

2025 Financial Management Conference

Federal Policy Legislation in Motion: Implications for Affordable Housing Finance & Leadership

Moderator: Althea Arnold, Senior VP, Policy & COO, Stewards of Affordable Housing for the Future (SAHF)

Speakers:

Ethan Handelman, Executive Director, Community Economic Development Assistance Corporation (CEDAC)

Ivan Hewines, Partner, Plante Moran

Jacques Logan, SVP New Business Initiatives, National Equity Fund (NEF)

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STRENGTHMATTERS[®]



Continuing Professional Education (CPEs) Requirements for CPAs

- Please find the **SESSION HOST** to **SIGN IN** at the beginning and **SIGN OUT** at the end of every session. We use that attendance log to verify your participation for CPE credits.
- Please **submit all conference evaluations**. Evaluation links are emailed to registrants daily. The session host monitoring the sign-in process has paper evaluations if you prefer.
- For more information on CPE credits, contact Lindsay Wells at consult.lwells@gmail.com.

Agenda

- Introductions
- Review **Learning Objectives**
- Overview of session plan and timing
- Q&A
- Wrap up

Learning Objectives

- Understand how the One Big Beautiful Bill Act (OBBBA) and recent legislative proposals (including the ROAD to Housing Act) can reshape affordable housing development, preservation, and investment.
- Apply strategies to translate federal policy changes into financial strategies, start assessing investor interest impact, adapt timelines, and inform board-level decision-making.

Engagement Activity: Poll 1

Please raise your hand to indicate your answer choice.

How closely are you following federal legislative action—such as appropriations, OBBA implementation-- and other federal housing policy developments?

- A. Very closely – I track updates regularly and understand most details.
- B. Somewhat closely
- C. Occasionally but monitoring federal policy updates right now is just too much
- D. Not closely – I am a CFO, etc. and have way more other things to be doing. That is why I am here!

Engagement Activity: Poll 2

Please raise your hand to indicate your answer choice.

Which of these changes most affects your pipeline?

- A. Bond cap/ 4 percent
- B. Loss or Sped up Timeline of Certain Tax Credits/ IRA
- C. Bonus Depreciation and other tax incentives
- D. Don't know yet!

Engagement Activity: Group Discussion

How are you adjusting timelines or assumptions in response to any of these shifts?

Q&A

- What questions do you have for the speakers?

Evaluation Reminder

- Please submit all conference evaluations.
- Look for the electronic evaluation link in your email.
- Contact consult.lwells@gmail.com if you do not receive the link.

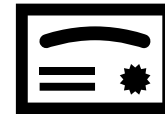
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