

SCHEDULE OF EVENTS

KHA/TAHRA
2021 ANNUAL CONFERENCE
THE GUEST HOUSE AT GRACELAND
MEMPHIS, TN

SUNDAY, SEPTEMBER 26

8:00 a.m. – 1:30 p.m.	Scholarship Golf Tournament
2:00 p.m. – 5:00 p.m.	Registration
2:00 p.m. – 4:00 p.m.	Exhibitor Set-Up
3:00 p.m. – 4:00 p.m.	KHA/TAHRA Executive Board Meeting
4:30 p.m. – 5:30 p.m.	Opening Session
5:30 p.m. – 7:00 p.m.	Welcome Reception with Exhibitors Dinner (on your own)

MONDAY, SEPTEMBER 27

8:00 a.m. – 12 noon.	Registration
7:30 a.m. – 8:45 a.m.	Continental Breakfast with Exhibitors
9:00 a.m. – 12 noon.	Concurrent Sessions
10:15 a.m. 0 10:30 a.m.	Morning Break
12 – 1:30 p.m.	Scholarship Luncheon
1:30 p.m. – 4:30 p.m.	Concurrent Sessions
3:00 p.m. – 3:15 p.m.	Afternoon Break
5:30 p.m. – 7:00 p.m.	Exhibitor Reception
7:00 p.m.	Dinner & “ 70 Disco Party” with Entertainment

TUESDAY, SEPTEMBER 28

8:00 a.m. – 10 a.m.	Registration
7:30 a.m. – 9:00 a.m.	Continental Breakfast with Exhibitors
9:00 a.m. – 11:30 a.m.	Concurrent Session
10:00 a.m. – 10:15 a.m.	Morning Break
11:30 a.m. – 1:30 p.m.	Lunch and KHA & TAHRA Business Meetings
1:30 p.m. – 4:30 p.m.	Concurrent Session
3:00 p.m. – 3:15 p.m.	Afternoon Break
6:00 p.m.	Presidents Reception & Dinner

WEDNESDAY, SEPTEMBER 29

HAVE A SAFE TRIP HOME

SEPTEMBER 26-29 THE GUEST HOUSE AT GRACELAND
2021 ANNUAL MEETING

BUILDING STRONG COMMUNITIES AND RELATIONSHIPS



KHA/TAHRA ANNUAL CONFERENCE PROGRAM

Public Housing 9:00 a.m. – 4:30 p.m. (Monday & Tuesday)

The Nelrod Company will discuss the following topics:

Reasonable Accommodations and Modification Requirements:

Focus will be placed on assistance-animals, restrictions, local ordinances, delays in Processing requests, and transfers.

Section 3 Final Rule

SEPTEMBER 26-29 • THE GUEST HOUSE AT GRACELAND

As the new Section 3 final rule applicable for PHAs with the fiscal years beginning on Or after July 1, 2021, many questions are surfacing. This session will address Section 3 Impact on RAD projects and focus on the challenges faced by agencies with less than 250 Public housing units through qualitative efforts and record keeping requirements.

2021 ANNUAL MEETING

BUILDING STRONG COMMUNITIES AND RELATIONSHIPS

VAWA

This session will discuss what documentation and verification the PHA may accept and Request, how to communicate with a victim of a VAWA crime, confidentially, and the Effects of COVID-19 on VAWA.

Working with Your Elderly and Disabled Population

Learn how to understand and relate to persons with cognitive & physical challenges

Public Housing Eligibility & Suitability

Learn the difference between mandatory eligibility screening and the PHA's suitability Standards. Find out what you can and cannot ask and what you should and should not

Consider.

Interviewing Skills & Techniques

Learn the keys to a successful interview, guidelines for interviewing, questions as interview Tools and interviewing persons with disabilities.

Preparing for HOTMA Final Rule Changes

Learn how the HOTMA final rule will change how rent and eligibility are determined. Treatment of assets and income from assets, medical deductions, over-income, families, Childcare deductions, hardship deductions, and other occupancy issues will be covered

PH Occupancy Q&A

Somewhat of a roundtable discussion, the instructor will share the most frequently Asked Public Housing Occupancy questions received in the past year.

