

# NMHC



Leads



Connects

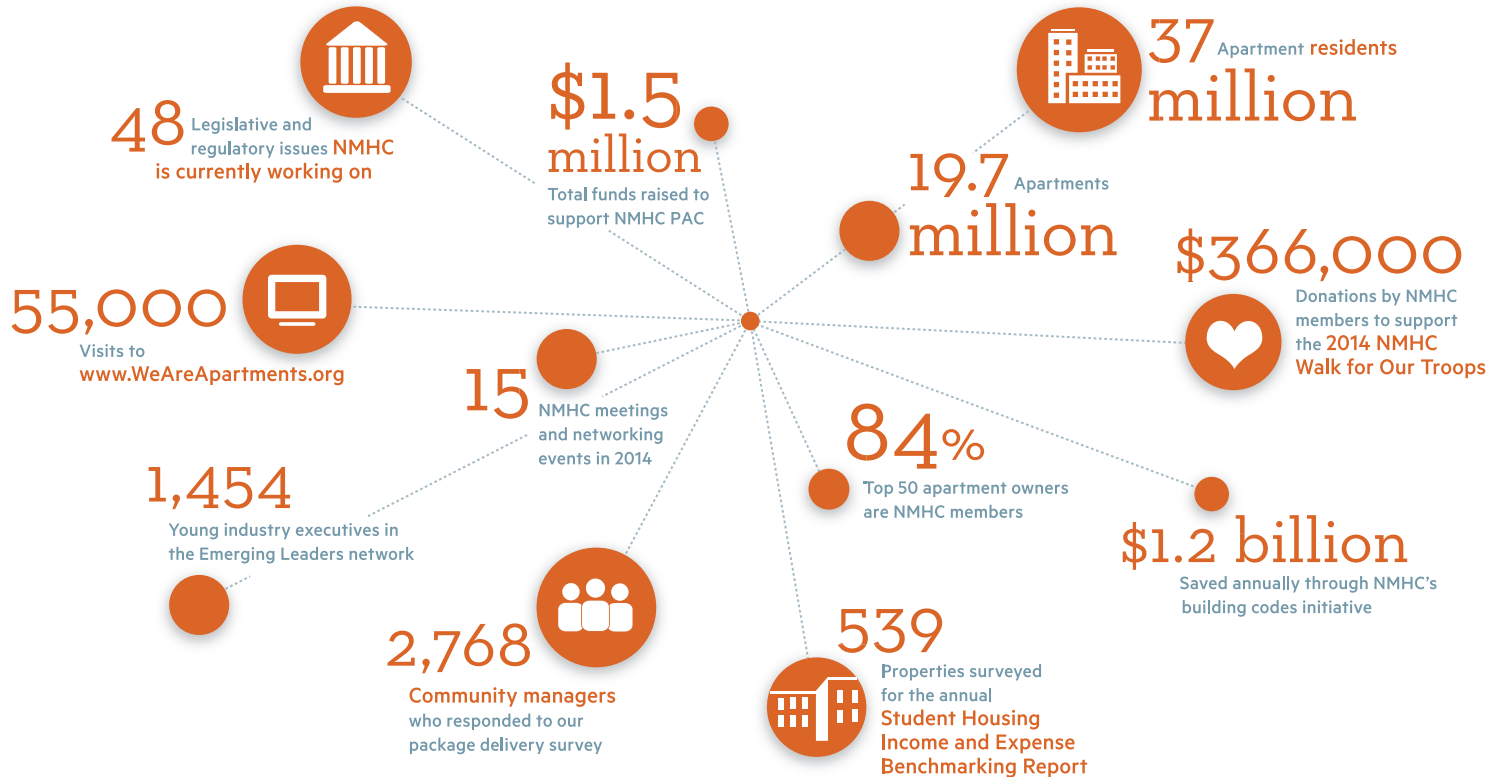


Influences



Informs

# NMHC at a Glance





## 2014 Annual Report

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APARTMENT LEADERSHIP RESIDES HERE™


NMHC is where the industry's best and brightest gather to shape a **positive future** for their businesses, the industry and the communities they help build. Here's how.

NMHC **Leads**. NMHC **Connects**.  
NMHC **Influences**. NMHC **Informs**.

# NMHC Leads




# NMHC Leads



Greystar executive director Terry Danner (left) and Gables Residential CEO Sue Ansel take a minute to compare notes before a meeting with key members of President Obama's National Economic Council.



A man with short, graying hair, wearing a blue suit jacket over a light blue button-down shirt, is seated and speaking. He is holding a small object in his hands. The background is dark with a large, stylized blue graphic of a chair.

## Elite Membership

NMHC is the who's who of the apartment industry. We have the industry's most prominent and creative leaders at the helm, and our membership roster includes the industry's leading firms. In fact, three out of four of the nation's 50 largest apartment owners are NMHC members.

Our exclusive Executive Committee represents our highest level of membership. Membership by invitation only, and participating executives receive premium service, access and more. We provide the first-class experience that our high-caliber members expect and deserve.

Learn more at  
**[www.nmhc.org/membership](http://www.nmhc.org/membership)**

Tom Toomey, CEO and president of UDR, Inc., talks tech during a CEO panel discussion at the 2014 NMHC OpTech Conference & Exposition.

## Emerging Issues


We are forward-thinking leaders. We keep a keen and discerning eye on the important, emerging and big-picture issues, opportunities and threats that have the potential to affect our growing and changing industry.

NMHC has long been a leader in the important areas of finance and tax, among others. However, more recently, we have made strategic investments to bring us to the leading edge in areas such as multifamily business technology, energy efficiency and sustainability, diversity and affordable housing, to name a few.

NMHC Chairman Daryl Carter (right), founder, CEO and chairman of Avanath Capital Management, meets with HUD Secretary Julián Castro to discuss affordable rental housing.





A man and a woman are seated at a table, engaged in a discussion. The man, on the left, is wearing a dark suit, a light pink shirt, and a patterned tie. The woman, on the right, has reddish-brown hair and is wearing a blue and white patterned top. Both are gesturing with their hands as they speak. The background is softly blurred, showing what appears to be an indoor setting with warm lighting.

## Next Generation

To help ensure the long-term success of the apartment industry, we are committed to developing the next generation of smart, strategic business leaders. The Emerging Leaders program welcomes under-40 rising stars at NMHC member firms, offering them special admission to exclusive NMHC events, unique regional networking opportunities and unparalleled access to industry VIPs.

Similarly, NMHC's new Forty-Under-Forty program aims to mentor up-and-coming young leaders in the student housing sector.

Learn more at  
[www.nmhc.org/emergingleaders](http://www.nmhc.org/emergingleaders)

Brenden Flood, HFF, and Jessie Henry, Mill Creek Residential, discuss their local efforts to create an Emerging Leaders network in Washington, DC that could serve as a model for other regional efforts. The NMHC Emerging Leaders put together four regional speaker series events in 2014.

## Philanthropy

We believe that apartment leadership also involves giving back to the communities that are so integral to our industry's success. We celebrate our members' participation in charity fundraising and volunteer opportunities and are proud to provide an additional avenue for members to enact positive change.

As part of our annual Walk for Our Troops, NMHC members collectively raised an impressive \$366,000 to benefit Ride2Recovery, which helps military veterans deal with the physical and emotional hardships associated with post-traumatic stress disorder (PTSD) through cycling.

Participants in the 2014 NMHC Walk for Our Troops show off their t-shirts before heading to the start line. The fundraising event kicked off the final day of Annual Meeting.






# NMHC Connects



# NMHC Connects



NMHC Executive Committee and Board of Directors members gather at a networking event during NMHC's spring business meeting, held in Boston.



## Annual Meeting

Every January, industry executives come together for the NMHC Annual Meeting, our largest gathering of the year. A can't-miss event, this is where the best connections are made, the biggest deals are set in motion and the business outlook for the rest of the year is determined.

