



2018 NCRC NAHRO Conference
"Working Together for a Better Tomorrow"
April 30th – May 2nd
Grand Wayne Convention Center
Fort Wayne, IN
AGENDA

The agenda is subject to change. You will be notified with any changes.

SUNDAY, APRIL 29TH

5:00 P.M. – 8:00 P.M.
EARLY REGISTRATION

MONDAY, APRIL 30TH

8:00 A.M. – 12:00 P.M.
REGISTRATION & NETWORKING

8:00 A.M. – 11:00 A.M.
BRUNCH

9:00 A.M. – 12:00 P.M.
NCRC BOARD MEETING

8:00 A.M. – 10:00 P.M.
VENDOR BOOTH SET UP

10:00 A.M. – 9:00 P.M.
VENDOR BOOTHS OPEN

12:15 P.M. – 12:45 P.M.
WELCOME CONFERENCE OVERVIEW
Hosted By: George Guy & Mayor Tom Henry (Invited)

12:45 P.M. – 2:00 P.M.
VENDOR LUNCHEON NCRC AWARDS
Hosted By: Jennifer Keogh & George Guy

2:15 P.M. – 5:30 P.M.
RATED "R" FOR REAC
Presenter: Saul Himelstein, The Inspection Group
Overview: REAC Inspection - Two words guaranteed to strike fear into even the most seasoned manager or maintenance person's heart. Fear no more, we'll get you the inside scoop you'll need to ace your next REAC inspection as national expert, Saul Himelstein, of The Inspection Group presents the Top Ten Mistakes Everyone Makes Regarding REAC Inspections and all the recent REAC issues. Attendees will learn first, "How to Inspect", then what the inspectors are looking for and how to eliminate problems before the inspection even begins...along with other helpful hints to eliminate all the stress prior to a REAC Inspection.

2:15 P.M. – 5:30 P.M.
CF GUIDEBOOK TRAINING – PART 1
Presenter: Thomas Shelton, US Department of HUD; Granger; Fleischman

Description: This session will allow you to describe the changes in the Replacement Housing Factor (RHF) grant program, including Demolition and Disposition Transitional Funding (DDTF); identify the general program requirements of the Capital Fund; know the requirements for obligating and expending Capital Funds, how to process budget amendments, and when to perform close-out activities; and understand the requirements of the emergency, non-presidentially declared natural disaster and safety and security grants

2:15 P.M. – 3:45 P.M.
HOTMA
Presenter: Valarie Calhoun, HUD Indianapolis
Description: TBD

2:15 P.M. – 3:45 P.M.
DEVELOPING COMMUNITY PARTNERSHIPS
Presenter: John Foster, FWHA
Description: Developing collaborations and partnerships is a key component to help combat the fight against poverty. As funding continues to shrink and our citizen's from impoverished backgrounds continue to fall further and further behind working together is a benefit to the entire community. See why collaborations with Housing Authorities make perfect sense and learn about the importance of partnerships in the future of our industry.

2:15 P.M. – 3:45 P.M.
FSS PROGRAM UPDATES
Presenter: Copeland, EHA; Oliver, EHA; Gauer, EHA
Description: TBD

2:15 P.M. – 3:45 P.M.
LEGISLATIVE ADVOCACY
Presenter: Jim Inglis, Livonia Housing Commission; Jennifer Keogh, NCRC President
Description: TBD

3:45 P.M. – 4:00 P.M.
Break

4:00 P.M. – 5:30 P.M.
PIC REPORTING
Presenter: Valarie Calhoun, HUD Indianapolis
Overview: TBD

4:00 P.M. – 5:30 P.M.
LEADERSHIP DEVELOPMENT
Presenter: Alison Bloodhart & Panel
Overview: For organizations to stay competitive and be prepared for the future, it is important to develop employees for the leadership pipeline and to have formalized succession processes. This highly interactive workshop will review the



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steps to begin a pipeline/succession process for your organization.

Participants will learn:

1. The key elements necessary for building your bench.
2. The importance of integrating this process with other people practices within the organization.
3. The role development plays in the process.

4:00 P.M. – 5:30 P.M.

SMOKEFREE PUBLIC HOUSING

Presenter: Amy Jacobowitz, FWHA

Overview: PIH's Smoke-Free Public Housing Rule was finalized on December 5, 2016, and became effective February 3, 2017. All PHAs must comply with the rule and implement smoke-free policies within 18 months of the effective date, no later than July 31, 2018. This session will discuss how to put a smoke-free policy in place and how to work with local organizations to assist residents with this change.

4:00 P.M. – 5:30 P.M.

MOVING TO WORK

Presenter: Ebony Gayles & Pravin Krishnan, HUD Washington

Overview: The Moving to Work (MTW) Demonstration Program was expanded to 100 more public housing agencies during the 113th Session of Congress. Led by the MTW Office, HUD is continuing to move forward with the implementation of the expansion. The Department has reviewed and considered the many comments received from the MTW Operations Notice and will publish a revised Notice in the Federal Register in the near future. The public will have another opportunity for comment on the Operations Notice at that time. Additionally, the Department plans to soon publish the Selection Notice inviting interested agencies to apply to the first cohort under the expansion. During this session, members of the Moving to Work Team will provide an overview of the Demonstration program, the coming expansion, and include time for questions and answers.

