

# **2018 SERC-NAHRO Fall Workshop Hilton Riverside New Orleans, Louisiana**

*Big Ideas in the Big Easy*



SERC-NAHRO

Fall Workshop - New Orleans, Louisiana

# **Register Now**



# From The President

On behalf of the SERC-NAHRO Executive Committee, I would like to invite you to join us for the 2018 SERC-NAHRO Fall Workshop to be held at the Hilton New Orleans Riverside in the always exciting city of New Orleans. The hotel is situated directly adjacent to the Mississippi River, the city is home to wonderful restaurants, historic sights and of course world

famous Bourbon Street is a short walk from the hotel. Within just a few blocks you will find the French Quarter, Canal Street, Jackson Square, Harrah's Casino and the Aquarium of the Americas. There is an abundance of activities nearby for you and your family.

The Hilton New Orleans Riverside is a wonderful facility. There are many wonderful dining and nightlife activities close to the hotel. However, Drago's Seafood, located in the hotel, is a personal favorite, and views of the river from the hotel are wonderful.

The SERC-NAHRO Professional Development Committee, under the leadership of Buddy Oldfield, has assembled fantastic training sessions for our 2018 Fall Workshop under the theme "Big Ideas in the Big Easy." With everything that is going on in the affordable housing industry, it has never been more important to have BIG IDEAS and this conference is going to make sure you leave with Big Ideas and BIG KNOWLEDGE. Please note that the conference will be starting on a Saturday this year instead of Sunday. Hopefully this will allow you ample time to enjoy the city and all it has to offer!

Please review the attached information and make plans now to join us November 10-12 in New Orleans.

I look forward to seeing you at the conference!!

  
Sean Gilbert

## Agenda

### SATURDAY, NOVEMBER 10TH

#### 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.

### SUNDAY, NOVEMBER 11TH

#### 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. - 4:30 P.M.

### SUNDAY, NOVEMBER 11TH 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.

### MONDAY, NOVEMBER 12TH

#### BREAKFAST AND PROGRAM -

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

#### SESSIONS

9:00 A.M. - NOON

PRIZE DRAWING NOON

# SESSION INFORMATION

## **RAD**

### Management and Occupancy Review Preparation

Are you prepared for your Management and Occupancy Review (MOR)? This session will provide you with the tools to achieve a Superior MOR performance rating.

### Tenant Rental Assistance Certification System (TRACS) – Do You Need and Explanation?

According to HUD, TRACS is a HUD computer system developed to help improve financial controls over assisted housing programs by automating manual procedures and incorporating automated controls. But it's not that easy. This session will provide an explanation of the Project Based Section 8 TRACS database system and how certifications and vouchers are processed. A number of topics will be explored including how TRACS impacts certain reports, how to properly reconcile certifications, the MAT Guide, the 50059 Instruction Guide and the TRACS User Guide. Additionally, the first-year conversion process to PBRA under RAD will be covered.

### RAD – Consideration Factors

Many Housing Agencies are still evaluating Rental Assistance Demonstration to determine if it is right for them. This session will provide the first-hand experiences from several agencies concerning how it has changed their operations. Come hear about the various issues faced by these agencies and get their perspective on converting to RAD via PBRA or PBV.

## **COMMISSIONERS**

### PHA 101 – The Development Toolbox

This day and a half session will incorporate a broad survey of the laws governing Housing Authorities, the roles and responsibilities of the members of the Board of Commissioners, the Executive Director and the Staff. The tools that Housing Authorities can use to develop and/or rehabilitate affordable housing, including mixed finance models, RAD and Low-Income Tax Credits will also be discussed.

## **PUBLIC HOUSING**

### Fair Housing and Reasonable Accommodation

Fair Housing is still a Hot Issue! What is the latest? Find out in this session which will also cover Reasonable Accommodation and the information needed when approving or denying a request for a reasonable accommodation. The session will also cover the expectations that are placed on the agency staff in relation to these issues.

### VAWA and Emergency Transfers

Are you making the right decisions when it comes to VAWA and Emergency Transfers? Are you and your staff prepared to make those decisions and do you have sufficient information to make the appropriate decisions? What must you provide? What will be necessary to ensure the safety of your resident? Who is covered under VAWA? Come to this session and get the answer to these questions and many more.

### The New Annual Contributions Contract

Have you read the new Annual Contributions Contract? Do you know about the changes that it contains? This session will explore the possible impact of changes in the Annual Contributions Contract and how they may affect you and your agency.

## **ASSISTED HOUSING**

### Informal Hearings and Reviews

What information should be presented at an Informal Hearing? Are you and your staff prepared to present the right kind of information? How can you deal with any liabilities and responsibilities that result from adherence to your policies? This session is geared towards Hearing and Review Officers, but all Assisted Housing Personnel will benefit from the information presented.

### Section Eight Updates

What's the latest on Section 8? Join Dennis Morgan as he provides an insight into the most current information for the Assisted Housing Program. Topics to be covered will be UPCSV, FAST Updates, Streamlining, Administrative Plan Revisions, Verification Streamlining and other areas presenting challenges to the program.