Section 8 9:00 a.m. – 4:30 p.m. (Monday & Tuesday)

The Nelrod Company will discuss the following topics:

Determining Eligibility & Income of Students of Higher Education

Attendees will learn the required verification and eligibility standards for Independent Students. You will also learn how to accurately determine how much financial assistance To include as income of students.

Fair Housing for HCVF

What the Agency Must Do and Should Avoid
Monitoring Landlord Compliance & Investigating Allegations of Fair Housing Violations

Conducting Virtual HCV Briefings

This session will outline the steps to conduct a virtual briefing, video conferencing System considerations, technology barriers, and how to obtain legal electronic Signatures from applicants/participants

SEPTEMBER 26-29 • THE GUEST HOUSE AT GRACELAND
2021 ANNUAL MEETING
BUILDING STRONG COMMUNITIES AND RELATIONSHIPS

VAWA

This session will discuss what documents and verification the PHA may accept and Request, how to communicate with a victim of a VAWA crime, confidentiality, and The effects of COVID-19 on VAWA.

HCV Eligibility

Attendees will learn how the use of interview guides will assist in obtaining Information to determine eligibility; the HCV program's basic eligibility requirements; How to determine if a student of higher education is eligible for the HCV programs; The use of the HUD Verification Hierarchy and EIV in the determination of eligibility.

HCV Denials & Informal Reviews

This session addresses the applicants family's actions or failure to act, which can lead to A mandatory or permissive denial of admission. The use of an applicant criminal record To deny assistance for drug-related activity, violent criminal activity, or alcohol abuse Will also be addressed, as well as when the PHA is not required to provide and informal Hearing.

HCV Occupancy Q&A

A roundtable discussion will be conducted to address any burning question you may have The occupancy program

Easy CPA Tips To Improve Your Audit Experiences - Trainer Chad Porter, CPA

Monday 9:00 a.m. – 12 noon

Is your audit a nightmare? You might inadvertently be making it worse. Chad Porter will share his 25 years of auditing experience to prepare you for the next audit. He will take you from

nightmare audits to a cakewalk. This reality check will give you the insight to know if you are the problem or your auditor.

Blended Occupancy Management for PBV and PBRA Agencies – Trainer

Nan McKay & Associates Monday & Tuesday 9:00 a.m. – 4:30 p.m.

This session is specifically for agencies transitioning their public housing units to PBV or PBRA program under the Rental Assistance Demonstration (RAD) program. This course is intended as an introduction for staff transition to the PBV or PBRA platforms. This course begins with an overview of the basics of both RAD, PBV and PBRA and explores the difference between tenant based vouchers and the project based vouchers as well as the difference between RAD PBV and PBRA. Staff will leave with an understanding of how to set rents, how PBV contracts work, how to determine eligibility and operate the waiting list, the basics of inspections, how units are leased, how to organize files, and occupancy issues such as annual recertifications, income increases and verifications and terminations. Including the HUD 50059, EIV and other multi family systems for PBRA.

Insurance Marketplace & Cyber Security – Gallagher Insurance Co.

Monday 9:00 a.m. – 12 noon

During this informational session, we will discuss topics such as business e-mail compromise, ransomware attacks, fraudulently induced transfers and other trends that are prevalent among organizations of all sizes and industries. As part of this discussion, we will address why public/municipal entities are targeted by bad actors. We will also discuss cyber liability insurance – what it covers and the services being offered from carriers to make their insureds a better risk. We will also be reviewing the structure of the program with things you should be doing to ensure your properties are properly listed and valued.

Colliding Worlds: RAD, LIHTC, and NPO How to Survive the Chaos – Trainer

Chad Porter Monday. 1:30 p.m. – 4:30 p.m.

