



SERC-NAHRO
2021 Fall Workshop

Beau Rivage Resort &
Casino

Biloxi, Mississippi

November 14 -16, 2021

PRESIDENT'S MESSAGE



Greetings SERC-NAHRO!

Welcome to Biloxi and the beautiful Beau Rivage Hotel! Our theme for SERC-NAHRO's 2021 Fall Workshop is "Turning Setbacks into Comebacks". The Professional Development Committee has worked tirelessly to make available dynamic speakers and excellent training, which will help you turn the setbacks you may be facing into monumental comebacks. Please take the time to thank them for their hard work and dedication to SERC-NAHRO.

During this workshop, there is a class for everyone! If you need to work on office communication, stop by Cindy Harrington's session, "Appropriate Office Communication"! If you want to know more about the NSPIRE protocol, there is a session for that too! We are all familiar with the African proverb, "It takes a village to raise a child." Well, it takes a village of partners to run a successful resident services program. Guess what? There is a session for that too! I'm sure by now, you get the point – there are sessions just for you!

In addition to attending the classes, please take the opportunity to network and get to know other relentless housing professionals. And of course, explore the city, find some great shops, and eat some delicious Mississippi cuisine. Welcome to Biloxi!

Shaundra Clark

A handwritten signature in black ink that reads "Shaundra Clark". The signature is written in a cursive, flowing style.

President

Program Information
SERC – NAHRO
2021 Fall Workshop



Registration

Registration Desk is located on the Ballroom Foyer:

Sunday, November 14

1:00 p.m. - 6:00 p.m.

Monday, November 15

8:30 a.m. - 12:00 p.m.

Badges

All individuals attending the workshop sessions and other scheduled events must wear the identification badge provided at registration. Your cooperation will be appreciated.

Tickets

Tickets for special events are included in your registration packet. Tickets must be presented for the Reception on Sunday evening, the Reception on Monday evening and the Breakfast on Tuesday morning. Extra tickets may be purchased at the Registration Desk. Ticket prices are:

Sunday Reception	\$100.00
Monday Reception	\$100.00
Tuesday Breakfast	\$ 60.00

Program Information

Professional Development Committee

The Professional Development Committee is responsible for the development of the Fall Workshop. The committee is under the portfolio of the Vice President for Professional Development.

Your comments and suggestions concerning this workshop or future workshops would be appreciated. Please send your comments to the Vice President for Professional Development at the address listed below or you can comment or e-mail from the serc-nahro.org website. The Professional Development Committee members responsible for this workshop are:

Connie Howard

Vice President for Professional Development
Fort Mill Housing Authority
105 Bozeman Drive – Fort Mill, SC 29715
choward@fortmillhousing.com

Donna Lamer

Chairperson
Professional Development Committee
Sumter Housing Authority
15 Caldwell Street – Sumter, SC 29150
donna.lamer@sumterha.org

Committee Members:

Marie Harris	Georgia
Felicia Jackson	Mississippi
Clementine Elmore	South Carolina
Charles Harrington	Virginia
Keith Viers	Virginia
Cindy Harrington	West Virginia
LaQuenta Lowe	West Virginia
Mindy Thorn	West Virginia
Donna Lamer	South Carolina
Marilyn Medley	Tennessee
Michael Dineen	North Carolina
Brian Williams	Alabama
Mollie Rowe	Alabama
Michael Boatwright	Alabama
Steven Parker	Kentucky

Registration:

Angela Strickland	Georgia
Jacob L. Oglesby	Georgia
Mike Rabun	Georgia

Program:

Mikalsh Stewart	Georgia
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Sunday, November 14, 2021

