



**2023 Indiana NAHRO Conference
Muncie, Indiana
June 28, 2023-July 1, 2023**

**Agenda at a Glance
Tentative and Subject to Change
(Notes-snacks and drinks to be available all day for between sessions.)**

Wednesday, June 28, 2023

5pm-7pm

Hospitality Suite at Courtyard by Marriott at Horizon Convention Center

Catered by 1925 PubHouse

IN NAHRO Board Meeting

7pm

Enjoy Your Evening

Thursday, June 29, 2023

7:30am-8:30am

Registration

8:30am-10:15am

Breakfast and Welcome (for all conference attendees)

Breakfast Sponsored by: Community Hospital Anderson

Speakers:

1. Kim Townsend-IN NAHRO President and CEO of Anderson Housing Authority-Open and Welcome-Intro of our Sponsor-Community Hospital Anderson-Dr. Tom Bannon
2. Remarks by Breakfast Sponsor, Dr. Tom Bannon-Community Hospital Anderson

3. Joseph Anderson-IN NAHRO Vice President and CEO of Muncie Housing Authority-Introduce Mayor of Muncie Dan Ridenour
4. Mayor Dan Ridenour-Brief Welcome
5. Bruce Nzerem-Director- U.S. Department of Housing and Urban Development
6. Kevin Sulc COO of AHI (Platinum Sponsor) to Introduce Keynote speaker (Senator Todd Young-Invited)
7. Keynote Address by Senator Todd Young (Invited)
8. Remarks by Mark Thiele, CEO of NAHRO
9. Remarks by Alan Zais, President of NCRC
10. Remarks by George Guy, Sr., VP of NAHRO
11. Remarks by Patricia Wells, President of NAHRO (Video Presentation)
12. Remarks by David A. Northern, Sr., President of PHADA

9am-4pm

Ivy Tech for Maintenance Training (arranged by Joseph Anderson)
345 S. High Street, Muncie IN

10:30am-11:30am

Concurrent Sessions

1. IHCD- Tax Credits-Part I-Matt Rayburn Lead
2. Commissioners Training-presented by: Eric Hanson-Mahoney, Silverman & Cross, LLC (Commissioner Boot Camp)

Commissioner Boot Camp

The session will provide Commissioners with “basic training” to assist them in their service on the Board. We will cover the basics of the housing industry and its acronyms, discuss the various subsidy models – public housing, vouchers (tenant-based vs. project-based), tax credits, and examine the roles and relationships between Board-Executive Director and Board-staff. We will also provide Commissioners with a general understanding of staff’s work on the front lines and review HUD programs such as MTW and RAD. From “new recruits” to “veterans” – all Commissioners will benefit from this interactive and entertaining session.

3. Clesia Ventures-Damon Duncan-Family Self Sufficiency Program
4. NSPIRE/REAC-HUD-Bruce Nzerem’s Guest from REAC-Ms. Juaniza Marta
5. Quadel-James Chatman-Cybersecurity Issues

11:30am-12:45pm

Lunch (On Your Own)

1:00pm-2:00pm

Concurrent Sessions

1. IHCD- Tax Credits-Part II-Matt Rayburn Lead
2. Commissioners Training- presented by: Eric Hanson-Mahoney, Silverman & Cross, LLC/ and Jason Race-Bedrock Housing Consultants (ABC’s and 123’s-Legal and Financial Overview for Commissioners)

Part 1 will cover the major housing authority funding programs – including how PHAs receive their funds and restrictions on how those funds can be spent. The session will also provide Commissioners with an understanding of their roles and responsibilities on the Board and explain how to provide effective oversight while maintaining legal protections.

