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2019 FALL EDUCATIONAL CONFERENCE and Vendor Exhibit

Thursday – Friday, October 10 – 11, 2019
Seven Springs Mountain Resort & Convention Center
777 Waterwheel Drive, Champion, PA 15622

WHO SHOULD ATTEND:

Everyone involved in the management of Affordable Housing:

Owners, Management Agent Staff, Maintenance Staff, Front Line On-Site Staff, Service Coordinators.

THURSDAY: (session descriptions begin on Page 3)

SESSIONS: HUD – Updates; Tax Credit; Maintenance – REAC; Service Coordinators

CONTINUING EDUCATION: Real Estate and Licensed Social Worker credits available; additional enrollment sheet is required. Visit www.pahma.org to download the enrollment form you need.

VENDOR MARKET PLACE

ART GALLERY, RAFFLES, DIAMOND DINNER, ENTERTAINMENT: Mardi Gras at the Matterhorn

FRIDAY: (session descriptions begin on Page 5)

MORNING – Communication: The Key to Sensitivity

PLATINUM AWARDS

AFTERNOON – Bullying / Senior Bullying: It Doesn't End on the Playground

COST: NO PRICE INCREASE FROM 2018

PAHMA Members receive a \$150 discount off the registration fee. Please complete the Registration Form and return it with your check. The registration fee must be paid prior to the conference. Registration is on a first come basis. **The Early Bird registration fee is \$299 for PAHMA members for each participant; and \$449 for nonmembers.** Please take a moment to be sure that your membership is active. Early Bird discount ends Sept 20th. Price increase of \$50 Sept 23rd.

AGENDA: (see back for more details)

The conference begins with check-in at 7:45 a.m. Thursday. Vendor Marketplace, refreshments, lunch, dinner and evening entertainment "Mardi Gras at the Matterhorn – New Orleans Style" are included with registration. The conference will end by 2:30 p.m. Friday, refreshments and lunch provided. A hospitality suite will be open Wednesday evening for those arriving early.

EVENT ETIQUETTE:

All attendees are required to abide by the Event Etiquette and Standards of Behavior Policy which can be found on our website, www.pahma.org, and will be available in hard copy.

FOR ROOM RESERVATIONS: Your conference fee does not include lodging. Please contact Seven Springs directly at 800-452-2223 / 814-352-7777 ext 7009. Mention PAHMA for special group pricing.

PAHMA Group Pricing: Single \$159.00 per night Double \$89.50 per person/per night plus tax

Availability and rate guaranteed when booked by September 8th; lodging includes complimentary buffet breakfast.

Enhance Your Stay – visit www.7springs.com for information on amenities

For additional conference information, please contact PAHMA at info@pahma.org or leave a message at (412) 445-8357.

Be sure to register early. Seating is limited and prices increase September 23rd.

Fall 2019 Agenda

Have a Question for Our Speakers?



send it to:
info@pahma.org
 by September 16th

Thursday, October 10th

SEE SESSION DESCRIPTIONS STARTING ON PAGE 3 FOR MORE DETAILS

7:45am Registration and **VISIT VENDORS**

8:30 - 12:00 **MORNING VENUE:**

OPENING REMARKS / INTRODUCTION

Morning Sessions:
approved for Real Estate CECs

1. **HUD: RBD HUD Today 2019**
 Mary Ross, President/CEO
 Ross Business Development
2. **LIHTC - Mixed Finance:**
 Tax Credits, HOME Section 8
 Bette Newcomer, Director of Compliance
 M&L Compliance Management
3. **MAINTENANCE:**
 Can You Be Ready in 14 Days?
 REAC's Transition to NSPIRE
 Scott Precourt, Founding Partner
 US Housing Consultants
4. **SERVICE COORDINATORS:**
approved for Licensed Social Worker CEUs
 Cultural Diversity / LGBTQ
 Mark Weir, Founder/Chief Ed Officer, LEADS
 Kathi Boyle, Program Coord, Persad Center

