



Agenda
Horizon Convention Center
Muncie, Indiana
June 28, 2023-July 1, 2023

Wednesday, June 28, 2023

5:00 p.m.

IN NAHRO Board Meeting in the Hospitality Suite at Courtyard by Marriott at Horizon Convention Center

5:00 p.m.-7:00 p.m.

Hospitality Suite at Courtyard by Marriott at Horizon Convention Center

7:00 p.m.
Enjoy Your Evening!

Thursday, June 29, 2023

7:30 a.m.-8:30 a.m.

Registration

8:30 a.m.-10:15 a.m.

Opening Breakfast - Sponsored by Community Hospital Anderson

Welcome and Introductions: Kimberly Townsend, IN NAHRO President and CEO of Anderson Housing Authority

1. Invocation-Reverend Kevin Woodgett, Church of the Living God
2. Introduction of Muncie Mayor, Dan Ridenour by Joseph Anderson-IN NAHRO Vice President and CEO of Muncie Housing Authority
3. Kevin Sulc, AHI (Platinum Sponsor) to Introduce Indiana House State Representative Kyle Pierce
4. Mark Thiele, CEO of NAHRO
5. Alan Zais, NCRC President
6. George Guy, Sr., NAHRO VP
7. Patricia Wells, NAHRO President of (Video Presentation)

9:00 a.m.-4:00 p.m.

Maintenance Training

Ivy Tech Community College
345 High Street, Muncie IN

10:30 a.m.-11:30 a.m.

Commissioners Training (Day 1)- presented by: Eric Hanson-Mahoney, Silverman & Cross, LLC
The session will provide Commissioners with “basic training” to assist them in their service on the Board. We will cover the basics of the housing industry and its acronyms, discuss the various subsidy models – public housing, vouchers (tenant-based vs. project-based), tax credits, and examine the roles and relationships between Board-Executive Director and Board-staff. We will also provide Commissioners with a general understanding of staff’s work on the front lines and review HUD programs such as MTW and RAD. From “new recruits” to “veterans” – all Commissioners will benefit from this interactive and entertaining session.

10:30 a.m.-11:30 a.m.

Concurrent Sessions

1. **IHCDA-Tax Credit Development Part I**-Matt Rayburn, Deputy Executive Director & Chief Real Estate Development Officer-IHCDA overview of the LIHTC program and how to apply.
2. **Family Self Sufficiency Program**-Clesia Ventures-Brandie Townsend, Senior Manager-Learn how to set up and implement your ROSS and FSS programs. Conduct quality intake assessments and ongoing resident engagement. Learn how to reinvigorate and develop dormant and inactive Tenant Councils. Strengthen strategic partnerships with other agencies. Learn effective grant writing strategies to improve your chances of winning competitive grants.
3. **NSPIRE/REAC-HUD**-Brian Murray, Senior Advisor to REAC Deputy Assistant Secretary Ashley Sheriff.
4. **Cybersecurity Issues**-Quadel-James Chatman-The Session will cover some of the precautionary measures that IT and staff can do to assure everyone is doing their due diligence to guard against a cyber-attack in the form of Phishing, Spyware, Malware and Ransomware.

11:30 a.m.-12:45 p.m.

Lunch (On Your Own)

1:00 p.m.-2:00 p.m.

Commissioners Training, cont’- presented by: Eric Hanson-Mahoney, Silverman & Cross, LLC/ and Jason Race-Bedrock Housing Consultants (ABC’s and 123’s-Legal and Financial Overview for Commissioners)-Part 1 will cover the major housing authority funding programs – including how PHAs receive their funds and restrictions on how those funds can be spent. The session will also provide Commissioners with an understanding of their roles and responsibilities on the Board and explain how to provide effective oversight while maintaining legal protections.

1:00 p.m.-2:00 p.m.

Concurrent Sessions

1. **IHCDA-Tax Credit Development Part II**-Matt Rayburn, Deputy Executive Director & Chief Real Estate Development Officer-Panel/speakers of PHAs who have used LIHTC-cover practical matters, what worked well and what didn’t. Includes both RAD and non-RAD perspectives.
2. **Understanding Strategic Repositioning Tools**-Clesia Ventures-Damon Duncan, Principal Owner- This session will focus on the overall strategic approach to redevelopment/repositioning the PHA distressed portfolio. We will discuss RAD, Section 18, Voluntary Conversion, LIHTC, and Choice Neighborhoods as redevelopment tools. During this session we will also walk PHAs through the basics of structuring Low Income Housing Tax Credits and how to report these complex strategies to your Board of Commissioners."
3. **Section 3-J**. Keith Swiney and Cecelia Swiney-The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially

recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons.

4. **“Knowing Your Value”**-Jim Roberts-Are you planning to reposition public housing? Are you looking at partnering with developers or developing your own affordable housing units? If so, you will want to know your worth before entering into any agreement with a co-developer.
5. **EHV (Emergency Housing Vouchers)**-HUD-Tamela Shanks-Royston

2:15 p.m.-3:15 p.m.

