

Tennessee Association of Housing and Redevelopment Authorities

TAHRA SPRING WORKSHOP



*Turning
Setbacks
Into
Comebacks*

April 16-18, 2018 • The Embassy Suites, Murfreesboro, Tennessee

The Tennessee Association of Housing and Redevelopment Authorities (TAHRA) and Spring Workshop Committee invite you, your staff, and Board of Commissioners to attend our 2018 Spring Workshop in Murfreesboro, Tennessee. This 2½ day workshop provides an opportunity to learn from knowledgeable trainers, share ideas and network with your colleagues from across the state. This workshop provides training sessions to give you the latest information and help you evaluate new ideas and by "Turning Setbacks into Comebacks" you will become more effective and productive in your housing authority. Join us!

Dear TAHRA Colleagues,

I count it a privilege to serve you as TAHRA President and am pleased to take this opportunity to extend my personal invitation to you to attend the 2018 Spring Workshop "Turning Setbacks into Comebacks" to be held at the Embassy Suites in Murfreesboro, Tennessee on April 16-18, 2018.

Murfreesboro is a great central location in our State and will provide a great backdrop for some great training and networking as we prepare ourselves to better serve our residents and improve our agency operations.

Many thanks to all the Committee Chairs, Co-Chairs and members for the hard work they are doing to deliver a great workshop this spring. Please join me in thanking them by planning to attend this great workshop in April.
Andiamo

Paul A. Dellinger
President, TAHRA



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Turning Setbacks Into Comebacks

Tentative Schedule

MONDAY, APRIL 16 , 2018

Registration Opens	8:00 a.m.
Opening Session	9:00 – 10:30 a.m.
Break	10:30 – 10:45 a.m.
Exhibits Open	10:30 – 3:00 p.m.
Training Sessions	10:45 – 4:00 p.m.
Lunch	12:00 – 1:00 p.m.
Insurance Committee Meeting	12:00 – 2:30 p.m.
Break	2:30 – 2:45 p.m.
Reception	5:00 – 6:00 p.m.
Entertainment - Dueling Pianos	7:00 – 10:00 p.m.

Opening Session will include a Welcome from the TAHRA President, SERC Update, Washington Update, Legislative Update, Insurance Program Update, Recognition of Sponsors and Recognition of Vendors.

Training Sessions Planned

(subject to change)

PIC Next Generation, presented by **Guy Jenkins**, IT Specialist and **Patricia Soler**, IT Specialist, Department of Housing & Urban Development, Real Estate Assessment Center. This session will cover REAC's development effort to modernize PIC through the PIC Next Generation (PIC-NG) modernization effort. Specifically, for the past two years, HUD has focused on changes to the underlying IT infrastructure rather than business process improvements. HUD identified these immediate priorities: the need to improved the availability of PIC; reduce the down time in processing PIC data; reduce PIC data error rates; and make enhancement to facilitate PIC integration with multiple vendor applications. There will be several live demos of the software in this session.

UPCS-V, presented by **Jody Moses**, Assistant Director and **Luis Casillas**, QC Review Specialist, U.S. Department of Housing & Urban Development, Real Estate Assessment Center. This session will cover the basics of a new inspection protocol called UPCS-V; with the "V" signifying "Voucher". UPCS-V introduces new measures to enhance the consistency and objectivity of the inspection process, and will provide more information about the condition of individual housing units. Congress expressed the need to update the housing quality standards in order to reflect current advances in home inspections and changes to standards of health and safety threats in homes today. Through this initiative, HUD aims to clarify and streamline inspection processes for PHAs and inspectors, while increasing owners' and tenants' access to detailed information about their homes. There will also be a live demo of the software.

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HCV Program Updates and Changes, presented by **Dennis Morgan**, Owner/Senior Associate, D L Morgan & Associates. Get the latest changes or proposed changes on the HCV Program including the Housing Opportunity Through Modernization Act (HOTMA) update, SEMAP, Quad Review and HUD forecasting tool during this day and ½ session. If you want to keep your PHA on the right track, you want to attend this session.

Kitchen Appliance Repair, presented by **Dan Collins**, HD Supply Trainer, HD Supply. This three-hour class is an introduction and overview of the appliances found in a residential kitchen. The course will review the mechanical and electrical components, operation, cycle, function and general troubleshooting of kitchen appliances. Typical design and installation principles and a review of how to wire diagrams will be a focus in this class.