In addition to informative sessions led by industry A-listers and engaging social events, the program also features stimulating conversations with superstars of all stripes. In 2014, former President Bill Clinton took the stage for a Q&A with NMHC Chairman Daryl Carter.

Learn more at  
[www.nmhc.org/annual](http://www.nmhc.org/annual)

Former President Bill Clinton took the stage for a candid Q&A with NMHC Chairman Daryl Carter at the 2014 Annual Meeting.



## Spring Meeting

Our Executive Committee and Board of Directors join us every spring for our most exclusive meeting of the year. With a tight focus on addressing industry challenges and developing strategic responses, senior executives candidly and securely share information and insights on issues of common interest.

Beyond getting down to brass tacks on pressing issues, industry executives also have the invaluable opportunity to connect with other business and thought leaders. This year's headliners included four-star General Michael Hayden, former director of both the NSA and CIA, and acclaimed Harvard University economics professor Ed Glaeser.

Learn more at  
**[www.nmhc.org/Spring-Board](http://www.nmhc.org/Spring-Board)**

Jeff Daniels, managing director at AIG Global Real Estate Investment Corp., discusses capital flows and diversifying sources during a finance panel at the spring meeting.



## Student Housing

From addressing the student housing market's unique financing needs to providing exclusive research insights and benchmarking reports, we have a tradition of championing the development of the student housing sector within the broader multifamily industry.

The annual NMHC Student Housing Conference remains the sector's premier event, a one-stop shop for leading players to get a pulse check on the health of the sector while exploring related products and services. More than 500 student housing owners, developers, lenders, brokers and university partners attended this year's event.

Learn more at  
[www.nmhc.org/student-housing-council](http://www.nmhc.org/student-housing-council)

American Campus Communities president and CEO Bill Bayless rallied conference attendees by concluding that the student housing market's success was only in the third inning.





## OpTech

Technology is integral to running the nation's 18.2 million apartments. Our annual OpTech Conference & Exposition puts executives right where technology and operations intersect, offering unparalleled programming, networking opportunities and the chance to explore the most innovative multifamily products and services on the market.

This year's OpTech featured four programming tracks, as well as special tech roundtables and human resources and risk management forums. Also back by popular demand were the Commerce Corner, a unique, reverse tradeshow experience, and NMHC Launch Pad, our one-of-a-kind multifamily tech competition.

Learn more at  
[www.nmhc.org/optech](http://www.nmhc.org/optech)

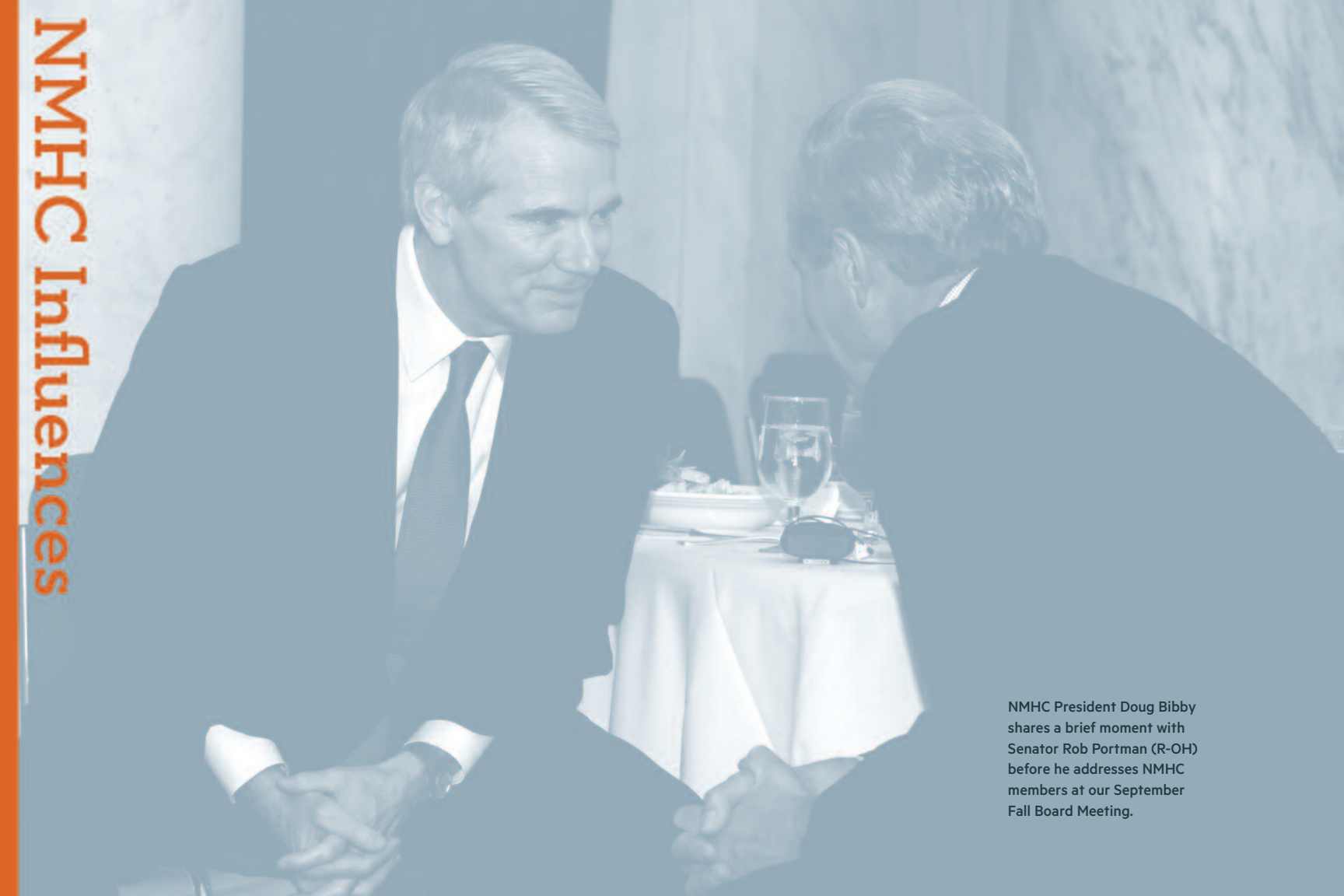
Best-selling author Jonah Berger kicked off the conference with a keynote on the importance of word of mouth and the science (not luck) behind creating it.



# NMHC Influences



# NMHC Influences



NMHC President Doug Bibby shares a brief moment with Senator Rob Portman (R-OH) before he addresses NMHC members at our September Fall Board Meeting.



## Advocacy

Our reputation and connections give us the inside track on all the major legislative and regulatory issues affecting apartments. This year's advocacy efforts resulted in numerous wins for the industry, including the extension of critical tax incentives, reauthorization of the federal terrorism insurance program and the introduction of a voluntary Energy Star program for multifamily, to name a few.

We provide timely updates on our policy work in Multifamily Markup, a weekly publication covering issues related to finance, tax, technology, property management, environmental regulations, labor and employment, and building codes.

Learn more at  
**[www.nmhc.org/advocacy](http://www.nmhc.org/advocacy)**

Clyde Holland (right), CEO of Holland Partner Group, escorts House Majority Leader Kevin McCarthy (R-Calif.) to a luncheon with NMHC members on Capitol Hill.



## PAC

Every day, elected officials make critical decisions that impact the apartment industry. NMHC PAC helps ensure that the multifamily industry has a strong voice in Washington. We set an ambitious goal for the important 2014 election year of raising \$1.5 million. Thanks to generous member contributions we surpassed our goal, raising a record-breaking \$1,516,843 from 1,797 employees at 198 NMHC member firms and NMHC staff.

NMHC PAC disbursed over \$2.5 million in the 2013-2014 election cycle to 263 bipartisan federal candidates who understand and support our industry. Our PAC continues to grow in prominence. In November Roll Call named us the 8th largest association PAC contributor.

