



**The Grove Park Inn
Asheville, North Carolina
November 6-8, 2016**

From The President



We invite you to join us for the 2016 SERC Fall Workshop to be held at the Omni Grove Park Inn in Asheville, North Carolina. Located in western North Carolina's Blue Ridge Mountains, the area boasts a thriving arts community, diverse outdoor adventures, a fun and inviting downtown, numerous historic attractions and amazing food. Asheville's Downtown Art District is filled with galleries and museums, and in the nearby River Arts District, former factory buildings house artists' studios. The Asheville area is known for its dynamic dining scene of top-line chefs, menagerie of microbrewers and culinary

tours for every taste. The region's variety of ethnic and exotic dining options rivals that of larger cities and the Asheville area has more microbreweries per capita than any other city.

Staying at the Grove Park Inn is a special treat! Listed on U.S. National Register of Historic Places, the Grove Park Inn has been serving guests for over 102 years. You can relax in their award-winning subterranean Spa, play a round on their Donald Ross designed golf course, and dine in one of their four locally sourced restaurants. From luxurious guest rooms to award-winning restaurants to terraces with breathtaking mountain views, this AAA Four Diamond Hotel has something to please everyone's tastes.

Our Professional Development Committee has put together an outstanding array of training sessions for our Fall Workshop under the theme "Solutions That Work." As we all work to prepare our agencies for a different future, come learn about proven solutions to preserve, enhance and expand affordable housing in our communities. SERC consistently offers the highest quality training, the most opportunities for peer-to-peer learning, and the best hospitality – all in outstanding venues! Look at the Session Information found elsewhere in this packet and make plans now to join us November 6-8 in Asheville and find yourself immersed in its unmistakable mountain vibe.

I look forward to seeing you there!

Agenda

SUNDAY, NOVEMBER 6TH

REGISTRATION

1:00 P.M. - 6:30 P.M.

OPENING SESSION

3:00 P.M. - 4:30 P.M.

RECEPTION

6:00 P.M. - 7:00 P.M.

MONDAY, NOVEMBER 7TH

CONTINENTAL BREAKFAST

7:45 A.M. - 8:45 A.M.

REGISTRATION

8:30 A.M. - NOON

MORNING BREAK

10:30 A.M. - 10:45 A.M.

SESSIONS 9:00 A.M. - NOON
AND 1:30 P.M. - 5:00 P.M.

MONDAY, NOVEMBER 7TH CONT...

LUNCH

NOON - 1:30 P.M.

(ON YOUR OWN)

AFTERNOON BREAK

3:00 P.M. - 3:15 P.M.

RECEPTION (CASH BAR)

6:00 P.M. - 7:00 P.M.

BANQUET

7:00 P.M.

TUESDAY, NOVEMBER 8TH

BREAKFAST AND PROGRAM -

LEGISLATIVE UPDATE 7:30 A.M. - 8:45 A.M.

SESSIONS

9:00 A.M. - NOON

PRIZE DRAWING NOON

SERC-NAHRO Registration
c/o Augusta Housing Authority
1435 Walton Way
Augusta, Georgia 30901-2609

PRSRT STD
U.S. POSTAGE
P A I D
AUGUSTA, GA
PERMIT No. 252



The Grove Park Inn Rest
and Rejuvenate in Historic Beauty.
Enjoy classic comforts and modern
conveniences in this mountain resort.

“With a history of serving guests for over 102 years, The Omni Grove Park Inn welcomes you with a tradition of Southern hospitality, rich heritage, and all the conveniences a modern traveler requires. Plan your next vacation to relax in our

award-winning subterranean Spa, play a round on our Donald Ross designed golf course, and dine in one of our four locally sourced restaurants. Enjoy a vast array of art galleries, local craft breweries, and tons of venues for the performing arts here in the mountains of Asheville, North Carolina.” - Omni Hotels & Resorts website

Room rate: \$209.00+applicable taxes and fees

Reserve your room by calling the Reservations Call Center at 1.800.438.5800 or go to the link provided:

<https://www.omnihotels.com/hotels/asheville-grove-park/meetings/serc-nahro-fall-conference>

Reservations must be made prior to Friday, September 23, 2016.