5:30 P.M. – 6:00 P.M.

Break

6:00 P.M. – 7:30 P.M.

PRESIDENTS DINNER & NCRC AWARDS

INTRODUCTIONS

George Guy, FWHA CEO/Executive Director

AWARDS PRESENTATION

Jennifer Keogh, NCRC President

7:30 P.M. – 9:00 P.M.

VENDOR RECEPTION

TUESDAY, MAY 1ST

8:00 A.M. – 9:00 A.M.

Breakfast

8:00 A.M. – 10:00 A.M.

KEYNOTE SPEAKER – CARL RICHIE

Carl currently serves President of the National Association of Housing and Redevelopment Officials ("NAHRO"/"Association"). He is the first former public housing resident and only the second Commissioner to lead NAHRO in its 85-year history. Previously, he served as NAHRO Senior Vice President, two terms as the Parliamentarian to the NAHRO Board of Governors and Vice President for NAHRO's Commissioners Committee.

8:00 A.M. – 12:00 P.M.

VENDOR BOOTHS OPEN

10:00 A.M. – 10:30 P.M.

BREAK

10:30 A.M. – 12:00 P.M.

LEAD SAFE HOUSING RULE

Presenter: Paul Diegelman, HUD Washington

Description: Update on the lead safe housing rule and how it affects housing authorities, especially in data sharing with the local health department and servicing a child with an elevated blood lead level.

10:30 A.M. – 12:00 P.M.

REVENUE STREAMS FOR NON-PROFIT AFFILIATES

Presenter: Eric Hanson, Mahoney, Silverman & Cross Law Firm

Overview: The session will focus on two major themes: (1) an explanation of not-for-profit entities and how they operate, and (2) creative ways to generate revenue from your not-for-profit entity to support the mission of your PHA. We will discuss the formation of not-for-profit entities, examine the differences between affiliates and instrumentalities, explore the roles of board members, and consider the benefits of applying for IRS 501c3 status. We will then delve into numerous business opportunities and sources of revenue available to your not-for-profit entities, including a "painless" overview of low-income housing tax credits (LIHTC) that beginners can understand - guaranteed! Attendees will leave the session excited about the new possibilities that await their agencies.

10:30 A.M. – 12:00 P.M.

PROCUREMENT

Presenter: Bob Lane & David Devaughn, Harbourside Management

Overview: The session will focus on two major themes: (1) an explanation of not-for-profit entities and how they operate, and (2) creative ways to generate revenue from your not-for-



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10:30 A.M. – 12:00 P.M.

MARKETING & PR FOR AFFORDABLE HOUSING

Presenter: Denise Herd, Herd Strategies

Overview: Individuals who work within the field of affordable housing have a first-hand understanding of the ever-changing needs of the communities they serve. But with so many societal issues competing for emotional, financial and legislative support the positive activities that are happening in many agencies are often overshadowed. The landscape of affordable housing is evolving and as more cutting-edge, state of the art programming and developments are being introduced, the need for generating community support from residents, key stakeholders and partners and elected officials is critical. This interactive workshop will provide you with marketing and public relations ideas that can be implemented within your local communities. Learn how to assess your marketing climate, develop a strategy and effectively tell your story.

10:30 A.M. – 12:00 P.M.

HOW PHA'S CAN WORK WITH PRIVATE DEVELOPERS TO DEVELOP AFFORDABLE HOUSING

Presenter: Milton Pratt, The Michaels Development Company; Ben Applegate, Applegate & Thorne-Thomsen; Greg Olsen, The Michaels Development Company; Z Risk, Cinnaire; Jennifer C. Green, Insight Development Corp.

Overview: TBD

10:30 A.M. – 12:00 P.M.

COMMISSIONERS PART 1

Presenter: Jim Inglis, Livonia Housing Commission

Overview: Commissioners play a vital role in the governance, success and effectiveness of a public housing agency. Whether you're a tenured Commissioner or relatively new to the Board of Commissioners, this session will enhance your understanding of Commissioner Fundamentals, ethics, succession planning and your relationships with the Executive Director and fellow Board members.

10:30 A.M. – 12:00 P.M.

CF GUIDEBOOK TRAINING – PART 2

Presenter: Thomas Shelton, US Department of HUD; Granger; Fleischman

Overview: This session will allow you to describe the changes in the Replacement Housing Factor (RHF) grant program, including Demolition and Disposition Transitional Funding (DDTF); identify the general program requirements of the Capital Fund; know the requirements for obligating and expending Capital Funds, how to process budget amendments, and when to perform close-out activities; and understand the requirements of the emergency, non-presidentially declared natural disaster and safety and security grants.

12:00 P.M. – 1:30 P.M.

NCRC ANNUAL MEETING LUNCHEON

1:30 P.M. – 2:00 P.M.

BREAK

2:00 P.M. – 5:15 P.M.