## **MAINTENANCE**

### Dealing with Bedbugs

Most Housing Authorities deal with Bedbugs on a regular basis. How do you detect and treat for bedbugs? How can you eliminate them? This session will deal with the detection and elimination of bedbugs before they become a major problem and expense.

### Maintenance Roundtable Discussion

This session, designed for maintenance personnel at all levels, will offer them the opportunity to share information in a non-formal setting. A number of topics will be discussed including REAC Inspections, Unit Turnaround, Bedbugs and Dealing with Contractors. Come and ask your questions and share your insight with you peers.

### 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.

## **FINANCIAL MANAGEMENT**

### Nonprofit 101

Do you have a Nonprofit? Do you need one? This session will cover the ins and outs of creating a nonprofit from the start to the finish. Items to be covered will include the major differences between a Housing Authority and a Nonprofit Corporation, applying for tax exempt status, the tax returns required for a Nonprofit, and other related subjects.

### Coffee Shop Audit

This session will cover the "Down and Dirty" of HUD changes relating to finance and how to prepare for an audit with them in mind. What you or your Fee Accountant should be doing to get ready and what an auditor will be looking for. The session will include an in-depth look at the FDS reporting common errors noted by HUD REAC.

### Accounting and RAD

Is RAD right for your agency? What are the pluses and minuses of RAD and how do they add up for you? What are the pros and cons of PBRA and PBV? How does it all look from an Independent CPAs point of view.

## **SMALL AGENCY FORUM**

### Implications of S.2155 for Small Public Housing Agencies

What are the implication of S.2155, the Economic Growth, Regulatory Relief and Consumer Protection Act for Small Housing Authorities? While the act contains several commonsense fixes to improve consumer access to mortgage credit and promotes capital formation, there are provisions that could seriously affect Small Public Housing agencies. This session will explore those provisions.

### Legislation Affecting Small Agencies and Advocacy for Small Agencies

Legislative Wise, what's on the horizon that will affect small agencies? What can you do to stay on top of any pending and new regulations? What can you do to have your voice heard? This session will explore the possible legislation that will affect Small Public Housing agencies as well as provide a number of ways that you, as a small agency can advocate for yourself and other small agencies.

### RAD for Small Agencies

Learn the step by step instructions to determine if RAD would be effective for your agency. This will include a demonstration of the HUD self-analysis tool that pre-populates data. Learn the questions that you must answer before this decision can be made. Learn what would work better for you, PBV or PBRA and why? What work is required to be performed prior to closing? These and other issues will be discussed.

## **CR&D**

### Leveraging 4% LIHTC and Bonds to Create New Affordable Housing Opportunities

This session will focus on how the non-competitive nature and year-round availability of the 4% LIHTC and multifamily tax-exempt bond program can be a strategic financing option for public housing authorities when addressing both public housing and non-public housing units. Examples of this strategy being implemented in the marketplace will be presented.

### Gulf Coast Housing Project Redevelopment and Housing Tour

Join Kathy Laborde, President and CEO of the Gulf Coast Housing Project, a nationally award-winning redevelopment organization, as she outlines the work that her organization continues in developing affordable housing in the Post-Katrina era. Immediately after her presentation, join your colleagues for a tour of GCHP properties.



## ESCAPE EVERYDAY LIFE AT THE HILTON NEW ORLEANS RIVERSIDE

An on-site seafood restaurant, fitness center and prime downtown location draws raves for the Hilton New Orleans Riverside, a popular Big Easy option. This 29-story Hilton has 1,622 rooms that feature 37-inch flat-panel LCD TVs and workstations with remote printing; king-bed rooms have walk-in showers. Wi-Fi is available for a fee in the rooms, but is free in the cafe. Non-smoking rooms are available. There is an on-site restaurant. Get your heart-rate pumping (for a fee) at the hotel's newly renovated fitness center, seven indoor tennis courts, plus racquetball, basketball and squash courts. Use the two heated outdoor pools, or soak in the two hot tubs.

or printing needs (fees apply). Valet parking is available for a fee. The Hilton is on Poydras Street and Convention Center Boulevard. The New Orleans Streetcar (Riverfront Line) stops at the hotel and runs to the historic French Market, in operation since the late 1800s. The hotel is attached to the Riverwalk Marketplace, a collection of shops and restaurants along the Mississippi River. Walk two blocks to the Ernest N. Morial Convention Center or cross the street to Harrah's New Orleans Casino. The hotel is 13 miles from Louis Armstrong New Orleans International Airport. - Hilton New Orleans Riverside website

Rates range from \$219 to \$279/night (plus hotel fees and taxes)

Go to: <https://aws.passkey.com/go/1f0ca159>

or call 1.800.hiltons or 504.584.3999 to speak to a reservation agent **before Friday, November 2nd**  
to ensure the SERC-NAHRO group rate.