Balancing the ever-changing world of managing a PHA is chaotic enough without adding the complexity of trying to decide to make major decisions such as should your agency go RAD? What about navigating the challenges of creating and maintaining a non-profit? PHA expert and CPA, Chad Porter invites you to a roundtable discussion as he dives into these two topics.

Wondering if you should submit a RAD application? This session is for you. Looking for guidance on creating and maintaining a non-profit? Chad is excited to discuss these topics with you as he shares the pitfalls he has seen through his experience with RAD, LIHTC, and NPO.

Inspire – Trainer – John Embry
Tuesday 9:00 a.m. – 4:30 p.m.

The difference in inspection standards is so great that you must start planning for this new protocol now. During this day long training, we will dig in and discover how very different this new NSPIRE protocol is from the decades old UPCS.

We will thoroughly cover all 3 of the new Inspectable Areas: “Outside”, “Inside”, and “Units”. By using multiple photos and real-life examples, together we will examine how different and challenging these new standards are and what you need to be doing right now in anticipation of future REAC inspections.

Everything Blues, Soul & Rock'n'Roll

PH Emergency Grants – Qualification & Applying – Trainer – Stan McCall
Monday 1:30 p.m. – 4:30 p.m.

This session will cover HUD’s Criteria for qualifying grant applications; insight on how HUD’s Office of Capital Improvements review the applications; recent changes in scope of work allowable within the grant application; demonstrations of successful grant applications; information on how HUD will review the PHA’s financials prior to awarding the grant and will conclude with Q&A sessions.

PBRA/RAD 4530 Compliance – Trainer Kara Davis & Stacey Ayres, KCDC
Tuesday 9:00 a.m. – 4:30 p.m.

An overview of Occupancy from the HUD 4350.1 Rev. 3

Did you know RAD Conversion means playing by new rules? For Project Based Rental Assistance (PBRA) conversions, join us for a look at the Multifamily Occupancy Rule Book- the HUD 4350.1 Rev. 3 Plan now for the changes that are coming to your residents and staff as you move out of the Low Income Public Housing (LIPH) program and learn the rules prior to conversion.

What About the Next 5 years Monday OR Tuesday 9:00 a.m. – 12 noon

Am I ready for what will or will likely happen next, in my organization? Who is likely retiring in the next 5 years? Is it time to quit planning to get out of public housing and actually pull the trigger on a conversion? Will HUD finally push me to change my business model? How can I

move my maintenance supervisor from thinking and acting like the top tech, to thinking and acting like a department head?

Leadership Challengers

Monday 1:30 p.m. – 4:30 p.m.

We will explore the five leadership traits which all leaders should develop, to be as Effective as they can be backed by 30 years of study and practical experience.

Change and Conflict

Tuesday. 1:30 p.m. – 4:30 p.m.

In this session, we will discuss The Change Cycle, how every human goes through it every time they are faced with a change, and how to effectively manage your team with the ever increasing speed and complexity of change. We will discuss how great leaders can manage interpersonal conflicts when they are in the conflict, and how to broker resolution Between others on your team, so you can move forward.

SEPTEMBER 26-29 • THE GUEST HOUSE AT GRACELAND

2021 ANNUAL MEETING

BUILDING STRONG COMMUNITIES AND RELATIONSHIPS





GROOVY 70'S DISCO PARTY

We challenge you to put on your groovy 70's outfits
(Leisure suits, bell bottoms, platform shoes and funky patterns)

SEPTEMBER 26-29 • THE GUEST HOUSE AT GRACELAND

And

Come join us for a fun filled evening
Of

2021 ANNUAL MEETING

BUILDING STRONG COMMUNITIES AND RELATIONSHIPS

Great food and disco dancing

We will be raising money for each state scholarship by selling tickets for the grooviest outfit, highest platforms, best 70's hair and the widest pant bottoms. After all tickets have been purchased and winners have been announced all tickets will be combined and a 50/50 raffle will be conducted. If your funky 70's threads win the contest, you will win a prize too!!!!

Monday evening, September 27 7:00 p.m.