Learn more at

[www.nmhc.org/nmhc-pac-overview](http://www.nmhc.org/nmhc-pac-overview)

Pinnacle president and CEO Rick Graf (left) discusses PAC strategy with AUM CEO Michael Miller.







## Fall Meeting

Our fall business meeting, held every September in Washington, D.C., has a special focus on the industry's legislative and regulatory environment. The event brings together members of the Executive Committee, Board of Directors and Advisory Committee with leading policy-makers for frank discussion of issues affecting rental housing.

This year's program line-up included Senator Mark Begich (D-Alaska); Senator Kirsten Gillibrand (D-N.Y.); Senator Rob Portman (R-Ohio); Senator Charles E. Schumer (D-N.Y.); Senator Mike Crapo (R-Idaho); Congressman Aaron Schock (R-Ill.) and House Majority Leader Kevin McCarthy (R-Calif.), as well as HUD Secretary Julián Castro.

Learn more at  
**[www.nmhc.org/Fall-Board](http://www.nmhc.org/Fall-Board)**

NMHC Secretary David Schwartz, co-founder, CEO and co-chairman of Waterton Associates, prepares to introduce Senator Chuck Schumer (D-N.Y.) while Senator Mike Crapo (R-Idaho) looks on.

## Public Relations

To raise the profile of the apartment industry, we continued our industry public relations campaign. In 2014, we developed exciting new resources (presentations, brochures, ads, etc.) promoting the benefits of renting and the value of our industry in today's economy.

One of our most effective tools is our multimedia "Apartments. We Live Here" public relations campaign, developed in conjunction with the National Apartment Association. The campaign's centerpiece remains [www.WeAreApartments.org](http://www.WeAreApartments.org), an info-driven, digital experience with unique interactive features. The campaign won four more awards this year for innovation and excellence.

Learn more at  
[www.nmhc.org/Apartments-We-Live-Here](http://www.nmhc.org/Apartments-We-Live-Here)

The pro-apartment campaign also included radio spots, online banner ads and three new print ads. The first advertising wave began in Washington, D.C., with print ads like this one in *Politico* magazine.



**ELECTRICIAN.  
TUTOR.  
SALSA DANCER.  
RENTER.**

**APARTMENTS. WE LIVE HERE.**



NMHC Informs





# NMHC Informs

Attendees at the NMHC OpTech Conference collected actionable advice and insights on a wide range of topics from marketing to data security to telecommunications strategies.

## News

Because access to quality information, anywhere, anytime is vital to success, we provide members with a broad array of news they can use. A major investment this year was a new [www.NMHC.org](http://www.NMHC.org), designed to streamline access to information both at the office and on the go. A key feature of the new site is an expanded newsroom with fresh content daily.

We also celebrated the launch of a new blog from NMHC President Doug Bibby; NMHC FourSight, an original column showcasing members' diverse perspectives on emerging issues; and two new members-only newsletters, Apartment Wire and Multifamily Markup.

Learn more at  
[www.nmhc.org/news](http://www.nmhc.org/news)

Published biweekly, NMHC's Apartment Wire newsletter offers industry pros an expertly curated review of multifamily news and trend articles from across the web.

If you have trouble reading this email, please go to the [online version](#). For a PDA-friendly version, [click here](#).



NATIONAL  
MULTIFAMILY  
HOUSING  
COUNCIL

## APARTMENT WIRE NEWSLETTER

April 24, 2014



### Behind the Rising Rent Story

As the economic recovery has rolled forward, average rents in many areas of the country have migrated north. In some instances, the increases have been rapid and noteworthy, raising the question of apartments' affordability. Point in case is [this recent NYU article](#), which focuses on the fact that half of all renters spend more than 30 percent of their income on rent.

The underpinnings of this trend lie in the chronic under building of apartments during the downturn, which created a dearth of new units at the same time that demand for apartment living has been climbing. True to the laws of supply and demand, this shortage has resulted in temporary rent increases.

Read More

SHARE: [Twitter](#) [Facebook](#) [LinkedIn](#)

#### Top News



#### MEETINGS

**Former CIA/NSA Director General Michael Hayden Headlines NMHC Spring Board Meeting in Boston (May 13-14)**

General Michael Hayden, a retired four-star general who also served as director of two of the nation's premier intelligence agencies, will deliver the keynote address at the 2014 Spring Board of Directors Meeting dinner event on May 13. A familiar face in Washington, D.C.'s inner circle, Hayden will offer his perspective on some of the nation's emerging security issues, such as data privacy and security and cyber terrorism.



#### RESIDENT SERVICES

**Apartment Firms Raise the Bar on Customer Service with Hotel-Grade Concierge Services**

Beyond brick-and-mortar amenities, many apartment firms find that customer service can be a way to differentiate their communities from the competition. Increasingly many communities are opting for concierge services akin to those found in high-end hotels. Here's an inside look at how The Bozzuto Group is taking a page from playbooks of hotel giants Marriott and Ritz Carlton and implementing a rigorous concierge training program for its on-site staffers.



#### FINANCE

**Strategies to Increase Community Buy-In for Microhousing Could**

#### Sponsored By



#### About Apartment Wire

A must-read for top apartment industry professionals, Apartment Wire is a timely review of emerging trends in apartment finance, development, management and technology and more, featuring both exclusive content from NMHC's staff of experts and provocative articles from across the web.

#### Upcoming Meetings

##### THIS MONTH

**2014 NMHC Research Forum**  
April 29 & 30, 2014  
Georgetown University Hotel & Conference Center in Washington, DC

##### NEXT MONTH

**2014 NMHC Emerging Leaders Speaker Series - Boston**  
May 12, 2014  
Mandarin Oriental in Boston, MA

**2014 NMHC Apartment Strategies/Finance Conference**  
May 12 & 13, 2014  
The Fairmont Copley Plaza in Boston, MA

**2014 NMHC Spring Board of Directors Meeting**  
May 13 & 14, 2014  
The Fairmont Copley Plaza in Boston, MA

[Missed It](#)

## Market Conditions

We are a trusted source of information and analysis of market fundamentals, connecting members with expert insights into demographic shifts, supply and demand trends, investment and transaction activity and much more. We share these insights through a variety of avenues, from publications to in-person events.

Our Market Trends and Research Notes newsletters and Quarterly Survey instrument deliver timely and unique perspective on market conditions to our members' inboxes, while our annual Apartment Strategies Outlook Conference, Research Forum and fall teleconference offer opportunities for deeper dives into the market's drivers.

Learn more at  
[www.nmhc.org/research](http://www.nmhc.org/research)

Jay Lybik, vice president of market research at Equity Residential, and Greg Willett, vice president of research and analysis at MPF Yieldstar, lead a research committee meeting during the NMHC spring meeting.





Last year, Cyber Monday e-commerce sales totaled \$2.3 billion. However, it takes more number to get billions in online holiday sales to the nation's 37 million apartment residents.



1 in 4

APARTMENT COMMUNITIES  
USE SPECIALIZED SOFTWARE  
TO MANAGE PACKAGES  
ON-SITE

6 in 10

HIGH RISE APARTMENTS  
USE PACKAGE SOFTWARE

Package delivery room/holding area is the  
second most popular community amenity  
– after fitness centers

#2

88% of all apartment community offices accept  
packages on behalf of their residents

PACKAGE CARRIERS DELIVER TO THE DOOR IN

OF ALL APARTMENTS, BUT ONLY

20%

OF HIGH RISE APARTMENTS.

A TYPICAL APARTMENT COMMUNITY CAN RECEIVE AS MANY AS

100 PACKAGES

THAT NUMBER  
CAN

%

APARTMENT COMMUNITIES  
RECEIVING 200+ PACKAGES

24%

9%

## Original Research

We produce a variety of research products every year to guide members' business decisions. Our seminal piece of research remains the NMHC 50, an authoritative annual ranking of the 50 largest apartment owners and managers. This year marked it's 25th anniversary, setting the stage for an exciting expansion in 2015.