Program Information

Registration

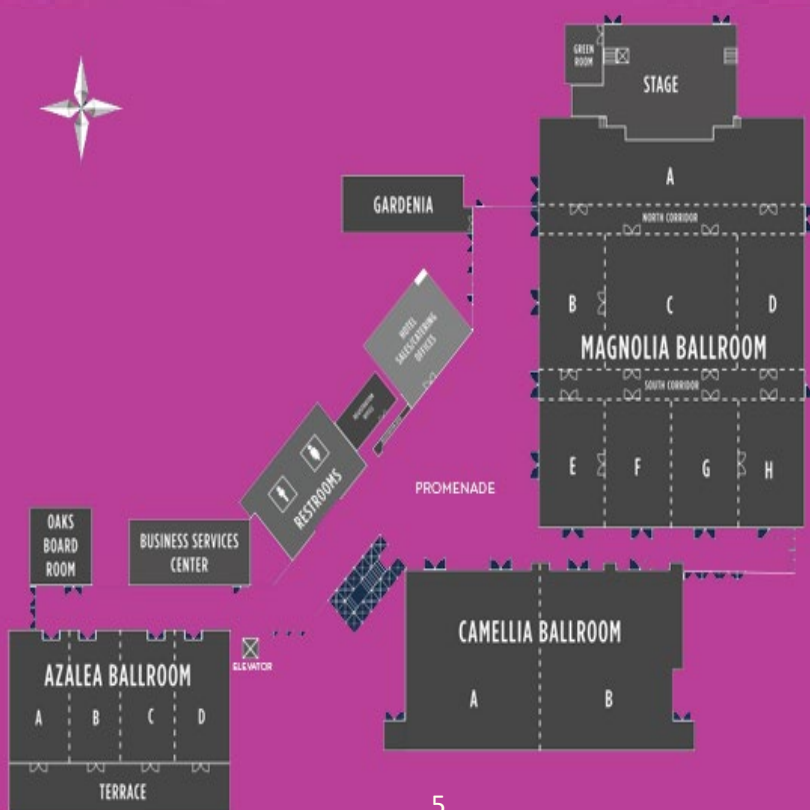
Registration Desk
Ballroom Foyer
1:00 p.m.- 6:00 p.m.

Opening General Session

Magnolia Ballrooms A, B, C & D
3:00 p.m. - 4:30 p.m.

Reception

Camellia Ballrooms A & B
6:00 p.m. - 7:00 p.m.



Opening General Session

Magnolia Ballrooms A – D

3:00 p.m. – 4:30 p.m.

Presiding

Connie Howard

Vice President for Professional Development

SERC-NAHRO

Invocation

Johnny Johnson

Mississippi Regional Housing Authority Region IV

Columbus, Mississippi

Pledge of Allegiance

Charles Harrington

Marion Redevelopment & Housing Authority

Marion, Virginia

Welcome

M. Jason Spencer

State President Mississippi Association of Housing and
Redevelopment Officials

Tennessee Valley Regional Housing Authority

Corinth, Mississippi

Greetings from NAHRO

Georgi Banna, Esq.

Director of Policy and Program Development

Remarks

Shaundra Clark

President

SERC-NAHRO

Keynote Speaker

Paul Krismer

Employee Engagement Speaker, Positive Psychology Expert

Conference Information

Donna Lamer

Chairperson

Professional Development Committee

SERC-NAHRO

Monday, November 15, 2021

Program Information

Registration

Ballroom Foyer
8:30 a.m. – 12:00 p.m.

Continental Breakfast

Ballroom Foyer
7:45 a.m. – 8:45 a.m.

Sessions

9:00 a.m. – 12:00 p.m.

Morning Break

Ballroom Foyer
10:30 a.m. – 10:45 a.m.

Lunch On Your Own

12:00 p.m. – 1:30 p.m.

Sessions

1:30 p.m. – 4:30 p.m.

Afternoon Break

Ballroom Foyer
3:00 p.m. – 3:15 p.m.

Reception

Magnolia Ballrooms A, B & C
6:30 p.m. – 7:30 p.m.

MONDAY SESSIONS

PUBLIC HOUSING

New Security Available To Housing Agencies

Azalea Ballrooms A & B

9:00 a.m. – 12:00 p.m.

