

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

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November 14 -16, 2021



Southern Comfort Meets Luxury at the Beau Rivage Resort & Casino

The Beau Rivage features a luxurious high-limit salon with its own fully stocked lounge; round-the-clock concierge services; and a variety of action packed games, including 10 blackjack games, a high-limit roulette wheel and more than 100 slot machines. Beyond the salon, guests will find a completely redesigned 85,000 square foot casino with 93 table games; 2,100 slot machines; and a 16-table, two-tiered poker room.

Beau Rivage's Sports Book & Bar is ready for college football season, open Monday-Friday 10am-11pm and Saturday-Sunday 8am-1am.

With its fabulous view of the Gulf, Beau Rivage's lushly landscaped tropical pool features the perfect setting for fun and relaxation whether for a crowd of friends, a business event or private getaway for two. Private poolside cabanas include every possible luxury, including impeccable service from a cabana concierge!

Widely regarded as the premier entertainment resort in the south, Beau Rivage continues its tradition of bringing top headline entertainment to the Mississippi Gulf Coast nearly every weekend. Beau Rivage boast's ten restaurants that will take guests on a delectable culinary adventure! Enhancing its fantastic fare are bars and lounges. The shopping promenade at Beau Rivage is home to elegant retail stores featuring men's and women's designer fashions, shoes, jewelry.

Beau Rivage Resort & Casino Website: <https://beaurivage.mgmresorts.com/en.html>

Rates range from \$129 to \$159/night (plus \$12 resort fee and taxes)
Go to: <https://book.passkey.com/event/49635253/owner/22426/home>
or call 888-750-7111 to speak to a reservation agent **before Wednesday, October 20th**
to ensure the National Association of Housing group rate.



SERC-NAHRO
2021 Fall Workshop

Beau Rivage Resort & Casino
Biloxi, Mississippi

REGISTER NOW



From The President

Don't say Aretha is making a comeback, because I have never been away! – Aretha Franklin

Greetings SERC!

Since March 2020, it feels like we have been in the midst of a continuing setback, however, the truth is, we are in the midst of a monumental comeback! Even during these troubling times, we have continued to be relentless in advocating for our communities, relentless in charting new paths to affordable housing development and rehabilitation, and relentless in pursuing knowledge to overcome the day-to-day obstacles that we are all facing. Although our local communities, our states, and our nation are experiencing events that we could have never imagined, we have not ceased in moving this industry forward. We continue to come back to the table to do more!

In her rendition of "Bridge Over Troubled Waters", Aretha Franklin sung the following lyrics: Your time has come to shine All of your dreams are on their way

Housers, we must continue to be beacons of light for those depending on us in the most difficult of circumstances. We must continue working so dreams of affordable housing can come true. Indeed, for those we serve, we are bridges over troubled waters. We cannot afford to take the posture of being setback. Daily, we must take the posture of coming back!

With that being said, please accept this as your personal invitation to come back to SERC's Fall Workshop at the Beau Rivage in my beautiful home state of Mississippi! Sessions being offered include NSPIRE, AFFH, Cybersecurity, and much more. Certainly, these sessions will keep us in the "come back" mode.

Shaundra Clark, #RelentlessHouser

Agenda

SUNDAY, NOVEMBER 14TH

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 15TH

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.

MONDAY, NOVEMBER 15TH CONT...

LUNCH

NOON – 1:30 P.M.

(ON YOUR OWN)

AFTERNOON BREAK

3:00 P.M. – 3:15 P.M.

RECEPTION

6:00 P.M. – 7:00 P.M.

TUESDAY, NOVEMBER 16TH

BREAKFAST AND PROGRAM –

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

SESSIONS

9:00 A.M. – NOON

PRIZE DRAWING NOON

SESSION INFORMATION

Assisted Housing

A Beginners Guide to HUD's 2 Year Tool: Planning for Success in HCV

The review of HUD's 2 Year Tool and the impacts it can make on your bottom line (UNP/RNP), as well as the tool's ability to help you plan ahead for vouchers issued, changes in per-unit-cost, and much more.

Income Validation Tool - EIV

Learn the Ins and Outs of HUD's required Enterprise Income Verification system. The EIV system's information is employed to meet the requirement of HUD to independently verify the income and/or employment when families qualify for continued rental assistance through various HUD funded programs.

