

SW-AHMA Fall Conferences - San Antonio & Little Rock

GO TO SWAHMA.ORG TO REGISTER

Day 1

7:45 AM – 9:00 AM Breakfast and Registration

- 9:00 AM **SWAHMA opening remarks** – Roy Cozart and Karon Arnold
- 9:20 AM **SHCC and HUD** – Opening remarks and introductions
- 10:00 AM **GENERAL SESSION – Fair Housing and Medical Marijuana in Affordable Housing** -San Antonio: Shoshana Krieger, Project Director, Building and Strengthening Tenant Action (BASTA), a project of Texas RioGrande Legal Aid; Ed Lavin of The Law Office of Ed Lavin; Brad Prak, President, Prak Property Management / Little Rock: Michael Muskheili of Muskheili Law Firm PA; Liz Lopez Christopher Homes; Legal Aid of Little Rock
- 11:00 AM **GENERAL SESSION - Fostering Strong Resident - Management Relations, moderated by Michael Cummings, Vice President SHCC** -San Antonio: Shoshana Krieger, Project Director, Building and Strengthening Tenant Action (BASTA), a project of Texas RioGrande Legal Aid; Ed Lavin of The Law Office of Ed Lavin; Brad Prak, President, Prak Property Management; Kristin Davila, Executive Director of Merced Housing Texas / Little Rock: Muskheili of Muskheili Law Firm PA; Liz Lopez Christopher Homes; Legal Aid of Little Rock – Resident representatives at both locations
- 12:00 PM – 1:00 PM **LUNCH provided by SWAHMA**
- 1:00 PM – 5:00 PM **STRESS FREE MORs - Maximizing Optimal Results - Jenny DeSilva, Director Blueprint Housing Solutions** - *Does the reinstatement of MORs for most Project-Based Section 8 contracts have you anxious about your leasing and occupancy compliance? Are you aware of all the regulatory changes that have been published since your last MOR? What can you do now to prepare your files? In this interactive class, we will highlight specific new elements of your leasing and occupancy procedures that will be examined during your MOR and help you develop your “To Do” list to avoid findings. Leave with a renewed sense of confidence that you can earn the rating you seek!*
- Breakout Session 1
- 1:00 AM – 2:30 PM **Rent Comparability Study (RCS) Roundtable – A Discussion of the RCS Process - Tammy Fotinos, SHCC Director of Contracts with Property Appraisal Specialists and O/A representatives** - *A Discussion of the RCS Process with an interdisciplinary look at the RCS process for Project Based Section 8 contracts. Join a property Owner, an Appraiser and the PBCA for an in depth look at the RCS cycle from each perspective. Gain insight on selecting and working with an appraiser, what an appraiser needs to perform their job, and what the PBCA review process entails. The participants will share their experiences, but session is designed for lots of audience participation and feedback!*
- Breakout Session 2
- 2:30 AM – 4:00 PM **Renewal Options for Preservation - Tammy Fotinos, Director of Contracts, SHCC**
This session will cover the renewal options outlined in the Section 8 Renewal Policy with a focus on Housing Preservation. Owners/Agents often select their renewal option based on “what we did the last time.” Renewal decisions should take into consideration all of the options available to a property and what the goals are. Decision makers need to ask important questions like: Are current rents above or below market? If below, which options best maximize my rent potential? If above, how can I protect my above market rents? How can I maximize my rent potential to bring in much needed funds for repairs and upkeep? The training will provide an in-depth look at the features of each renewal option, the pros and cons of each option, the eligibility requirements, and what documentation is required. The session will also include discussion of Rent Comparability Studies (RCS), budget-based rent increases, and Chapter 15 Preservation transactions.
- Breakout Session 2
- 4:00 PM to 5:00 PM **Best Practices on Dealing with a Board of Directors – Shannon Williams, Area Director, Christian Church Homes**
- Breakout Session 2
- 5:00 PM to 6:30 PM **Cocktail Reception and Trade Show**

SW-AHMA Fall Conferences - San Antonio & Little Rock

GO TO SWAHMA.ORG TO REGISTER

Day 2

7:45 AM – 9:00 AM Breakfast and Registration

9:00 AM - 10:00 AM

KEYNOTE SPEAKER – San Antonio - Larry Keys, Director of Government Affairs, NAHMA and Little Rock - Juliana Bilowich, Manager of Government Affairs, NAHMA - *Proposed changes to the Fair Housing Act's Disparate Impact and Proposed rule changing citizenship eligibility*

10:00 AM – 12:00 PM

KEYNOTE SPEAKER: Patricia Ann Murray - *Success and Leadership in high-stress situations*
An engineer by trade, Patricia used her scholarship earned as Miss California 1992 to pursue a career in commercial aviation. She was recruited by the California Air National Guard and was awarded the top honor of the Commander's Trophy at military pilot training graduation. She was inducted into the prestigious Order of Daedalians, a WWI flying organization, where she is a Director. She is also a Director on the Disabled Veterans Charities board, which awards hundreds of thousands of dollars to disabled veterans in need annually.

12:00 PM – 1:00 PM

LUNCH provided by SWAHMA

1:00 PM – 3:30 PM

Breakout
Session 1

John Emory, U.S. Inspection Group - *REAC Nspire Voluntary Demonstration Participation and UPCS updates - Preventative Maintenance and Do's/Dont's REAC*

As one of HUD's original Certified REAC Inspectors and Trainers, John has provided invaluable experience to USIG and housing agencies having been involved with the protocol since its inception in 1998. John is the author of USIG's UPCS Guidebook that has been instrumental in housing folks understanding REAC's point system. John also leads the ongoing training of the largest inspection staff in the industry.

1:00 PM to 3:00 PM

Breakout
Session 2

Budget-Based Rent Adjustments – What, When and How - San Antonio: Lonnie Winton, Contracts Manager, SHCC and Little Rock: Tammy Fotinos, Director of Contracts, SHCC - *This session will cover budget-based rent increases (BBRI) in broad strokes. When is a budget required? When should a property submit one? What are the HUD requirements for all budget-based rent increase requests? Session will also cover tips and tricks to a successful and smooth budget-based rent increase request.*

1:00 PM to 3:00 PM

Breakout
Session 3

TAX CREDIT TOPICS

- 1) Understanding the Income Averaging Test
- 2) TSP and AFHMP requirements
- 3) How to remain in compliance with layered programs

3:30 PM

End of Conference

SAN ANTONIO – OCTOBER 8TH AND 9TH * LITTLE ROCK – OCTOBER 15TH AND 16TH

GO TO SWAHMA.ORG TO REGISTER NOW!

**ROY COZART, EXECUTIVE DIRECTOR – SWAHMA@GMAIL.COM
KARON ARNOLD, CO-EXECUTIVE DIRECTOR – KARNOLD@ARNOLDGROUNDS.COM**