We also publish special papers on hot industry topics as well as a series of annual benchmarking reports, including a compensation and benefits survey and a student housing income and expense survey. This year, we invested in a package management survey to understand how firms handle growing on-site package deliveries.

Learn more at  
[www.nmhc.org/research](http://www.nmhc.org/research)

NMHC and Kingsley Associates surveyed more than 2,700 community managers from 28 industry-leading multifamily firms for our landmark Package Delivery Survey.

87%

of apartment  
space for

## Resources

Our website is home to a vast array of professional resources. Our Quick Facts section serves up the latest industry numbers while our Knowledge Library provides easy entrée into every topic area we cover. Look here for everything from guidance documents on issues such as emergency preparedness to updates on the latest building code changes.

Our staff is also one of the most competent in the real estate business. We are always available to respond to member questions and provide expert advice on the full spectrum of apartment issues.

Look here for everything from guidance documents on issues such as emergency preparedness to updates on the latest building code changes as well as a library of fact sheets on the industry's most pressing issues.

New features of NMHC.org include a responsive design and an overhauled user experience, allowing users easy access to all of NMHC's news, advocacy tools, research, staff experts and meetings info, from anywhere.







# Compendium

Statements of Financial Position

2014-2015 NMHC Leadership

2014 Executive Committee

2014 Board of Directors

2014 New NMHC Members

2014 NMHC Sponsors

2014 NMHC Staff

Upcoming NMHC Meetings



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# Statements of Financial Position

	July 1, 2013 - June 30, 2014 (Audited)	July 1, 2012 - June 30, 2013 (Audited)
<b>ASSETS</b>		
<b>Cash and Investments</b>		
Cash	\$ 1,493,948	\$ 1,378,485
Investments, at cost	7,587,229	7,335,813
Investments in LLC	35,000	—
Total Cash and Investments	9,116,177	8,714,298
<b>Fixed Assets</b>		
Furniture and Equipment, at cost	466,811	457,858
Less: Accumulated Depreciation	(397,088)	(370,780)
Total Fixed Assets, Net	69,723	87,078
<b>Other Assets</b>		
Security Deposit	14,676	14,676
Total Other Assets	14,676	14,676
<b>Total Assets</b>	<b><u>\$ 9,200,576</u></b>	<b><u>\$ 8,816,052</u></b>
<b>LIABILITIES AND UNRESTRICTED NET ASSETS</b>		
<b>Liabilities</b>		
Lease Payable – Copiers	\$ 29,795	\$ 36,080
Refundable Advances – CITF	36,137	41,110
Total Liabilities	65,932	77,190
<b>Unrestricted Net Assets</b>		
Unrestricted Net Assets - Beginning	8,738,862	8,726,280
Current Year Increase/(Decrease)	395,782	12,582
Total Unrestricted Net Assets	9,134,644	8,738,862
<b>Total Liabilities and Unrestricted Net Assets</b>	<b><u>\$ 9,200,576</u></b>	<b><u>\$ 8,816,052</u></b>

NMHC members and employees are encouraged to report suspected violations of the law, violations of NMHC policies and procedures, dishonest or unethical behavior, crimes or improper business activities to NMHC's Senior Vice President of Finance and Administration or through Report Line at 877/888-0002 or [www.tnwinc.com/webreport](http://www.tnwinc.com/webreport). From time to time, the Board may change the process by which members or employees may communicate such reports. Employees will be notified of changes by internal communications. Members should check the NMHC web site for any changes to the reporting process.

The Audit Committee shall ensure that employees may report suspected violations anonymously in accordance with local, state and federal Whistleblower Statutes and Employee Protection Ordinances. Employees will not be subject to any penalties or retribution for reporting suspected violations in good faith.

## NMHC Audit Committee

Sue Ansel (Chair)  
Gables Residential, Dallas, TX

Grace Huebscher  
Capital One Multifamily Finance, Bethesda, MD

Richard L. Kadish  
CAPREIT, Inc., Rockville, MD



## 2014-2015 NMHC Leadership

### Officers



#### Chairman

**Daryl J. Carter**  
Avanath Capital  
Management, LLC  
Irvine, CA



#### Vice Chairman

**Robert E. DeWitt**  
GID  
Boston, MA



#### Treasurer

**Sue Ansel**  
Gables Residential  
Dallas, TX



#### Secretary

**David Schwartz**  
Waterton Associates  
Chicago, IL



#### President

**Douglas M. Bibby**  
National Multifamily  
Housing Council  
Washington, DC



#### Immediate Past Chairman

**Thomas S. Bozzuto**  
The Bozzuto Group  
Greenbelt, MD

### Committee Leadership



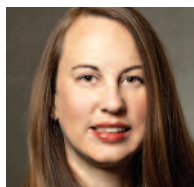
#### Audit

**Sue Ansel (Chair)**  
Gables Residential  
Dallas, TX



#### Diversity

**Julie A. Smith (Chair)**  
Bozzuto Management Company  
Greenbelt, MD



#### Emerging Leaders

**Jennifer Staciokas (Chair)**  
Pinnacle  
Scottsdale, AZ



#### Emerging Leaders

**Nickolay Bochilo (Vice Chair)**  
Bell Partners  
Alexandria, VA



#### Emerging Leaders

**Ricardo Rivas (Vice Chair)**  
Allied Orion Group  
Houston, TX

## Committee Leadership (cont.)



### Finance

**Keith Harris** (Chair)  
Chicago, IL



### Finance

**Mark Parrell** (Vice Chair)  
Equity Residential  
Chicago, IL



### Investment

**Dawn Severt** (Chair)  
Gables Residential Trust  
Atlanta, GA



### Joint Legislative

**David Schwartz**  
Waterton Associates  
Chicago, IL



### Marketing and Brand Management

**Kristy Simonette** (Chair)  
Camden Properties  
Houston, TX



### Marketing and Brand Management

**Jennifer Staciokas** (Vice Chair)  
Pinnacle  
Scottsdale, AZ



### Membership

**Rick Graf** (Chair)  
Pinnacle  
Dallas, TX



### Operating

**Daryl J. Carter** (Chair)  
Avanath Capital  
Management, LLC  
Irvine, CA



### OpTech Planning

**Scott Wilder** (Chair)  
Lincoln Property Company  
Dallas, TX



### OpTech Planning

**Greg O'Berry** (Vice Chair)  
JVM Realty Corporation  
Oak Brook, IL



### Political Action (PAC)

**Robert E. DeWitt** (Chair)  
GID  
Boston, MA



### Political Action (PAC)

**Sue Ansel** (Vice-Chair)  
Gables Residential  
Dallas, TX



### Research

**Jay Lybik** (Chair)  
Equity Residential  
Chicago, IL



### Research

**John Chang** (Vice Chair)  
Marcus & Millichap  
Phoenix, AZ



### Student Housing

**William Bayless** (Chair)  
American Campus Communities  
Austin, TX



### Student Housing

**Donna Preiss** (Vice Chair)  
The Preiss Companies  
Raleigh, NC

### Committee Leadership (cont.)



#### Supplier Partner Alliance

**Judy Bellack** (Chair)

RentPath  
Norcross, GA



#### Systems Technology and Information Management

**Erik Rogers** (Chair)

Carmel Partners  
Denver, CO



#### Systems Technology and Information Management

**Richard Brennan** (Vice Chair)

Aimco  
Denver, CO



#### Tax

**Mike McDougal** (Chair)

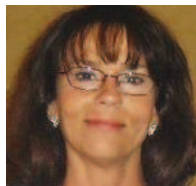
McDougal Properties, LC  
Lubbock, TX



#### Tax

**Maxwell Peek** (Vice Chair)

Waterton Associates  
Chicago, IL



#### Telecommunications and Building Technology

**Lori Reeves** (Chair)

Forest City Residential  
Management  
Cleveland, OH



#### Telecommunications and Building Technology

**Cheryl Barraco** (Vice Chair)

AvalonBay Communities  
San Diego, CA



#### Debt Financing Subcommittee

**Mona Carlton** (Chair)

HFF  
Dallas, TX



#### Equity Investment Subcommittee

**Adam Fruitbine** (Chair)

Alliance Residential Company  
New York, NY



# 2014 Executive Committee

## Patti Fielding

Aimco

## Patti Shwayder

Aimco

## V. Jay Hiemenz

Alliance Residential Company

## James M. Krohn

Alliance Residential Company

## William C. Bayless, Jr.

American Campus Communities

## William W. Talbot

American Campus Communities

## Marc E. deBaptiste

ARA

## Gary T. Kachadurian

ARA

## Sean J. Breslin

AvalonBay Communities, Inc.