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.

Presenters:

Justine Songay, Verkada

Dennis Dillow, Chief of Police Bluefield, WV

Moderator: Cindy Harrington

Bluefield Housing Authority

COMMISSIONERS

What Is Repositioning ? RAD And More? Is It Right For Your Agency?

Camellia Ballroom A

9:00 a.m. – 4:30 p.m., including breaks

Repositioning is a complex program that many HA Governing boards are considering. In this session for Commissioners, we will present an overview that is intended to give basic understanding of the Reposition 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. Ms. Walker will also discuss life after RAD including the differences between a Section 8 Voucher Project Based conversion versus a Section 8 Multifamily Project-Based Contract Conversion.

Presenters:

Nancy Walker

Former Director of Laurinburg, NC Housing Authority and PHADA Past President

Moderator: Felicia Jackson

Laurel Housing Authority

SMALL AGENCY FORUM

Procurement – Mike Gifford Will Present 40 Things You May Not know About Housing Procurement (But Really Need To)

Magnolia Ballroom G

9:00 a.m. – 12:00 p.m., including break

An interactive three-hour review of four very important HUD mandated requirements pertaining to purchasing and contracts. 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, Piggyback Justifications; Contracts and Contract Administration and much, much more! We will talk about procurements and contracts for supplies, equipment, and both maintenance and professional services.

Presenters:

Michael Gifford, C.P.M., CPSD

Housing Agency Procurement Assistance

Moderator: Lisa Porter

Bristol Housing Authority

CR&D

“LIHTCs Upfront 101 Considerations”, Compliance Period And How To Exit.

Magnolia Ballroom H

9:00 a.m. – 12:00 p.m., including break

Many of us are hearing about Low Income Housing Tax Credits while most 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 utilizing this tool to benefit your agency like the developers have done for many years now.

Presenter:

Jodie Fish, CPA

Novogradac & Company

Moderator: Bennett O. Washington

Vicksburg Housing Authority

FINANCIAL MANAGEMENT

We Have Converted To RAD, What Is Next?

Magnolia Ballroom F

9:00 a.m. – 4:30 p.m., including breaks

Roy Henderson of Henderson & Pilleteri will be discussing the questions of how your financial statement are presented and affected in the new environment of RAD. 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.

Presenter:

Roy Henderson, CPA

Henderson & Pilleteri

Moderator: Marie Harris

Roberta Housing Authority

ASSISTED HOUSING

Beginner’s Guide To HUD’s 2 Year Tool: Planning For Success In HCV

Magnolia Ballroom E

9:00 a.m. – 12:00 p.m., including breaks

We will review HUD’s 2 Year Tool and the impact 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.

Presenters:

Randee Wiggins, CPA

Augusta Housing Authority

Mark Wright, CPA

Marietta Housing Authority

Moderator: Pancea Lewis

Sumter Housing Authority

MAINTENANCE

Understanding The New NSPIRE Inspection Standard

Camellia Ballroom B

9:00 a.m. – 12:00 p.m., including breaks

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 hundreds 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.

Presenter:

John Emery, US Inspections

Moderator: Joe Wisniewski

Augusta Housing Authority

REPOSITIONING

Small Agency Conversion Experiences Since 2019

Azalea Ballrooms C & D

9:00 a.m. – 12:00 p.m., including break

If you're currently in the RAD pipeline or considering jumping into the conversion waters, come hear the experience of six agencies who've converted since September 2019 under RAD Revision 4. The focus will be on small agencies that have converted to either PBRA or PBV.