Concurrent Sessions

1. **IERA Program**-IHCDA-Rayanna Binder
2. **Cybersecurity Issues**-Quadel-James Chatman-The Session will cover some of the precautionary measures that IT and staff can do to assure everyone is doing their due diligence to guard against a cyber-attack in the form of Phishing, Spyware, Malware and Ransomware.
3. **Section 3**-J. Keith Swiney and Cecelia Swiney-The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons.
4. **“Public Housing Reimagined”**-Michael Simelton, CEO of the Housing Authority of Joliet, and Hope Bound Development Corporation

5:00 p.m.-7:00 p.m.

*****Dinner with Entertainment*****

Friday, June 30, 2023

8:30 a.m.-9:30 a.m.

Continental Breakfast

Breakfast Sponsored by: Concannon’s Bakery, Nan McKay & Associates, and Muncie NAACP

Introduction by Joseph Anderson, Muncie NAACP President, and remarks by Jason Lee, Senior Regional Account Manager, Nan McKay & Associates

9:45 a.m.-11:00 a.m.

1. **Commissioners Training – Day 2** presented by: Eric Hanson-Mahoney, Silverman & Cross, LLC/ and Jason Race-Bedrock Housing Consultants (ABC’s and 123’s-Legal and Financial Overview for Commissioners)-Part 2 will take a deeper dive into PHA finances and policies – including an overview of PHAS and SEMAP scoring, budget revisions and procurement issues. The session will also examine housing authority not-for-profit affiliates and discuss strategies for developing new revenue streams that Commissioners can take back to their agencies.

9:45 a.m.-11:00 a.m.

Concurrent Sessions

2. **Project Based Vouchers (PBV)/Subsidy Layering Review**-IHCDA-Matt Rayburn Lead, Deputy Executive Director & Chief Real Estate Development Officer-Includes some PBV 101 topics, then focus on the Subsidy Layering Review process and how a PHA works with IHCDA to get an SLR approved for a project.
3. **Repositioning [Public Housing] 101-Rental Assistance Demonstration**-Peter Levavi, Executive Vice President at Brinshore Development/Amber Skoby, Housing Preservation Services Consulting Team Leader at Dominion Due Diligence Group/Ron Clewer, Illinois Market President at Gorman & Company-(RAD) was once the only tool PHAs had to recapitalize and

convert assistance on aging public housing stock. Join Amber Skoby, HPS Consulting Team Leader at DG3, Peter Levavi, Executive Vice President at Brinshore Development, and Ron Clewer, Illinois/Indiana Market President at Gorman & Company as they discuss the expanded opportunities RAD offers i.e. Section 18 disposition, RAD/Section 18 blends, voluntary conversion, and Faircloth to RAD. Whether you're considering conversion, or just interested in the latest updates, learn what each option offers, and which may be best for your PHA.

4. **Housing Authorities and City Partnerships**-Kim Townsend-CEO/Executive Director, Anderson Housing Authority and Lelia Kelley-Director, City of Anderson Community Development Department
5. **Two-Year Tool**-Valarie Calhoun
6. **"Working with Clients Across the Gender Spectrum"**-Dr. Betsy Varner (she/her) and Abby Bartels (they/them) from Ball State University

11:30 a.m.-1:00 p.m.

Lunch

Keynote Speaker - Diane M. Shelley, Midwest Regional Administrator, Region 5- U.S. Department of Housing and Urban Development
Kimberly Wize, Director of Indianapolis HUD Field Office to Introduce

1:30 p.m.-2:45 p.m.

Sessions 1-5

(Attendees to remain in their seats after lunch.)

HUD-Hot Topics

HUD NSPIRE

Kimberly Wize, Indiana Field Office Director/ Valarie Calhoun, Supervisory Management Analyst/
Portfolio Management Specialists: Tamela Shanks-Royston, Jennifer Charles, Leah Berti, MacLean Eke,
and Melissa Sui.

3:00 p.m.-4:00 p.m.

Concurrent Sessions

1. **Landlord Retention**-AHA-Mary Randol and Alacia Goettman
2. Advantix-Rick Moore
3. HOTMA Final Rule
4. **Faircloth to RAD**-Peter Levavi, Executive Vice President at Brinshore Development/Amber Skoby, Housing Preservation Services Consulting Team Leader at Dominion Due Diligence Group/Ron Clewer, Illinois Market President at Gorman & Company-In the second session, we will focus on the new Faircloth to RAD program, now that five housing authorities have closed transactions, and many more are in the process. This new tool provides a way to unlock federal operating subsidy that many housing authorities put on the shelf after removing public housing units through the Section 18 Demo/Dispo process.
5. **"The How is more important than the What"**-The Challenges and Solutions for Using Surveillance Technologies at Public Housing Authorities-Carlton T. Mayers, II, CEO of Mayers Strategic Solutions, LLC

5:00 p.m.

**Dinner and Casino Night via Muncie HA and AHI
at Horizon Convention Center**

Saturday, July 1, 2023

8:00 a.m.-9:00 a.m. Closing Breakfast

Sponsored by: Charisma and Cinnaire-Remarks by Keith Broadnax, Senior Vice President, Business Development

9:00 a.m.-HUD/Fair Housing Training

11:00 a.m.-End of Conference

**Thank you all so much for attending the
2023 IN NAHRO Conference!**