## Leo S. Horey

AvalonBay Communities, Inc.

## Daryl J. Carter

Avanath Capital Management

## John Williams

Avanath Capital Management

## Tom Keady

The Bainbridge Companies

## Richard Schechter

The Bainbridge Companies

## Jonathan D. Bell

Bell Partners

## Lili F. Dunn

Bell Partners

## Ernest F. Katai

Berkadia

## Frank Lutz

Berkadia

## Alan King

Berkshire Group

## David J. Olney

Berkshire Group

## Thomas S. Bozzuto

The Bozzuto Group

## Julie A. Smith

Bozzuto Management Company

## Laurie A. Baker

Camden Property Trust

## Keith Oden

Camden Property Trust

## Grace Huebscher

Capital One Multifamily Finance

## Jeff Lee

Capital One Multifamily Finance

## Christopher Beda

Carmel Partners, Inc.

## Ron Zeff

Carmel Partners, Inc.

## Peter F. Donovan

CBRE

## Brian F. Stoffers

CBRE Capital Markets

## Edward Carey

Clarion Partners

## Robert D. Greer, Jr.

Clarion Partners

## Nathan S. Collier

The Collier Companies

## J. Andrew Hogshead

The Collier Companies

## Daniel J. Epstein

The ConAm Group

## Charles E. Mueller, Jr.

The ConAm Group

## Paul G. Kerr

Davlyn Investments

## Jon D. Williams

Davlyn Investments

## Alan W. George

Equity Residential

## Mark J. Parrell

Equity Residential

## Erik J. Alexander

Essex Property Trust, Inc.

## Adam Berry

Essex Property Trust, Inc.

## Susanne Hiegel

Fannie Mae

## Manuel Menendez

Fannie Mae

## Deborah Ratner-Salzberg

Forest City Enterprises, Inc.

## Ronald A. Ratner

Forest City Residential Group, Inc.

## David Brickman

Freddie Mac

## John M. Cannon

Freddie Mac

## Susan Ansel

Gables Residential

## Dawn Severt

Gables Residential Trust

## Robert E. DeWitt

GID

## Stacy G. Hunt

Greystar Real Estate Partners, LLC

## William C. Maddux

Greystar Real Estate Partners, LLC

## Joe Mosley

Greystone Servicing Corporation, Inc.

## Billy Posey

Greystone Servicing Corporation, Inc.

## Laura A. Beuerlein

Heritage Title Company of Austin, Inc.

## Gary S. Farmer

Heritage Title Company of Austin, Inc.

## Mona Keeter Carlton

HFF

## Matthew Lawton

HFF

## Clyde P. Holland

Holland Partner Group

## Edward J. Pettinella

Home Properties, Inc.

## William T. Hyman

Hunt Mortgage Group

## Jeffrey T. Morris

Jones Lang LaSalle Americas, Inc.

## Jubeen F. Vaghefi

Jones Lang LaSalle Americas, Inc.

## Dan Baker

KeyBank Real Estate Capital

## Katie Thompson

KeyBank Real Estate Capital

## James H. Callard

Klingbeil Capital Management/  
American Apartment Communities

## Kristen Klingbeil-Weis

Klingbeil Capital Management/  
American Apartment Communities

## Guy K. Hays

Legacy Partners

## W. Dean Henry

Legacy Partners Residential, Inc.

## Brian C. Byrnes

Lincoln Property Company

## Executive Committee (cont.)

**Margette G. Hepfner**  
Lincoln Property Company

**H. Eric Bolton, Jr.**  
MAA

**Albert M. Campbell, III**  
MAA

**John J. Kerin**  
Marcus & Millichap

**Hessam Nadji**  
Marcus & Millichap Company

**Jeffrey Goldberg**  
Milestone Group

**Steven T. Lamberti**  
Milestone Management

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Mill Creek Residential Trust LLC

**Mark Alfieri**  
Monogram Residential Trust

**Peggy Daly**  
Monogram Residential Trust

**Mary Ann King**  
Moran & Company

**Thomas F. Moran**  
Moran & Company

**Kerry R. French**  
NorthMarq Capital, Inc.

**Eduardo Padilla**  
NorthMarq Capital, Inc.

**Gary Goodman**  
Passco Companies, LLC

**Larry Sullivan**  
Passco Companies, LLC

**Larry Goodman**  
Pinnacle

**Rick Graf**  
Pinnacle

**Marc S. Pollack**  
Pollack Shores Real Estate Group

**Steven L. Shores**  
Pollack Shores Real Estate Group

**David P. Stockert**  
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**Jamie Teabo**  
Post Properties, Inc.

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The Preiss Company

**John Preiss**  
The Preiss Company

**David Durning**  
Prudential Mortgage Capital Company

**Michael Bissell**  
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**Geoffrey L. Stack**  
SARES•REGIS Group

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**Kenneth J. Valach**  
Trammell Crow Residential

**Michael E. Tompkins**  
TriBridge Residential LLC.

**Thomas W. Toomey**  
UDR, Inc.

**Warren L. Troupe**  
UDR, Inc.

**David R. Schwartz**  
Waterton Associates, L.L.C.

**Vincent R. Towe**  
Wells Fargo Multifamily Capital

**Alan Wiener**  
Wells Fargo Multifamily Capital

**Michael Hayde**  
Western National Properties

**Jerry LaPointe**  
Western National Properties

**Frank Middleton**  
Wood Partners, LLC

**Curtis W. Walker**  
Wood Partners, LLC

Ed Pettinella, president and CEO of Home Properties, engages during one of NMHC's exclusive Board of Directors roundtable meetings.



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Acre Capital LLC

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Investment Corp.

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Investment Corp.

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**Ricardo Rivas**  
Allied Orion Group

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**Jeffery A. Roberts**  
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Apartments.com

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**Alexandra Glickman**  
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Asset Essentials

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Corporation

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Associated Estates Realty  
Corporation

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Communities

**Thuy Woodall**  
AT&T Connected  
Communities

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**Steven Ivankovich**  
Atlas Apartment Homes, LLC

**David Carpenter**  
AUM

**Michael G. Miller**  
AUM

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**Walt Smith**  
Avenue5 Residential, Inc.

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**Rachel Ridley**  
Avesta Communities

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**Bj Rosow**  
AZUMA Leasing

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**Mary Jo George**  
Ballard Spahr

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Real Estate Capital, LLC

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Bellwether Enterprise  
Real Estate Capital, LLC

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Berkadia

**Brent Long**  
Berkadia

**David Oakley**  
Berkadia

**Jeffrey C. Day**  
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Group, LLC

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**Danuel R. Stanger**  
Bridge Investment  
Group Partners

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**Nick Moulinet**  
Bury+Partners, Inc.

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Butler Burgher Group

**Kyle Lewallen**  
Butler Burgher Group

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Group, Inc.

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**Miles H. Orth, III**  
Campus Apartments

**Aaron Halfacre**  
Campus Crest Communities

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Estate (CCRE)

**Anthony Orso**  
Cantor Commercial Real  
Estate (CCRE)

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**Richard L. Kadish**  
CAPREIT, Inc.