Panel Members:

Mike Sweet

Chickasaw Housing Authority

Shauna Boom

Owensboro Housing Authority

Shirley Smith

Dallas Housing Authority

Mark Watson

Jesup Housing Authority

Moderator: Joyce Floyd

Senior Principal

MONDAY AFTERNOON **SESSIONS**

ASSISTED HOUSING

SEMAP 101

Magnolia Ballroom E

1:30 p.m. – 4:30 p.m., including breaks

An informative session on understanding, reviewing, and preparing for HUD’s performance measurement tool for the Housing Choice Voucher Program, better known as SEMAP: Section Eight Management Assessment Program. This workshop will offer a brief overview into SEMAP’s history, requirements, and the scoring process for the fourteen performances indicators.

Presenter:

Pamela Stevens

Florence Housing Authority

Moderator: Clamentine Elmore

Florence Housing Authority

COMMISSIONERS

What is Repositioning ? RAD And More? Is It Right For Your Agency?

Camellia Ballroom A

9:00 a.m. – 4:30 p.m., including breaks

Continued from the morning session

CR&D

LIHTC How To Exit Year 15

Magnolia Ballroom H

1:30 p.m. – 4:30 p.m., including break

LIHTCs upfront 101 considerations, “COMPLIANCE PERIOD” and how to exit. – Many of us are hearing about Low Income Housing Tax Credits while most the Housing Authority’s 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.

Presenter:

Brad Elphick, CPA

Novogradac & Company

Moderator: Connie Howard

Fort Mill Housing Authority

REPOSITIONING

Developer Principles And Partnerships

Azalea Ballrooms B & C

1:30 p.m. – 4:30 p.m., including breaks

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.

Presenter:

James Cox

Greensboro Housing Authority

Sean Gilbert

Morristown Housing Authority

Jacob Oglesby

Augusta Housing Authority

Moderator: Thomas Rowe

Murfreesboro Housing Authority

MAINTENANCE

Understanding The New NSPIRE Inspection Standard

Camellia Ballroom B

1:30 p.m. – 4:30 p.m., including breaks

Continued from the morning session

SMALL AGENCY FORUM

How To Formulate A Construction Bid (Effective And Efficient Techniques You Might Not Know).

Magnolia Ballroom G

1:30 p.m. – 4:30 p.m., including breaks

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

HUD allows and encourages housing agencies to utilize the Request for Proposal (RFP) competitive solicitation process when retaining contractors for professional services. RFPs are

Best Value in that the housing agency is able to consider qualification as well as cost in determining the awardee. This session will focus on Legal Services contract, including access to sample forms.

Presenters:

Michael Gifford, C.P.M., CPSD
Housing Agency Procurement Assistance
Moderator: Lisa Porter
Bristol Housing Authority

PUBLIC HOUSING

Affirmatively Furthering Fair Housing Update

Azalea Ballrooms A & B

1:30 p.m. – 4:30 p.m.

*Virtual Session

A 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!

Presenter:

Lisa Walker
Chief, Executive Council, HDLI
Housing Development Law Institute
Moderator: Cindy Harrington
Bluefield Housing Authority

FINANCIAL MANAGEMENT

Financial Update For Public Housing

Magnolia Ballroom F

1:30 p.m. – 4:30 p.m., including breaks

Gain a deeper understanding of your public housing finances. This session will focus on the key areas you need to know for board meetings and for your upcoming audit.

Presenter:

Roy Henderson, CPA
Henderson & Pilleteri
Moderator: Marie Harris
Roberta Housing Authority

Tuesday, November 16, 2021

Program Information

Breakfast and Program

Legislative Update

Magnolia Ballrooms A, B & C
Legislative Update 7:30 a.m. – 8:45 a.m.
No Food Service after 8:15 a.m.

Timothy G. Kaiser, Executive Director
Public Housing Authorities Directors Association

Sessions

9:00 a.m. - 12:00 p.m.

Prize Drawing

12:00 p.m.

Legislative Update

Tim Kaiser, Executive Director
Public Housing Authority Director Association

Prize Drawing Information

The Ballroom Foyer Conference
Registration Area 12:00 p.m.