A Review of Your Insurance Program and How to Reduce the Cost of Your Claim, presented by **James Bush**, Area Vice-President, Gallagher and **Rebe Trickey**, Executive Vice-President, TENCO Services. James Bush with Gallagher will give an overview of the THARMT Insurance Program. Rebe Trickey with TENCO Services will discuss the bidding and contracting process for repairs following a claim. Your premiums are based on your claim experience. Saving on repairs, results in a savings of premium.

Starting Your Non-Profit, presented by **Mark Heroux**, Partner, CPA, Baker Tilly. This workshop will focus on the reasons Housing Authorities are creating non-profit subsidiaries for their development activities, from ease of administration to shielding assets of the housing authority from exposure to liability. We will explore taxation issues with the non-profit and the process for forming a non-profit entity.

PH Program Updates and Changes, presented by **Mark Creech**, Associate, D L Morgan & Associates. Get the latest changes or proposed changes on the PH Program including Flat Rent Revisions, Smoke Free Housing, RAD Demonstration Revisions, Lead-based Paint Revisions, Rent Determinations, Hearing Officers, Grievance Process and other updates during this day and ½ session. If you want to keep your PHA on the right track, you want to attend this session.

Transitioning to RAD / Compliance, presented by **Paul Robinson**, Project Manager, Vantage Development. Informative (What to expect) Session detailing the staff and E.D. transition when converting to RAD. Session will be designed to help PHAs have a better understanding about the transition before making long term decisions.

Monday Night Entertainment, Cruizing Keys Dueling Piano Show, Non-Stop Dueling Pianos Performance.





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TUESDAY, APRIL 17, 2018

Registration Opens	8:a.m.
Exhibits Open	8:00 - 3:00 p.m.
Training Sessions	9:00 - 4:00 p.m.
Break	10:30 - 10:45 a.m.
Lunch	12:00 - 1:00 p.m.
Break	2:30 - 2:45 p.m.

Training Sessions Planned

(subject to change)

Air Conditioning Mechanical and Electrical, presented by **Dan Collins**, HD Supply Trainer, HD Supply. This three (3) hour course is an introduction and overview for HVAC technicians no matter his or her skill level. It begins with discussing air conditioning systems and the fundamentals of the refrigeration cycle. The four major components of an AC system, how they work and how to maintain them. This class covers topics such as preventative maintenance (tools and techniques) and the troubleshooting skills needed to work on and operate the equipment typically found in multi-family facility.

Plumbing, presented by **Dan Collins**, HD Supply Trainer, HD Supply. The three (3) hour class addresses the challenges associated with most common service request on site. Topics will include major fixture components from the water meter and pressure regulator through the hot and cold water supply lines into the building galvanized through PEX and tools used to assemble a watertight circuit are presented. Typical basin, bath and shower fixtures, associated drains and the tools and techniques for opening them will be covered. Troubleshooting and safety with tools, products and process will be an additional focus.

HCV Program Updates and Changes, presented by **Dennis Morgan**, Owner/Senior Associate, D L Morgan & Associates. (continued from Monday)

PH Program Updates and Changes, presented by **Mark Creech**, Associate, D L Morgan & Associates. (continued from Monday)

LIHTC/RAD Workshop, presented by **Paul Robinson**, Project Manager, Vantage Development and **Don Bernards**, Partner/CPA, Baker Tilly. Informational workshop discussing Low Income Housing Tax Credits and RAD Conversions. Will place emphasis on small PHAs and teach how to get started understanding and moving forward with RAD and/or LIHTC programs.

HUD Accounting Updates & Hot Topics, presented by **Brian Alten**, CPA, Partner and **Clare Russ**, Senior Manager, BDO PHA Finance. Trainers will discuss current funding realities and protecting operating reserves (in public housing) and monitoring your program's net restricted position and HUD-held reserves (in voucher program). Trainers will examine the current ambiguities in HUD's formula income/utility expense levels. We will cover the latest information on the re-federalization of the Central Office Cost Center and, time permitting, discuss PHAS and SE-PHAS possible changes.



TAHRA SPRING WORKSHOP

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WEDNESDAY, APRIL 18, 2018

Registration Opens

8:00 a.m.

Break

10:30 – 10:45 a.m.

Training Sessions

9:00 – 12:00 p.m.