Section Eight Round Table Discussion

Elizabeth Garris will lead an open discussion about the Housing Choice Voucher programs of Best Practices and Hot Topics.

Commissioners

What is re-positioning? RAD and more? Is it Right for Your Agency?Re-positioning is a complex program that many HA governing boards are considering. In this session for Commissioners an overview that is intended to give basic understanding of the Repositioning programs HUD has made available. Some of the topics to be covered include Conversion options (RAD, Section 18, Streamlined Conversion, Tax Credits, other financing and blending of all these options, the conversion process, and some of the regulatory and operational changes involved). Nancy Walker will also discuss life after RAD including the differences between a Section 8 Voucher Project Based conversion vs. a Section 8 Multifamily Project based Contract conversion.

CR&D

LITHCs upfront 101 considerations, compliance period and how to exit.

Many of us are hearing about Low Income Housing Tax Credits while most of the Housing Authorities utilizing the tax credit deals are normally strong in development, but did you know that a Tax Credit can be used with a RAD conversion? Novogradac is here to assist you in preparation utilizing this tool to benefit your agency like the developers have done for many years now.

Financial Management

We have converted to RAD, what is next?

Roy Henderson of Henderson & Pilleteri will be discussing the questions of how your financial statements are presented and affected in the new environment of RAD. There will be a Financial Update for Public Housing that will assist you to gain a deeper understanding of the Public Housing finances. Drawing out the key areas you need to know for board meetings and audits. The final session is Titled, "What Is On Your Mind About Your Finances? Let's Discuss" providing a round table setting of questions and answers.

Maintenance

Understanding the New NSPIRE Inspection Standard.

The difference in standards is so great that you must start planning for this new protocol now. We dig in and discover how very different this new NSPIRE protocol is from the decades old UPCS. Using 100's of photographs and plain English, we'll review every defect definition within the NSPIRE (Outside, Inside and Units) to ensure you have a complete understanding of these new and completely different standards.

Public Housing

New Security Available to Housing Agencies

A review and discussion of new security features available for use in Public Housing and other housing facilities, as well as in the office to help protect residents and staff. Demonstrations will be shown on these new features such as facial recognition. Discussion will also be held with police officers using new technology to help their cities to be safer and help to identify crime and criminals.

Affirmatively Furthering Fair Housing Update

Lisa Walker of HDLI will review of the old and new AFFH regulations and requirements. AFFH has been reinstated by the Biden Administration, so make sure your agency is in compliance!

Cybersecurity

Hear from JB Smith, Risk Control specialist with Housing Insurance about the new cybersecurity risk and how you can help minimize the chance that your agency will have systems hacked.

Appropriate Office Communication

Sunny Shaw, former NAFRO President will address Office Communications. Do we know and use our manners in E-mail, on the telephone, what about in person?

Repositioning

Panel Discussion of PHA about Conversion

This session will allow the panel members to address the issues and concerns they dealt with during and post conversion. This is a great opportunity for those who are interested to learn from our peers' experiences in Conversion.

Developer Principles and Partnerships

Are you equipped to be your own developer, or should you have a developer partnership? Learn from peers who have done both. Get a better understanding of how to structure and meet future PHA goals. Also learn what can be done with those development proceeds.

Small Agency Forum

Procurement – Mike Gifford will present 40 Things You May not know about Housing Procurement (But really need to).

Topics include but are not limited to Informal Quotes, Formal Bids, Proposals (RFP/RFQ) Advertisement, specifications, Independent Cost Estimates and Price Analysis, Non-competitive justification and contracts Procurement and contracts for supplies, equipment, maintenance and professional services.

How to formulate a Construction Bid (Effective and Efficient techniques you might not know.

HUD requires housing agencies to most typically utilize the Invitation for Bids (IFB) competitive solicitation process when retaining contractors for construction. IFB's require the housing agency to issue a Design Specification and complete the award to the responsive and responsible bidder that submits the lowest realistic cost. This session will focus on the IFB format, including a number of HUD forms that you may not be aware of.

HUD Compliant Best Value Services Procurements: Focus on a Legal Services RFP.

RFPs are Best Value in that the housing agency is able to consider qualification as well as cost in determining the awardee.

"It Takes a Village"

In this extraordinary time, our residents need support and additional help beyond what is available from our Housing Authority Staff. Community partners and agencies are ready and eager to provide services and programs that will strengthen our residents as they look to recover and move toward stability and self-sufficiency.