7:30 a.m.  
**Breakfast and Networking**

8:00 a.m.  
**Welcome**  
- Patrick L. Phillips, Chief Executive Officer, Urban Land Institute  
- W. Dean Henry, Chief Executive Officer, Legacy Partners Residential

8:10 a.m.  
**Forum Framing and Agenda Overview**  
- J. Ronald Terwilliger, Chairman Emeritus, Trammell Crow Residential

8:30 a.m.  
**Discussion Panel 1. The Shape of Things to Come—Demographics, Consumer Preferences and Market Trends**  
*This discussion will examine what shifts in demographics and consumer preferences will mean for multifamily as well as the market outlook for multifamily.*

**Moderator:**  
- John McIlwain, Senior Fellow, Urban Land Institute

**Discussion Leaders:**  
- Thomas Bozzuto, Chairman and CEO, The Bozzuto Group  
- Calvin Schnure, Vice President, Research and Industry Information, NAREIT  
- J. Ronald Terwilliger, Chairman Emeritus, Trammell Crow Residential

9:30 a.m.  
**Break**

9:40 a.m.  
**Discussion Panel 2. Financing Multifamily, Lowering Development Costs, and Expanding Affordability**  
*This discussion will explore opportunities for finance innovations that would help expand the availability of rental housing—especially affordable rentals.*

**Moderator:**  
- Dara Kovel, Vice President, Multifamily Housing, Connecticut Housing Finance Authority

**Discussion Leaders:**  
- Drew Ades, President and CEO, Housing Partnership Equity Trust  
- Andrew Jakabovics, Senior Director, Enterprise Community Partners  
- Cynthia Parker, President and CEO, BRIDGE Housing Corporation

10:40 a.m.  
**Break**

10:50 a.m.  
**Discussion Panel 3. State and Local Policy Challenges and Opportunities for Multifamily**  
*This discussion will highlight what jurisdictions can do to incentivize (or remove barriers) for creating and sustaining more multifamily rental housing.*

**Moderator:**  
- Marty Jones, President and CEO, MassDevelopment
Discussion Leaders:
- **Dan Reuter**, Community Development Manager, Atlanta Regional Commission
- **Harriet Tregoning**, Director, Office of Planning, District of Columbia
- **Paul Freitag**, Managing Director, Development, Jonathan Rose Companies
- **Secretary Gregory Bialecki**, Massachusetts Executive Office of Housing & Economic Development

11:50 a.m.

**Review of Afternoon Proceedings and Discussion Group Assignments**
- **Molly Simpson**, Program Manager, ULI Terwilliger Center for Housing

12:00 p.m.

**Lunch and Networking**

12:30 p.m.

**Small Group Working Sessions**
*Each small group will work to identify solutions or principles for their assigned issue area. These big ideas will be discussed as part of the final panel.*

**Group 1. Designing for Today’s Renter**
- **FACILITATOR: Toby Bozzuto**, President, The Bozzuto Group

**Group 2. Improving State and Local Incentives**
- **FACILITATOR: Cathy Capone Bennett**, Consultant-Regional Council of Mayors Housing Initiative, ULI Minnesota

**Group 3. Financing Rentals**
- **FACILITATOR: Andrea (Dee) McClure**, Senior Vice President, Walker and Dunlop

**Group 4. Supporting Multifamily in Mixed-Income and TOD**
- **FACILITATOR: Christopher Coes**, Managing Director, LOCUS/Smart Growth America

**Group 5. Ensuring Affordability for Multifamily Rentals**
- **FACILITATOR: Jonathan F.P. Rose**, President, Jonathan Rose Companies

2:00 p.m.

**Break**

2:15 p.m.

**Discussion Panel 4. Big Ideas for the Future of Multifamily Rental Housing**
The final panel will share the big ideas generated by each small group and engage participants in a discussion about moving from ideas to actions.

**Moderator:**
- **J. Ronald Terwilliger**, Chairman Emeritus, Trammell Crow Residential

**Discussion Leaders:**
- **Toby Bozzuto**, President, The Bozzuto Group
- **Cathy Capone Bennett**, Consultant-Regional Council of Mayors Housing Initiative, ULI Minnesota
- **Christopher Coes**, Managing Director, LOCUS/Smart Growth America
- **Andrea (Dee) McClure**, Senior Vice President, Walker and Dunlop
- **Jonathan F.P. Rose**, President, Jonathan Rose Companies

3:15 p.m.

**Closing Remarks**
- **J. Ronald Terwilliger**, Chairman Emeritus, Trammell Crow Residential

3:30 p.m.

**Adjourn**

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PROGRAM CHANGE

We are pleased to be joined by J. Ronald Terwilliger and Thomas Bozzuto on Discussion Panel 1 this morning. Biographical information on Mr. Bozzuto is below. The materials for the original presentation planned by Lynn Ross are still available.

Thomas S. Bozzuto is the Chairman and CEO of The Bozzuto Group. During Bozzuto’s more than forty-year career, he has overseen and been responsible for the creation of nearly 50,000 residential units with a conservatively-estimated value of nearly $7 billion. In 1988, he established The Bozzuto Group of companies with John Slidell, Rick Mostyn and the late Bernie Lubcher. Today, the companies provide a broad range of real estate services, including development, management, homebuilding, acquisitions and construction. In his role as CEO, Bozzuto directs the development, construction and management of income-producing and for-sale housing in metropolitan areas located throughout the East Coast.

Prior to the formation of The Bozzuto Group, Bozzuto spent thirteen years as Mid-Atlantic Regional Partner at Oxford Development Corporation. He also worked for the James W. Rouse Mortgage Company and, prior to that, the U.S. Department of Housing and Urban Renewal. A graduate of Hobart College, Tom has a Master’s degree in Metropolitan Studies from the Maxwell School of Syracuse University. A Congressional Appointee to the Millennial Housing Commission, he has served several terms as a Gubernatorial Appointee to the Maryland Housing Commission and is the current Chairman of the Board of the National Multi Housing Council.

In 2008, Bozzuto was honored as recipient of ULI Washington’s annual Lifetime Achievement Award, in 2010 was recognized as Delta Associates’ Private Sector TrendSetter of the Year, in 2011 was inducted into the Maryland Chamber of Commerce Business Hall of Fame, and in 2012 was recognized as one of The Daily Record’s Most Influential Marylanders.