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**Harris Haston**  
Carter Haston Holdings, LLC

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CBRE Global Investors, LLC

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**Richard Gerwitz**  
Citi Community Capital

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Partners

**John Cutrer**  
CityStreet Residential  
Partners

**Cliff Alsberg**  
CohnReznick LLP

**Mark J. Feldman**  
Colliers International

**Brian Ward**  
Colliers International

**Patrick Nugent**  
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Solutions Group

**Justin Trail**  
Commercial Insurance  
Solutions Group

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CompassRock Real  
Estate LLC

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Conservice Utility  
Management & Billing

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**Carlos P. Vaz**  
Conti Organization

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Company, Inc.

**James H. Schloemer**  
Continental Properties  
Company

**Jason Rosa**  
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Advisors, Ltd.

**David W. Snyder**  
Continental Realty  
Advisors, Ltd.

**James W. Harris**  
CoreLogic SafeRent

**Pam Storm**  
CoreLogic SafeRent

**James Henderson**  
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Advisers LLC

**Andrew Williams**  
Cornerstone Real Estate  
Advisers LLC

**Michael Cohen**  
CoStar



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CoStar

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Crescent Communities

**Benjamin Collins**

Crescent Communities

**James Curran**

Crescent Communities

**Brian Natwick**

Crescent Communities

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Crow Holdings Capital Partners, LLC

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**Byron L. Moger**

Cushman &amp; Wakefield

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D.A. Davidson &amp; Company

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Demmon Partners

**Thomas Walsh**

Demmon Partners

**John Caltagirone**

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**Brian L. Dinerstein**

The Dinerstein Companies

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DIRECTV

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**Deane H. Dolben**

The Dolben Company, Inc.

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**David Lusk**

DRA Advisors, LLC

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Drucker &amp; Falk, LLC

**Kellie J. Falk**

Drucker &amp; Falk, LLC

**Dana David**

E &amp; S Ring Management Corporation

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**Seth Greenberg**

ECI Group, Inc.

**Randy Churchey**

Education Realty Trust, Inc.

**Thomas Trubiana**

Education Realty Trust, Inc.

**Michael Edward Gorman**

Edward Rose &amp; Sons

**Warren Rose**

Edward Rose &amp; Sons

**Trey Embrey**

Embrey Partners, Ltd.

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**Patrick Jones**

Engler Financial Group, LLC

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EPIC

**Jonathan Griffiths**

EPIC

**Christopher E. Hashioka**

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Fairfield Residential Company LLC

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**Jeffery R. Hayward**

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**Hilary Provinse**

Fannie Mae

**Bob Simpson**

Fannie Mae

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**Tom Kopfler**

Ferguson Enterprises

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First Capital Realty, Inc.

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Fogelman Properties

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Forestar Group, Inc.

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**Daniel Kaplan**

FPA Multifamily

**CJ Edmonds**

G5

**Dan Hobin**

G5

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GE Real Estate

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Gerson Bakar &amp; Associates

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**Kieran Quinn**

Guggenheim Commercial Real Estate Finance, LLC

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HD Supply

**Paula Presenkowski**

HD Supply

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Heitman

**Howard Edelman**

Heitman

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The Irvine Company Mortgage, LLC

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Hines

**Jon C. Wood**

Hines

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**Mark Humphreys**

Humphreys &amp; Partners Architects, L.P.

**John Larson**

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**Tracy Simonton Legg**

Hunter Warfield, Inc.

**Todd Wahl**

Hunter Warfield, Inc.

**James Davis**

InfoTycoon

**Kevin George**

InfoTycoon

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**G. Joseph Cosenza**

The Inland Real Estate Group, Inc.

**David Kapiloff**

Insgroup, Inc.

**Will Balthrope**

Institutional Property Advisors

**Peter Katz**

Institutional Property Advisors

**Dave Brackett**

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**Allina Boohoff**

J.P. Morgan Asset Management

**Tiffany Butcher**

The JBG Companies

**Kai Reynolds**

The JBG Companies

**Jamie B. May**

JBM Institutional Multifamily Advisors

**Eddie Yang**

JBM Institutional Multifamily Advisors

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**Gregory G. Lamb**

Jefferson Apartment Group

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**Faron G. Thompson**

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Kane Realty Corporation

**Bonnie D. Moser**

Kane Realty Corporation

**Kurt Zech**

Kennedy Wilson Company

**Cindy Clare**

Kettler

**Laurel Howell**

Kettler

**John Falco**  
Kingsley Associates

**Peggy Robinson**  
Kingsley Associates

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KTGY Group Inc.