COMMISSIONERS PART 2 & 3

Presenter: Jim Inglis, Livonia Housing Commission

Overview: Commissioners play a vital role in the governance, success and effectiveness of a public housing agency. Whether you're a tenured Commissioner or relatively new to the Board of Commissioners, this session will enhance your understanding of Commissioner Fundamentals, ethics, succession planning and your relationships with the Executive Director and fellow Board members.

2:00 P.M. – 5:15 P.M.

CF GUIDEBOOK TRAINING – PART 3 & 4

Presenter: Thomas Shelton, US Department of HUD; Granger; Fleischman

Overview: This session will allow you to describe the changes in the Replacement Housing Factor (RHF) grant program, including Demolition and Disposition Transitional Funding (DDTF); identify the general program requirements of the Capital Fund; know the requirements for obligating and expending Capital Funds, how to process budget amendments, and when to perform close-out activities; and understand the requirements of the emergency, non-presidentially declared natural disaster and safety and security grants

2:00 P.M. – 3:30 P.M.

LOW INCOME HOUSING TAX CREDITS (LIHTC)

Presenter: Damon Duncan, The Housing Authority of Elgin; S.R. Mills, Bear Development & CMA; Adam Templer, Bear Development; Jonah Hetland, CMA; Warren Wenzloff, Applegate and Thorne-Thomsen

Overview: This workshop takes you through the RAD process using low-income housing tax credits. It provides an overview of the pre-, during and post RAD conversions. It also explores PBV vs. PBRA. This workshop provides the total perspective: Authority; Developer; Construction



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Management; Property Management; and Legal. It also discusses lessons learned for small and medium sized agencies.

2:00 P.M. – 3:30 P.M.

HOUSING AMERICA TASK FORCE

Presenter: Richard Herrington, Housing America Task Force

Overview: TBD

2:00 P.M. – 3:30 P.M.

SESSION TITLE PENDING

Presenter: Wells Fargo

Overview: TBD

2:00 P.M. – 3:30 P.M.

FEDERALIZATION OF THE COCC

Presenter: Brian Alten, BDO PHA Finance

Overview: This session for executives and financial staff will examine the possible/actual impacts of the federalization of Central Office fee income.

3:30 P.M. – 3:45 P.M.

BREAK

3:45 P.M. – 5:15 P.M.

RAD- YOU WERE AWARDED A CHAP. NOW WHAT?

Presenter: Chris Tritsis & Brian Robinson, Baker Tilly

Overview: TBD

3:45 P.M. – 5:15 P.M.

ESSENTIALS OF RISK MANAGEMENT

Presenter: Rodrigo Piriz, HAI Group

Overview: This interactive workshop provides an overview of the essential components of risk management in housing. Various topics covered include the risk management process, cyber risk, accident investigations, and hazard identification.

3:45 P.M. – 5:15 P.M.

HOW TO PREPARE YOUR FOOTNOTES & MD&A

Presenter: Goldie Roberts, CPA

Overview: This class steps you through the process of preparing Management's Discussion and Analysis (MD&A) documents and shows you how easy it really is to prepare. A booklet will also be provided for your future reference.

5:15 P.M. – 6:30 P.M.

BREAK

6:30 P.M. – 10:00P.M.

TIN CAPS OUTING – DINNER PROVIDED

WEDNESDAY, MAY 2ND

8:00 A.M. – 9:00 A.M.

BREAKFAST

8:00 A.M. – 10:00 A.M.

KEYNOTE SPEAKER – JOSEPH GALVAN

Joseph P. Galvan was appointed by President Donald J. Trump to serve as the U.S. Department of Housing and Urban Development (HUD) Midwest Regional Administrator in the Chicago Regional Office in December 2017. Mr. Galvan returns to this role as he was appointed by President George Bush to serve in this capacity from 2001 to January 2009. He is responsible for the oversight and delivery of HUD programs across Illinois, Indiana, Michigan, Minnesota, Ohio and Wisconsin. He serves as HUD's liaison to elected officials, congressional delegations, city managers, associations and stakeholders.

10:15 – 10:30 P.M.

BREAK

10:15 A.M. – 12:00 P.M.

HUD HOT TOPICS & ROUND TABLE

HOTEL INFORMATION

Hilton Fort Wayne at the
Grand Wayne Convention Center
1020 West Jefferson Blvd
Fort Wayne, IN 46802
Phone: 260-420-1100

Be sure to let the Reservation Agent know you are with the group, "NCRC NAHRO Conference" to receive the group rate of \$129.

You may also book your reservation on-line at
http://www.hilton.com/en/hi/groups/personalized/F/FWAF/HHF-NCR-20180429/index.jhtml?WT.mc_id=POG

The **Deadline** for making room reservations is **Friday April 6th, 2018**.

Individuals cancelling reservations must do so by 4:00 P.M. the day prior to the reservation date, or it will result in a charge of one night's room & tax.

For more information or questions
Please contact
Jessica Matuska @ Fort Wayne Housing
Authority
jmatuska@fwha.org
260-267-9300 x7601 – office