Session Information

Assisted Housing

Program Updates

There's a lot going on in HUD's Assisted Housing World. Come to this session and hear what's new including UPCS-V. Learn your way around VMS, PIC and EIV as well as SEMAP and all of the most current information relative to your Assisted Housing Program.

Best Practices for Administering the HUD VASH Program

Housing Authorities who administer the HUD VASH program often face challenges with leasing up the veterans and enforcing their compliance. The Department of Veterans Affairs has recently implemented changes in their housing team and is now working closely with Housing Authorities to provide for a more successful implementation of the program. Join Housing Specialists from the VA as they discuss this collaboration and provide examples of best practices.

Commissioners

Commissioner Policies and Practices

This day and a half Commissioner Policies and Practices session will cover a variety of topics of interest to Commissioners. Topics to be covered are Ethics, Working Together to be Successful, the Duties and Responsibilities of the Board, Working with Attorneys, What Insurance is Required, Section 504 the Disability Laws, Current Issues and Planning for Succession of the Executive Director. A Mock Board Meeting and Critique will also be part of the presentation.

Public Housing

The Streamlining Rule and Other Hot Topics

How will the new Streamlining Rule affect your operation? The rule provides discretionary policy options to help reduce administrative burdens on you, but what will be the consequences and impact of your decisions? This day and a half session will provide you the necessary information to help you make the correct policy decisions. Also included will be updates on other HUD regulations and changes.

CR&D

Food Deserts: The Problem and the Solution

Food Deserts have increasingly become a major issue for many low income communities, both urban and rural. Access to healthy food is critical for all segments of our society. This panel will explore the issues surrounding food deserts in North Carolina and present a case study of how one Virginia community addressed a food desert in their revitalization area.

Affordable Housing Finance and Development Boot Camp

This hands-on presentation will provide an opportunity for participants to work with seasoned housing development professionals to obtain an in-depth understanding of the mechanisms and resources necessary to successfully plan, finance and implement successful housing development projects. Topics will include: Choosing a Qualified Development Team, the Pitfalls in Implementing Projects, Training Resources available to prospective developers and participants will participate in real-world case studies.

Maintenance

Drug Awareness

Have you seen illegal drug activity at your Housing Authority or at least think there is illegal drug activity? What action should you take? How do you report it? How can you protect yourself and your residents? Come to this session and get the answers to these questions and many others concerning illegal drug activity.

Ways to Energy Efficiency

Budget reduced? How can you save money? Energy Efficiency may be part of the answer. Learn how to make your HVAC equipment more efficient, how insulation will help in your units and how to check for air leaks. New equipment coming on the market will also be reviewed. Come to this session and understand how to get the best efficiencies for your money.

Dealing With Pest Control Issues in Public Housing

Most Housing Authorities deal with Bedbugs, Household Pest and Vertebrate Pests on a regular basis. How do you detect and treat for bedbugs? How can you eliminate roaches, ants, fleas and other crawling pests? And, do you have rats, mice or other wildlife in some of your units? This session will deal with the detection and elimination of all three.

Small Agency Forum

Small PHAs – Big Differences

Smaller Public Housing Agencies have different and many times unique needs as opposed to their larger counterparts. This session will explore those needs and help bring clarity to the regulations. Topics will include the PHA Plan, PHAS, Importance of Developing Policies, Procurement and a variety of other topics related to Small PHAs.

Financial Management

HUD Hot Topics in Accounting and Funding

This comprehensive session will cover a number of topics relating to Housing Authority Finance, particularly new and updated regulations. Topics will include: the impact of the OMB SuperCircular including information on company automobiles and electronic equipment, FDS updates, Eligible uses for operating reserves, compensation reporting, the GASB 68 regulation, the Voucher net restricted funds position, Allowable and Unallowable uses of Non-Federal Voucher funds, RAD and Moving to Work as well as other topics.

Special Session

Housing + Grade-level Reading = Success in School and in Life

Too many children from low-income families begin school already far behind. The research also shows that these children are less likely to be read or spoken to regularly or have access to books, literacy-rich environments, high-quality early care, and prekindergarten programs. As a consequence, before reaching kindergarten, these children may hear as many as 30 million fewer words than their middle-income peers. 74% of students who fail to read proficiently by the end of third grade falter in the later grades and often drop out before earning a high school diploma. Come hear what some of your peers are doing to help youth in assisted housing achieve grade-level reading.