**Mike Kingsley**  
KTGY Group Inc.

**Jay Olander**  
Landmark Apartment  
Trust, Inc.  
Richmond, VA

**Gus Rempies**  
Landmark Apartment  
Trust, Inc.

**Tom Klaess**  
The Laramar Group, LLC

**Christine Akins**  
LaSalle Investment  
Management, Inc.

**Peter P. DiLullo, Jr.**  
LCOR Incorporated

**Thomas J. O'Brien**  
LCOR Incorporated

**Jay J. Eisner**  
LEM Capital, L.P.

**Herbert L. Miller, Jr.**  
LEM Capital, L.P.

**Todd M. Farrell**  
Lennar Multifamily  
Communities, LLC

**John Gray**  
Lennar Multifamily  
Communities, LLC

**Thomas F. McCoy, Jr.**  
Lockton Companies, LLC

**Charles M. McDaniel**  
Lockton Companies, LLC

**Jeff Lowry**  
Madera Equity

**Charles Young**  
Madera Equity

**Dean Holmes**  
Madison Apartment Group

**Joseph F. Mullen**  
Madison Apartment Group

**Nicholas Michael Ryan**  
The Marquette Companies

**Darren R. Sloniger**  
The Marquette Companies

**Gerald J. Haak**  
MAXX Properties

**Andrew R. Wiener**  
MAXX Properties

**Dan McCaffery**  
McCaffery Interests, Inc.

**Michael C. McDougal**  
McDougal Properties, L.C.

**Tristan Thoma**  
McDougal Properties, L.C.

**Kenneth Lee**  
McDowell Properties

**W. Patrick McDowell**  
McDowell Properties

**Albert Berriz**  
McKinley

**Ken Polsinelli**  
McKinley

**Jonathan Stern**  
Meridian Capital Group, LLC

**Alasdair Cripps**  
Mesirow Financial

**Charles Kendrick**  
Mesirow Financial

**Kimberly Byrum**  
Meyers Research LLC,  
a Kennedy Wilson Company

**Mark Gleiberman**  
MG Properties

**Rob Singh**  
MG Properties

**Robert D. Lazaroff**  
The Michelson Organization

**Bruce V. Michelson, Jr.**  
The Michelson Organization

**Christopher C. Finlay**  
Middleburg Capital

**Jeffrey A. Goldshine**  
Middleburg Capital

**Alexandra Jackiw**  
Milhaus

**Tadd Miller**  
Milhaus

**Paul Harris**  
Moran & Company

**Michael S. Morgan**  
The Morgan Group, Inc.

**Alan Patton**  
The Morgan Group, Inc.

**Jonathan Morgan**  
Morgan Properties

**Mitchell L. Morgan**  
Morgan Properties

**Melanie Morrison**  
Morrison, Ekre & Bart  
Management Services, Inc.

**Jodi Sheahan**  
Morrison, Ekre & Bart  
Management Services, Inc.

**Elissa M. Courtright**  
MRI Software

**Joshua Goldfarb**  
Multi Housing Advisors

**Marc G. Robinson**  
Multi Housing Advisors

**Gina M. Dingman**  
NAI Global

**Caryn McVey**  
NAI Global

**Casey K. Brennan**  
NALS Apartment Homes

**Henry Nevins**  
NALS Apartment Homes

**James Kuhn**  
Newmark Grubb  
Knight Frank

**Douglas Scott Schuster**  
Newmark Grubb  
Knight Frank

**Richard Burns**  
The NHP Foundation

**Kyle Lovelady**  
The NRP Group

**Robert A. Esposito**  
NWP Services Corporation

**Ron Reed**  
NWP Services Corporation

**Kevin Filter**  
Oak Grove Capital

**Jeff Patton**  
Oak Grove Capital

**Jake Harrington**  
On-Site.com

**Monte Jones**  
On-Site.com

**Gene R. Blevins**  
Orion Real Estate Services

**Pam McGlashen**  
Orion Real Estate Services

**Arthur J. Cole**  
Pacific Urban Residential

**Alfred V. Pace**  
Pacific Urban Residential

**W. Clark Ewart**  
Paradigm Development  
Company

**Stanley W. Slotter**  
Paradigm Development  
Company

**Nicholas Killebrew**  
Parse Capital

**David Onanian**  
PAS Purchasing Solutions

**Randall M. Paulson**  
PAS Purchasing Solutions

**David R. Picerne**  
Picerne Real Estate Group

**Rondetta Troutman**  
Picerne Real Estate Group

**Manny Brown**  
Pillar

**Jack Cohen**  
Pillar

**D. Scott Bassin**  
PNC Real Estate

**William Thomas Booher**  
PNC Real Estate

**Steven A. Berger**  
PRG Real Estate

**Sam Foster**  
PRG Real Estate

**Seth Martin**  
Pritzker Realty Group, LLC

**Michael A. Sullivan**  
Pritzker Realty Group, LLC

**Darren R. Carrington**  
Prometheus

**John D. Millham**  
Prometheus

**John Hanna**  
Property Solutions

**Benjamin Zimmer**  
Property Solutions

**Bruce LaMotte**  
Providence Management  
Company, L.L.C.

**Alan Pollack**  
Providence Management  
Company, L.L.C.

**Thomas G. Smith**  
Prudential Real Estate  
Investors

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RailField Realty Partners

**Bruce Barfield**  
Rainmaker LRO

**Tammy Farley**  
Rainmaker LRO

**Adam Ducker**  
RCLCO

**Charles A. Hewlett**  
RCLCO

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**Stephen T. Winn**  
RealPage, Inc.

**Emily Kaplan**  
realtor.com rentals

**Shawn Sullivan**  
realtor.com rentals

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A panel of high-profile industry executives selected Leonardo247, an operations and risk management software provider, as the winner of the third annual LaunchPad competition. Held every year at NMHC OpTech, the competition fosters multifamily tech innovation.

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Red Mortgage Capital, LLC

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RedHill Realty Investors, LP

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Regions Bank

**Joel Stephens**  
Regions Bank

**Judy Bellack**  
RentPath

**Arlene Mayfield**  
RentPath

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Resource Real Estate, Inc.

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Sarofim Realty Advisors

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**Michael A. Scully**  
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**Colm Macken**  
Shea Properties

**J. Robert Love**  
Simpson Housing LLLP

**Ella Neyland**  
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**William Stoll**  
Steadfast Income REIT

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Property Inc.

**Tarak Patolia**  
Sterling American  
Property Inc.

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Stiles Residential Group

**Jason Palmer**  
TIAA-CREF

**Blaine Alfaffer**  
Time Warner Cable

**Dan O'Connell**  
Time Warner Cable

**Shari McKoin**  
TransUnion Rental  
Screening Solutions

**Brian J. Tusa**  
Trinsic Residential Group

**Greg Campbell**  
TruAmerica Multifamily

**Robert E. Hart**  
TruAmerica Multifamily

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TVO Groupe LLC

**Wayne A. Vandenburg**  
TVO Groupe LLC

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**Jeffrey G. Maguire**  
UBS Realty Investors LLC

**Peter E. Baccile**  
UBS Securities, LLC

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**Karen McCurdy**  
USA Properties Fund, Inc.

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**Syd McDonald**  
Valet Waste, LLC

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Village Green

**Jonathan Holtzman**  
Village Green

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Walker & Dunlop

**Howard W. Smith, III**  
Walker & Dunlop

**Raymond D. Barrows**  
Waypoint Residential

**Scott J. Lawlor**  
Waypoint Residential

**Jack O'Connor**  
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Management LLC

**W. Dean Weidner**  
Weidner Property  
Management LLC

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Whiteco Residential LLC

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**Phillip R. Deguire**  
The Wilkinson Group, Inc.

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WinnDevelopment

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Services

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**Brad Setser**  
Yardi Systems, Inc.

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**Greg West**  
ZOM Companies



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ABC Supply Company, Inc.	Capital Valley Investments	Dome Equities, LLC	Hunt Mortgage Group (formerly Centerline)
Adelante Capital Management	The Cascada Group	Eastern Union Funding	ILM Capital
AlION Partners	Casto Southeast Realty Services LLC	Ecologic Furniture	Insurent Agency Corporation
Alexander Investments International, Inc.	Catalyst Development Partners, LLC	Elevation Financial Group, LLC	InterCapital Group, LLC
Allied World Insurance Company	Catalyst Property Solutions	Elmington Property Management	Investors Management Group, Inc. (IMG)
American Capital Group	The Cedarwood Companies	Elon Management LLC	JBM Institutional Multifamily Advisors
Amesbury Companies	Champion Real Estate Company	ePremium Insurance	JHP Architecture / Urban Design
ANYONE HOME INC.	Chapel Street Advisors	Ericsson	Johnson Management, LLC
Apartment Water Management Company, LLC (AWMC)	Charter Communications	Everest Properties	Kane Realty Corporation
Apollo Global Real Estate	Chartwell Capital Partners	Fairfield Residential Company LLC	Kiser Institutional Group LLC
Atticus Real Estate Services, Inc.	Cityscape Residential, LLC	Fidelity National Title Insurance Company	KW Commercial
Aukum Management LLC	Clear Capital, LLC	Fifth Third Bank	Langley Apartments
Avenue5 Residential, Inc.	Cohen-Esrey Apartment Investors, LLC	Firmus Equity Partners	Leonardo247
Azure Partners	ColRich	First American Title Insurance Co.	LGA Capital, LLC
B/K Funds	Commercial Property Advisors	The Focus Group	Lord Aeck Sargent
Bank of America, N.A.	Commercial Risk Solutions Insurance Agency	Forum Real Estate Group	MacFarlane Partners
BankFinancial	CondoInternet	Fox Rothschild LLP	Magellan Development Group, LLC
Banyan Living LLC	Cottonwood Capital	The Franklin Johnston Group	Magellan Investment Partners, LLC
Bel Air Internet	Cozen O'Connor	Franklin Street	MassHousing
Benedict Canyon Equities, Inc.	Credit Suisse LLC	Freedom Specialty Insurance Company	MB Financial Bank
Berkadia	Crossbeam Concierge	Golden Construction, LLC	Meridian Capital Group, LLC
BGO Architects	Cube 3 Studio Architects, LLC	Google	Middle Street Partners, LLC
Brook Furniture Rental	CVG Properties	Goveia Commercial Real Estate	Middleburg Capital
Brookfield Financial	D.A. Davidson & Company	Henry S. Miller Brokerage, LLC	Midway Companies
ButterflyMX	DeNyse Companies	High Associates	Mobilitie
CA Student Living	Design Collective, Inc.	Highgate Capital Group, LLC	Momentous Insurance Brokerage
Callahan, Inc.	DocuSign, Inc.	Hudson Advisors	Morgan, Lewis & Bockius LLP
Cantor Commercial Real Estate (CCRE)	Dogwood Capital Partners	Hudson Capital Properties IV, LLC	Multifamily Risk Advisors