Training Sessions Planned

(subject to change)

The Latest on the MTW Expansion, presented by **John Concannon**, MTW Coordinator and **Phil Sung**, MTW Coordinator, U.S. Department of Housing & Urban Development. The Moving to Work (MTW) 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 Selections Notice inviting interested agencies to apply to the first cohort under the expansion. During this session, members of HUD's Moving to Work Office will provide an overview of the Demonstration program, the coming expansion, and include time for questions and answers.

Reasonable Accommodations Refresher, presented by **Zachary D. Blair**, Acting Director of Fair Housing for Kentucky & Tennessee, U.S. Department of Housing & Urban Development, Office of Fair Housing & Equal Opportunity. This session will help participants better navigate their role in reasonable accommodations under the HCV Program. Learn the definition of an individual with a disability and understand the difference between a "reasonable accommodation" and a "reasonable modification". Understand what constitutes the need for an accommodation or modification and which costs are the owners and which are the residents. Receive an update on the most recent HUD guidance on assistance animals.

How to Prepare Your Assessment of Fair Housing, presented by **Zachary D. Blair**, Acting Director of Fair Housing for Kentucky & Tennessee, U.S. Department of Housing & Urban Development, Office of Fair Housing & Equal Opportunity. To help facilitate HUD partners in addressing segregation and other fair housing priorities, HUD requires housing authorities and municipalities receiving HUD funding to submit an Assessment of Fair Housing. As part of the AFFH regulation, this planning document helps communities determine which balance of strategies works best for them and what goals and strategies they should prioritize in their local decision-making process. This session will cover fair housing goal planning. AFH submission deadlines, reporting requirement and common AFH errors.

VAWA & Briefing Roundtable Discussion, presented by **Tosha LeSure**, Director, TN Office of Public Housing, U. S. Department of Housing & Urban Development. VAWA - Roundtable discussion regarding the fraud coming from this new regulation. HCV Briefing: Group Briefings vs One on One Briefings - Roundtable discussion with all housing authorities.



Sexual Harassment in the Workplace and Other Employment Law Topics, presented by **Jeff Jones**, Attorney and **Mary Dee Allen**, Attorney, Wimberly Lawson Wright Daves & Jones, PLLC. This session will explore sexual harassment complaints in the workplace, as well as dealing with other pertinent employment issues.

Bed Bug Training, presented by **Dr. Karen Vail**, Professor and Extension Entomologist, University of Tennessee. Lessons learned from Low-Income, High Rises for the Elderly and Disabled.

Community Transformation / Social Emotional Learning, presented by **Tamara Fyke**, Founder/ Author, Love in a Big World. Informative Session on Social and Emotional Learning (SEL) and the value of implementing a SEL children's program in affordable housing.

Prize Drawings: Stay until the end for a chance to win!!

Updates on additional training will be sent to the membership when it becomes finalized.

GENERAL INFORMATION

Hotel: The Embassy Suites in Murfreesboro, Tennessee will serve as our headquarters hotel. The deadline for making reservations within our block is **Tuesday, March 20, 2018**. Room rates are \$145 plus applicable taxes. Reservations may be made by calling **(615) 890-4464** or **(800) 362-2779**. Please identify yourself as an attendee of the TAHRA Spring Conference 2018 and use the following code: **THA**. Or you may make your reservations at the following link:

 <http://embassysuites.hilton.com/>

Registration: Early registration fee for TAHRA members is \$450 and \$500 for non-members. Fee for guests is \$250. This fee includes all training sessions and materials, two lunches, one reception, one evening of entertainment and breaks. There is a registration form attached for your use. Online registration is not available. **Early registration ends March 26, 2018.**

Sponsorship Opportunities: TAHRA greatly appreciates the patronage of its sponsors. If you are interested in supporting the 2018 Spring Workshop, please complete the attached sponsorship form. The levels of sponsorship available are as following:

Platinum Sponsorship - \$950.00 - Full page program ad, Full page ad in Tales of TAHRA, (4 issues) Poster recognition at Spring Workshop.

Gold Sponsorship - \$400.00 - ½ Page program ad, ½ Page ad in Tales of TAHRA (2 issues).

Silver Sponsorship - \$250.00 - ¼ Page program, ¼ Page ad in Tales of TAHRA (1 issue).

Sponsorship commitments must be submitted and paid in full by March 26, 2018 to be placed in the program.