A Prize Drawing Ticket was included in your Registration Packet. A drawing will be held at the end of each session on Monday for a cash door prize. One Grand Prize will be awarded immediately following the conclusion of the workshop in the district adjacent to the training rooms.

To enter, place the Prize Drawing Ticket in the box located in the last session you are attending. All tickets (including track winners) will be combined for the GRAND PRIZE DRAWING.



TUESDAY SESSIONS

ASSISTED HOUSING

Section Eight Round Table Discussion

Magnolia Ballroom E

9:00 a.m. – 12:00 p.m.

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

PUBLIC HOUSING

Appropriate Office Communication

Azalea Ballrooms A & B

10:30 a.m. -12:00 p.m.

Do we know and use our manners in E-mail, on the telephone, what about in person?

Presenter:

Cindy Harrington

Bluefield Housing Authority

Moderator:

Charlie Harrington

Bluefield Housing Authority

FINANCIAL MANAGEMENT

What's On Your Mind About Your Finances? Let's Discuss

Magnolia Ballroom F
9:00 a.m. – 12:00 p.m.

Round table discussion allocating time for questions and answers.

Presenter:
Roy Henderson, CPA
Henderson & Pilleteri
Moderator: Marie Harris
Roberta Housing Authority

COMMISSIONERS

What is Repositioning? RAD And More? Is it Right For Your Agency?

Camellia Ballroom A
9:00 a.m. – 12:00 p.m.
Continuation from Monday

MAINTENANCE

Understanding The New NSPIRE Inspection Standard

Camellia Ballroom B
9:00 a.m. – 12:00 p.m., including breaks
Continued from the morning session

CR&D

Compliance Period

Magnolia Ballroom H
9:00 a.m. – 12:00 p.m., including break

LIHTCs upfront 101 considerations, “COMPLIANCE PERIOD” and how to exit. – Many of us are hearing about Low Income Housing Tax Credits while most 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.

Presenter:
Dayle R. Dalling, CPA
Novograd & Company
Moderator: Sean Gilbert
Morristown Housing Authority

SMALL AGENCY TASK FORCE

“It Takes A Village”

Magnolia Ballroom G

9:00 a.m. – 12:00 p.m.

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

Presenter:

Pauline Sturgill

Williamson Housing Authority

Lynn Pannell, Resident Services Manager

Bristol Housing Authority

Moderator: Lisa Porter

Bristol Housing Authority

LEGISLATIVE UPDATES

Azalea Ballrooms C & D

9:00 a.m. – 12:00 p.m.

Legislative updates, major HUD budgets and regulatory issues.

Presenter:

Timothy G. Kaiser, Executive Director

Public Housing Authorities Directors Association

Moderator: Angela Childers

Beaufort Housing Authority

UPCOMING EVENTS

SERC-NAHRO Executive Committee Meeting

March 11-12th, 2022
Hilton Sandestin Beach Resort & Spa
Miramar Beach, FL

SERC-NAHRO Executive Committee Meeting

June 17-18th, 2022
New Orleans Marriott Hotel
New Orleans, LA

2022 SERC-NAHRO Annual Conference

June 19-22nd, 2022
New Orleans Marriott Hotel
New Orleans, LA

SERC-NAHRO Executive Committee Meeting

November 4-5th, 2022
Marriott Savannah Riverfront Hotel
Savannah, Georgia

2022 SERC-NAHRO Fall Workshop

November 6-9th, 2022
Marriott Savannah Riverfront Hotel
Savannah, Georgia



The fastest way to load that URL on your phone is point its camera at this QR code. Tap the prompt that comes up asking you to open a URL.

Install on your mobile device

1. On your smartphone, visit <https://my.yapp.us/SERCFALL> (Tip: use the QR code above)
2. Follow the instructions on screen (it's a quick, two step process)

Already have the Yapp App installed?

1. Tap "Download existing app" or the green "+" button (top right)
2. When asked for the Yapp ID, enter: SERCFALL
3. Press the device keyboard's enter button, or tap "Add" at top right