Day 2

FRIDAY, MAY 21, 2010

8:00 a.m.	8:45 a.m.	Enterprise Green Communities Initiative by Melissa J. Peterson, Program Officer with Enterprise Community Partners, Inc. Enterprise Community Partners has been engaged in linking green design components to affordable housing through their Green Communities Initiative for the past six years. This session will explore the regional and national application of the program, financial tools and technical resources available for the rehabilitation and construction of affordable housing development, and the policy implications of the initiative. The conversation will specifically target applying Green Communities within the rural context of affordable housing development. Q&A
8:45 a.m.	9:30 a.m.	Green Building and Sustainability Practices of Preserving versus New Construction, Including Landscaping by Meghan Walsh, Architect and Bill Downs, Operations Research & Systems Development Branch Director Architects with Program Support Q&A
9:30 a.m.	10:15 a.m.	Mortgage Insurance to Facilitate the Purchase or Refinancing of Existing Multifamily Rural Rental Housing Properties by Michael Hayes, Director and Robert Arbios, Multifamily Development Team Leader, HUD Portland Multifamily Q&A
10:15 a.m.	10:30 a.m.	Break
10:30 a.m.	12:00 p.m.	Closing Remarks and Wrap up Discussion including Open Forum Questions and Answers