3. Clesia Ventures-Damon Duncan-Choice Neighborhoods
4. Section 3-Keith Swiney
5. Jim Rogers-Knowing Your Value
6. HUD-EHV (Emergency Housing Vouchers)-Tamela Shanks-Royston

2:15pm-3:15pm

Concurrent Sessions

1. IHCD-Rayanna Binder-IERA Program
2. Quadel-James Chatman-Cybersecurity Issues
3. NSPIRE W/Commissioners Training (in large room)
4. Section 3-Keith Swiney

5pm-7pm

Dinner with Entertainment

Friday, June 30, 2023

8:30-9:30am

Continental Breakfast

Breakfast Sponsored by: Concannon's Bakery

Breakfast Sponsored by: Nan McKay & Associates-Remarks by Jason Lee, Senior Regional Account Manager

Remarks by Bruce Nzerem, Director- U.S. Department of Housing and Urban Development

9:45am-11am

Concurrent Sessions

1. IHCD-PBV-Matt Rayburn Lead
2. Peter Levavi, Executive Vice President at Brinshore Development/Amber Skoby, Housing Preservation Services Consulting Team Leader at Dominion Due Diligence Group/Ron Clewer, Illinois Market President at Gorman & Company (Repositioning [Public Housing] 101 **Repositioning [Public Housing] 101**
Rental Assistance Demonstration (RAD) was once the only tool PHAs had to recapitalize and convert assistance on aging public housing stock. Join Amber Skoby, HPS Consulting Team Leader at DG3, Peter Levavi, Executive Vice President at Brinshore Development, and Ron Clewer, Illinois/Indiana Market President at Gorman & Company as they discuss the expanded opportunities RAD offers i.e. Section 18 disposition, RAD/Section 18 blends, voluntary conversion, and Faircloth to RAD. Whether you're considering conversion, or just interested in the latest updates, learn what each option offers, and which may be best for your PHA.
3. Kim Townsend-CEO/Executive Director, Anderson Housing Authority and Lelia Kelley-Director, City of Anderson Community Development Department-Housing Authorities and City Partnerships
4. Valarie Calhoun-Two-Year Tool
5. Dr. Betsy Varner from Ball State University-Working with LGBTQ+Individuals
6. Commissioners Training- presented by: Eric Hanson-Mahoney, Silverman & Cross, LLC/ and Jason Race-Bedrock Housing Consultants (ABC's and 123's-Legal and Financial Overview for Commissioners)

Part 2 will take a deeper dive into PHA finances and policies – including an overview of PHAS and SEMAP scoring, budget revisions and procurement issues. The session will also examine housing authority not-for-profit affiliates and discuss strategies for developing new revenue streams that Commissioners can take back to their agencies.

11:30am-1:00pm

Keynote Lunch-HUD-Kim Wize to Introduce: Diane M. Shelley, Midwest Regional Administrator, Region 5- U.S. Department of Housing and Urban Development

1:30pm-2:45pm

Sessions 1-5 (to be held in the same big room as lunch)

HUD-Hot Topics

HUD NSPIRE

Kimberly Wize, Indiana Field Office Director/ Valarie Calhoun, Supervisory Management Analyst/ Portfolio Management Specialists: Tamela Shanks-Royston, Jennifer Charles, Leah Berti, MacLean Eke, and Melissa Sui.

3pm-4pm

Concurrent Sessions

1. AHA-Landlord Retention-Mary Randol and Alacia Goettman
2. Advantix-Rick Moore
3. HOTMA Final Rule-David Northern, PHADA
4. Peter Levavi, Executive Vice President at Brinshore Development/Amber Skoby, Housing Preservation Services Consulting Team Leader at Dominion Due Diligence Group/Ron Clewer, Illinois Market President at Gorman & Company (Faircloth to RAD)

Faircloth to RAD

In the second session, we will focus on the new Faircloth to RAD program, now that five housing authorities have closed transactions, and many more are in the process. This new tool provides a way to unlock federal operating subsidy that many housing authorities put on the shelf after removing public housing units through the Section 18 Demo/Dispo process. Peter Levavi, Executive Vice President of Brinshore Development will recount experience with its recent Faircloth To RAD closing in Chicago. Moderated by Amber Skoby of Dominion Due Diligence Group, Mr. Levavi and Ron Clewer of Gorman will discuss the programs advantages, disadvantages, and proposed changes which could make this a valuable redevelopment tool in the future.

5. Commissioners Training

4:30pm-Evening

Dinner and Casino Night via Muncie HA and AHI at Horizon Convention Center

Saturday, July 1, 2023

8am-9am

8:00am-Hot Breakfast

Breakfast Sponsored by: Charisma

9:00am-HUD/Fair Housing Training

11:00am-End of Conference