BREAK INCLUDED ... VISIT THE VENDORS

12:00 - 4:30pm **AFTERNOON VENUE:**

Lunch *sponsored by: PHFA*

VISIT VENDORS

Art Contest Recognition
 Scholarship Awardee

Afternoon Sessions:
approved for Real Estate CECs

1. **HUD: Reasonable Accommodation and Pets/Assistance Animals**
 Mary Ross, President/CEO
 Ross Business Development
2. **LIHTC - continued**
 TIC, Applicable Fraction, Calculations, etc.
 Bette Newcomer, Director of Compliance
 M&L Compliance Management
3. **MAINTENANCE: REAC continued**
 New Standards & Rules / HUD UPCS
 Scott Precourt, Founding Partner
 US Housing Consultants
4. **SERVICE COORDINATORS:**
approved for Licensed Social Worker CEUs
 Ask the Experts: Medical Marijuana Panel
 Kyle Harder, Dir of Bus Dev, Gateway Rehab
 Jaime Milligan, Dir Hsg Svcs SWPA Legal Svcs
 Matthew Roman, M.D., Nature's Way Medicine

BREAK INCLUDED ... VISIT THE VENDORS

4:30 **FINAL CHANCE TO TURN IN YOUR VENDOR PRIZE SHEET**
 Raffle Drawings

6:00 **DIAMOND DINNER**

7:00 - 12:00 **Entertainment "NEW ORLEANS STYLE"**
Mardi Gras at the Matterhorn
 'The Fugitives' return with live music
 Matterhorn Lounge...lower level
PRIZE FOR BEST DRESSED



Show off all the beads
 you collect during the day...

HOW do you collect beads you ask?
 Find out Thursday morning!

Friday, October 11th

8:45 **OPENING REMARKS**

9:00 - **COMMUNICATION - THE KEY TO SENSITIVITY**
 Michael L Alexander, Consultant/Speaker
 Executive Director, AHMA East Texas

Noon - **PLATINUM AWARD LUNCH**
sponsored by: Affordable Housing Accountants



1:00 **BULLYING / SENIOR BULLYING**
IT DOESN'T END ON THE PLAYGROUND
 Pamela E. Countouris,
 Bullying Prevention Specialist
 TCB Training & Consulting

2:30 **PLATINUM AWARDS RECOGNITION**
WRAP UP - DRAWINGS - ADJOURN

Photography Disclaimer

By your payment and attendance at this event, you recognize that interviews, photographs, audio recordings, and video recordings may be taken and you consent to their publication, exhibition, or reproduction by PAHMA, or its affiliates, for promotional purposes, inclusion on websites, or any other purpose deemed appropriate by PAHMA in support of the Affordable Housing and Real Estate Management Industries.

For additional conference information visit us at:
www.pahma.org or call 412-445-8357

PAHMA FALL CONFERENCE SESSION DETAILS:

“CELEBRATING COMMUNICATION AND COMMUNITY”

Thursday, October 10, 2019

SESSION DETAILS MAY BE SUBJECT TO CHANGE

EARLY-BIRD RATES through September 20th

fees increase September 23rd SEND YOUR REGISTRATION EARLY

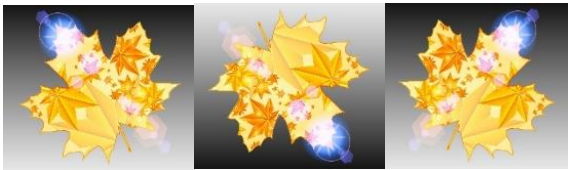
HUD – General Occupancy Updates

presented by Mary Ross, President / CEO, Ross Business Development (RBD)

Morning Session

RBD HUD Today 2019

This session combines a review of the latest trends and hottest topics of the day with answers to some of the most frequently encountered problems facing affordable housing owners and agents. Mary utilizes her years of experience training affordable housing professionals to cover the latest topics and trends while blending in policy and procedure discussions critical to staying compliant. We will discuss the new Electronic Signature and Electronic Storage guidance, Streamlining, proposed changes to noncitizen eligibility, and much more.



Afternoon Session

Reasonable Accommodations/Modification Policies and Pets & Assistance Animals – Best Practices

Many property managers are not familiar with the requirements set forth for reasonable accommodation and modification. For most federally assisted properties, we must comply with the rules set forth in the Fair Housing Act Amendment of 1988 and Section 504. This session provides information about developing and implementing a reasonable accommodation & modification policy. This session also provides suggestions about addressing common requests such as requests for reserved parking, the use of medical marijuana, hoarding, and unit modifications.

