



7:00 am to 4:00 pm – Registration

8:30 am **Welcome, opening comments**
General Roy Cozart, Marian Smith

8:45 am **Panel Discussion [60 min]**
General **US Dept of HUD, Southwest Multifamily: Updates on HOTMA and NSPIRE**
Christie Newhouse, Michael Gamez, Michael Bruggman
Southwest Housing Compliance Corp: PBCA Updates
Michael Cummings, Ann Hittner, Tammy Fotinos, Chris Petty, Sarah Snow Gamble

10:00 am
Breakout A **Working with the SHCC Resident Help Desk [45 min]**
Sarah Snow Gamble

In this session, we will discuss the most frequent concerns that the SHCC Resident Help Desk receives, as well as common compliance pitfalls that management encounters when working to resolve these matters. Topics will include termination notices, reasonable accommodation requests, neighbor relations, maintenance requests, and more!

Breakout B **Tenant Death (Elder Law) [60 min]**
Elizabeth Raxter

Discussion of suggested practices before and after a Tenant dies to limit owner/landlord liability, including standards for documentation, securing the unit and decedent's personal effects, notification requirements for disposing of tenant property after a tenant death, handling issues that may arise with the decedent's family members and friends.

Breakout C **Green and Resilient Retrofit Program (GRRP) – San Antonio only [45 min]**
Jen Larson

GRRP provides owners of HUD-assisted multifamily housing with capital resources to reduce carbon emissions, make utility efficiency improvements, incorporate renewable energy sources, and make properties more resilient against the effects of climate hazards. HUD has three paths (cohorts) of funding available to meet the needs of properties at all stages of redevelopment.

11:00 am
Breakout A **Certifications of Assistance Animals [60 min]**
Sue Streck

Everyone wants to keep their animal, and some will even falsely proclaim their pet to be an assistance animal just to be able to keep them and not pay a pet deposit. Out there on the internet, one can purchase for a very nominal fee, a service animal certification. Let's discuss what we can require and what we must accept.

Breakout B **Building Relationships [60 min]**
Kenny Wynn

An interactive approach on relationships and team building. We are better together.

12:00 pm **Lunch and Networking**

1:00 pm **KEYNOTE: Building a Purpose-Driven Life [90 min]**
General Joe Diehl

Key concepts and legendary quotes which focus on developing a purpose for our life – is drawn from the most popular and inspirational motivational speakers in history.

2:45 pm
Breakout A **Low Income Housing Tax Credits [90 min]**
Sue Streck

90 minutes of the basic regulations of the program with some reminders of specific details. Income Limits, Utility Allowances, Set-Asides, Income & Assets, Student Rules, Household Composition, and more. There are always details we were unaware of or have forgotten.

Breakout B **MOR Tips & Updates (HOTMA, Crime & Safety) [75 min]**
Chris Petty, Christie Newhouse

This session discusses how to plan and prepare for an upcoming Management and Occupancy Review (MOR). We will review common findings along with a spotlight on crime and safety, and will include tips on how to improve your MOR score. The impact on MORs of HUD updates, such as risk-based scheduling, NSPIRE, and (especially) HOTMA will also be highlighted.

4:30 pm to 6:00 pm **Vendor Reception**
Network with the Vendors and SW-AHMA Members. Enjoy appetizers and refreshments. Prize drawings!

6:00 PM **Close Day 1** **See you tomorrow!**



7:00 am to 12:00 pm – Registration

8:30 am **Welcome, opening comments**
General Roy Cozart, Marian Smith

8:45 am **Fair Housing Case Studies [90 min]**
General Sue Streck

We mostly have a good understanding of Fair Housing Laws, but did you ever stop to think new precedences are set every day because of Fair Housing lawsuits? Let's talk about some recent cases that had a profound effect on how we view the interpretation of the protected classes.

10:30 am
Breakout A **Household Composition by Program Type [75 min]**
Sue Streck

Can I allow an adult child to move in with their mom on my senior property? I am a senior property; do I have to allow one of my residents to let their 8-year-old grandson to move in? It's time to break down the different programs and what the requirements are for Household Composition.

Breakout B **What is Probate and Do I Have To Do It? (Elder Law) [75 min]**
Elizabeth Raxter

Discussion about what probate is and what it does, when it is necessary to probate an estate, possible alternatives to probate, and actions that can be taken before death to avoid probate; the difference between when a person dies testate (with a Will) and when a person dies intestate (without a Will) and how property will transfer under each scenario; common misconceptions about probate and inheritance laws; and the effect receiving an inheritance will have on a recipient of public benefits (e.g., Medicaid, SSI) and what to do about it.

Breakout C **Application Process (Skit) – Little Rock only [60 min]**
United Properties Management/Intrepid Management Inc

Content Warning: This skit contains acting that some attendees may find humorous.

12:00 pm to 1:00 pm	Lunch and Networking
----------------------------	-----------------------------

1:15 pm
Breakout A **Gig Income and Debit Card Assets [75 min]**
Sue Streck

The new or not so new way to make money and how money is moved around in our household in this day and time. Gig Income is becoming more and more relevant for many reasons. We are becoming a cashless society, hence debit cards. This is not only informative, but very interesting, as well!

Breakout B **Rent Adjustments 101 [75 min]**
Tammy Fotinos

This session looks at the types of rent adjustments allowed annually in a HAP contract with an in depth look at the most common rent adjustment, the OCAF. How is it calculated and if it is not enough, what are the owner's options? We will also look briefly at the utility allowance analysis guidance and rent comparability studies. Due to time, we will not cover budget-based rent increases, but we can take questions about them.

2:45 pm
Breakout A **Layered Properties [75 min]**
Sue Streck

A property may have several "layers" of funding all with slightly different rules to follow. But which rule applies when they all must be met? Let's look at some different programs and scenarios and see what applies and when. Real life case studies as examples make the process easier to understand.

Breakout B **Exceeding Expectations [75 min]**
Kenny Wynn

Explore the importance of exceeding expectations, and how this translates in every aspect of your life and business.

4:00 pm to 5:30 pm	Attendance Certificates at the Registration Table
---------------------------	--

6:00 PM **Close Day 2** **Thank you for your support!**

SW-AHMA
PO Box 171348
San Antonio, TX 78217
(210) 822-5852
ExecDir@swahma.org