## New NMHC Members (cont.)

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 Nimes Capital  
 Normandy Properties, LLC  
 Objective Real Estate Partners  
 Onix Energy, LLC  
 Overseas Student Living, Ltd.  
 Package Concierge, Inc.  
 Paradigm Financial Consulting  
 Parcel Pending  
 Partner Engineering and Science  
 Pegasus Residential  
 PEM Real Estate Group  
 Pennybacker Capital, LLC  
 PointOne Holdings, LLC  
 Real Estate Investment Group  
 Red Oak Investments  
 RedHill Realty Investors, LP  
 Regions Bank  
 Reliance Capital Group, LLC  
 Remotely by Rentbits  
 Rivendell Global Real Estate Inc.  
 RMB Associates  
 Roscoe Properties, Inc.  
 Roseview Group  
 Sabal Financial Group, L.P.  
 Samuels & Associates  
 SightPlan  
 Silverpeak Real Estate Partners

Skanska Commercial Development  
 SlopeJet  
 Somerset Management Group  
 Southeast Legacy Investments, LLC  
 Specialized Real Estate Group  
 Stream Realty Partners  
 Summerfield Commercial Real Estate Services  
 Summit Equities LLC  
 Sunrise Luxury Living  
 Thomas Title & Escrow  
 Tomlinson & Associates, Inc.  
 TradeMark Residential  
 Trammell Crow Company  
 Trinity Financial  
 TWO Capital Partners  
 Union Bank  
 Vantage Point Acquisitions  
 Ventron Management, LLC  
 Viner Assets Inc  
 VingCard Elsafe/Assa Abloy  
 Vintage Realty Company, LLC  
 WallMasters Modular, Inc.  
 Walsh Holdings LLC  
 Washington Gas  
 White Point Partners  
 Wingate Management Co., LLC  
 Winthrop Management  
 World Class Capital Group



NMHC Finance Committee members participated in a new roundtable format designed to surface the industry's most pressing capital markets issues.

# 2014 NMHC Sponsors

## 2014 Chairman's Circle (\$50,000 and up)

AT&T Connected Communities  
Berkadia  
Comcast  
Greystone  
KeyBank Real Estate Capital  
MRI Software  
PayLease  
Property Solutions  
RealPage, Inc.  
RentPath  
Time Warner Cable  
Verizon Enhanced Communities  
Yardi Systems, Inc

## 2014 Friends of the Council (\$25,000 to \$49,999)

Aimco  
Alliance Residential  
Apartment Finder  
Apartments.com  
ARA  
Arbor Commercial Mortgage  
AUM  
AvalonBay Communities, Inc.  
Bader Company  
Beech Street Capital  
Berkeley Point Capital  
Camden Property Trust  
Capital One  
CBRE  
CoreLogic SafeRent  
CORT  
CoStar Group  
Cox Communications  
Cushman & Wakefield  
Equity Residential  
First Advantage  
Greystar Real Estate Partners  
The Hanover Company  
HFF  
Humphreys & Partners Architects, L.P.

Institutional Property Advisors,  
a Marcus & Millichap Company  
Jones Lang LaSalle  
Lincoln Property Company  
MAA  
Monogram Residential Trust  
Moran & Company  
NWP Services Corporation  
On-Site  
Pierce-Eislen, Inc.  
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PNC Real Estate  
Prudential Mortgage Capital  
Company  
Rainmaker LRO  
Red Mortgage Capital, LLC  
Riverstone Residential Group  
TriBridge Residential  
UDR, Inc.  
Walker & Dunlop  
Wells Fargo

## 2014 NMHC Sponsors (Under \$25,000)

Ambling Management Company  
American Campus Communities  
Asset Campus Housing  
Asset Plus  
Blue Vista Capital Management  
Campus Apartments  
CAPREIT  
Colliers International Student Housing  
EdR  
GID  
Heritage Title  
Highland Commercial Mortgage  
InfoTycoon  
Inland American Communities  
J. Turner Research  
Kwikset  
Marsh LLC  
Meridian Capital  
NorthMarq Capital  
Post Properties  
SARES•REGIS Group  
Schlage Lock  
The Collier Companies  
The Preiss Company  
Transwestern  
TSB Capital Advisors  
University Student Living  
Valet Waste



# NMHC Staff

## Senior Leadership



**Doug Bibby**  
President



**Cindy Chetti**  
Senior Vice President,  
Government Affairs



**Kim Duty**  
Senior Vice President,  
Public Affairs and Industry  
Initiatives



**Kenny Emson**  
Senior Vice President,  
Finance and Administration



**Mark Obrinsky, Ph.D.**  
Senior Vice President,  
Research and Chief Economist

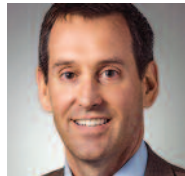
## Communications and Industry Initiatives



**Michele Anapol**  
Communications Manager,  
Policy and Advocacy



**Devin Bartley**  
Manager, Web and Digital  
Communications



**Rick Haughey**  
Vice President, Industry  
Technology Initiatives



**Jim Lapides**  
Vice President, Strategic  
Communications



**Sarah Yausi**  
Vice President, Industry  
Communications



**Betsy Feigin Befus**  
General Counsel



**Matthew Berger**  
Vice President, Tax

## Government Affairs

## Government Affairs (cont.)



**Lisa Blackwell**  
Vice President, Housing Policy



**Dave Borsos**  
Vice President, Capital Markets



**Paula Cino**  
Vice President, Construction,  
Development and Land Use  
Policy



**Lisa Costello**  
Vice President, Political Affairs



**Jeanne McGlynn Delgado**  
Vice President, Business  
and Risk Management Policy



**Julianne Goodfellow**  
Manager, Government Affairs



**Eileen Lee, Ph.D.**  
Vice President, Energy  
and Environmental Policy

## Government Affairs (cont.)



**Ron Nickson**  
Vice President, Building Codes



**Kimble Ratliff**  
Director, Government Affairs



**Hailey Ray**  
Manager, NMHC PAC



**Dave Knerler**  
Director, Technology



**Myrra Bariring**  
Director, Accounting



**LeVoniann (Toni) Sampson**  
Receptionist



**Candace Thomas**  
Administrative Assistant

## Membership, Marketing and Meetings



**Jennifer Angebrannt, CMP**  
Vice President, Meetings



**Deanita Davis, CMP**  
Assistant Director, Meetings



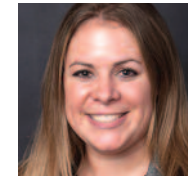
**Mark DellaPietra**  
Director, Education



**LaFayette Flowers**  
Manager, Membership



**Robert Jenkins**  
Director, Membership Sales



**Melissa Rowan**  
Manager, Meetings



**Susan Yuk**  
Database Administrator

## Research



**Chris Bruen**  
Research Assistant



**Caitlin Walter**  
Assistant Director, Research

## Student Housing



**Jim Arbury**  
Vice President, Student Housing



**Brian Veith**  
Assistant Director, Student Housing

## Office of the President



**Deborah Lee**  
Vice President, Administration

## Upcoming NMHC Meetings



Jason Jennings, a business and leadership guru and best-selling author of "Less Is More," gave an keynote on the elements that underpin the most extraordinary companies at the OpTech Conference and Exposition, and then he stayed to meet our attendees.

**March 12–14, 2015**

**2015 MFE Leadership Summit** *(in conjunction with NMHC)*

Vail Cascade Resort & Spa, Vail, CO

**April 1–2, 2015**

**2015 NMHC Research Forum**

*(NMHC members only)*

Georgetown University Hotel and Conference Center

Washington, DC

**April 21–23, 2015**

**2015 NMHC Spring Board of Directors Meeting**

*(NMHC Board of Directors members only)*

Waldorf Astoria New York, New York, NY

**September 15–17, 2015**

**2015 NMHC Fall Board of Directors and Advisory Committee Meeting**

*(NMHC members only)*

The Fairmont Hotel, Washington, DC

**September 28–30, 2015**

**2015 NMHC Student Housing Conference & Exposition**

*(NMHC members and nonmembers)*

Arizona Biltmore, Phoenix, AZ

**November 17–19, 2015**

**2015 NMHC OpTech Conference & Exposition**

*(NMHC members and nonmembers)*

Hilton San Diego Bayfront, San Diego, CA





## 2014 Annual Report



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