We will also review requirements surrounding Pets/Assistance Animal Policies and discuss best practices, new ideas, new laws, and pet/assistance animal screening.

MAINTENANCE: REAC – CAN YOU BE READY IN 14 DAYS??!!!

presented by Scott Precourt, Founding Partner, US Housing Consultants

Morning Session

PART 1: PREPARING FOR CHANGE.....

REAC'S TRANSITION TO NSPIRE

A review of the current and proposed changes to REAC. These changes require much more than a new checklist; these updates are changing the expectations for physical compliance. In this session we will review changes to rules for scheduling inspections, including the new 14 day notice, consequences or failure, new requirements for appeal, and goals & affirmations of the upcoming reforms.

Afternoon Session

A REVIEW OF HUD UPCS/REAC STANDARDS AND RULES

In this session we take a larger look at issues on the property. We include a detailed explanation of the rules on a wide array of examples and discuss how to best identify the issues & address the findings, as well as a discussion of how the same issues will be viewed under the transition to REAC NSPIRE. This session is more than a list of things to check for, it is a review of how to understand the underlying requirements and goals of the inspection.

PART 2: QUALITY IN COMPLIANCE.....

NEW STANDARDS ON REAC INSPECTIONS

A review of the existing basic design of a UPCS/REAC Inspection, and then introduce the new concepts and goals which will be gradually implemented over transition to HUD NSPIRE. The new changes will take the “form and function” requirements in place now and transition to “safety and quality”. This means new standards for livability, quality repairs, and metrics which measure proper everyday compliance. We will review what this means and how to best prepare for the new realities to come.



LIHTC

presented by Bette Newcomer, Director of Compliance, M&L Compliance Management

Morning Session

LAYERED SUBSIDIES

Intended Audience – LIHTC Professionals with some experience in the LIHTC field.

Projects with mixed financing, LIHTC, HOME, Section 8.

Afternoon Session

TAX CREDIT BASICS

TIC, Applicable Fraction, Tenant File Organization, Income/Asset Calculations

These sessions can be attended separately but may be more valuable when attending both.

REMEMBER YOUR CALCULATOR (the one on your phone is fine this time!)

SERVICE COORDINATORS

All participants will receive a Certificate of Attendance accepted by HUD for educational hours. Licensed Social Workers can also earn up to 10 hours of Continuing Education Credit. (see next page for details)

Morning Session

PART 1: LEADING WITH DIVERSITY AND INCLUSION

presented by Mark Weir, Founder/Chief Educational Officer, LEADS – Leadership: Exploring and Developing Success

In today's ever-changing affordable housing industry, great leaders possess the ability to encourage inclusion of everyone at their communities, residents and staff alike. Our resident populations have greatly changed over the last twenty years. With the wealth of ideas each generation brings, we are best served if we embrace the differences & integrate them into our everyday lives. These dynamics can bring about a life changing career and a vibrant community. Join us for this engaging session and discover how 'Leading with Diversity and Inclusion' can make all the difference to you and to the communities you serve.

PART 2: LGBTQ SENIORS

presented by Kathi R Boyle, Program Coordinator, Persad Center, Pittsburgh

Did you know that more than 39 million people in the U.S. are age 65 years or older, including 2.4 million people who identify as lesbian, gay, bisexual, or transgender (LGBT)? As the baby boomer generation ages, the older adult population will increase from 12.8% to an estimated 19% in 2030. As people who work with this population, specifically those providing housing to older adults, we need to be sensitive to the histories and concerns of LGBT people and to be open-minded, affirming and supportive towards LGBT older adults. As housing providers, sometimes we are on the front lines with an individual in helping them access the quality care they need. This course will delve into the topic of the aging LGBTQ population and how to work with them in their home, which happens to be the properties we work on.

Afternoon Session

EXPERT PANEL – MEDICAL MARIJUANA

Kyle Harder, Director of Business Development, Gateway Rehab

Jaime Milligan, Director of Housing Services at Southwestern PA Legal Services, and manages the Fair Housing Law Center

Matthew Roman, MD, Nature's Way Medicine, Philadelphia

Have you ever wondered how the legalization of medical marijuana will affect your residents and what that may look like at your building? Join us for an engaging presentation about the Pharmacology of Marijuana. In this discussion, the attendees will learn the risks and benefits of THC and CBD. Attendees will also gain a better understanding of the history of medical marijuana and how we got to where we are today. In addition, those registered for the session will learn what medical conditions qualify someone for a medical marijuana card and how to treat using this method. This is a great opportunity to ask questions and receive honest, unbiased feedback.



Photo by Ross Findon on Unsplash



Photo by Leo Moko on Unsplash

GOT A QUESTION? DON'T GET LOST IN THE MARDI GRAS SHUFFLE!

Do you have a question for one of the speakers? Send your question to info@pahma.org by September 16th or mail your question with your registration form. The speakers will make every effort to cover your concern in their presentation.

CONTINUING EDUCATION CREDITS

REAL ESTATE LICENSE...Do You Still Need Credits for Your 2020 Renewal?

PAHMA continues to work with Steve Chupinka, Academy of Real Estate Careers, to bring you 7 hours of Continuing Education Credits toward your **Real Estate License** – 2020 renewal period. The **Thursday A.M. & P.M. sessions have been approved** and together make up the 7 hours of credit. Be sure to COMPLETE AN 'ENROLLMENT AGREEMENT' and submit it with your conference registration. An additional enrollment fee of \$55.00 applies and is payable to PAHMA. Download the form at WWW.PAHMA.ORG / EDUCATION / FALL CONFERENCE

LICENSED SOCIAL WORKERS

PAHMA has again partnered with the University of Pittsburgh to bring you 10 hours of continuing education credits towards your ongoing **Social Work License** requirement (2021 renewal period). The **Thursday & Friday A.M. & P.M. sessions have been approved** and together make up the 10 hours of credit. YOU WILL NEED TO COMPLETE AN ENROLLMENT FORM and submit it with your conference registration. An additional enrollment fee of \$15 applies and is payable to PAHMA. Download the form at WWW.PAHMA.ORG / EDUCATION / FALL CONFERENCE.

YOU MAY APPLY FOR EITHER CREDITS AT THE DOOR, AN ADDITIONAL \$5 WILL BE ADDED TO THE ENROLLMENT FEE

SPECIAL LUNCH PRESENTATIONS ...

A Celebration of Art

We will recognize the artists whose posters made it to the regional finals and celebrate those that were selected to represent PAHMA in the national competition. Congratulations to all of our artists for a job well done. Two of the entries were selected as National Winners and will be featured in the 2020 NAHMA Calendar! Be sure to PLACE YOUR CALENDAR ORDER at www.nahma.org beginning September 1st and see the amazing artwork.

Scholarship Awardee

Congratulations to our First Awardee of the annual NAHMA Educational Foundation Scholarship Program! Please join us in celebrating the accomplishments of this outstanding student.

Friday, October 11, 2019

COMMUNICATION: THE KEY TO SENSITIVITY

presented by Michael L Alexander, Consultant / Speaker
Executive Director, AHMA East Texas



Interactive communication will lead to a better understanding as to the need to be sensitive to the needs of your residents. Take a walk in the shoes of your resident and discover how you can be more sensitive to their daily needs. This interactive class will increase your communication skills in dealing with your residents.

BULLYING/SENIOR BULLYING: IT DOESN'T END ON THE PLAYGROUND

presented by Pamela E Countouris, Bullying Prevention Specialist, TCB Training & Consulting

Bullying is defined as an intentional and repetitive behavior involving an imbalance of power or strength. It needs to be addressed because everyone has the right to feel safe and secure where they live. This seminar is designed to help you recognize bullying behavior, how to address the behavior, and to give you the tools that you will need to try and stop bullying on your property. During this seminar there will be interactive activities among participants in problem solving for various types of bullying behaviors and a packet of activities for participants to implement at the property with residents to help promote a pro-social and caring environment.



Other Conference Features:

Thursday:

- Vendor Marketplace
- Raffles
- 'Mardi Gras at the Matterhorn' – prize for best dressed ...NEW ORLEANS STYLE!
- The Fugitives return for live musical entertainment

Friday:

- Platinum Award Lunch and Presentation
- Prizes

