



# 37TH ANNUAL FALL EDUCATIONAL CONFERENCE AND VENDOR MARKETPLACE

OCTOBER 12th - 13th, 2023

Seven Springs Mountain Resort & Convention Center

*Presenting*

**COMMUNITIES LIVING UNITED EVERYDAY**

LEARN STRATEGIES TO BE A WINNER

*PAHMA's Board of Directors is pleased to present this year's Annual Fall Educational Conference & Vendor Marketplace packed with exceptional education, speakers, vendors serving the Affordable Housing Industry, food, fun & giveaways!*

*Our theme this year is "Communities Living United Everyday" (CLUE) and we have planned a CLUE-style mystery game. All attendees are invited to help us solve the **Mystery at Misery Manor** for a chance to win prize(s) and to join us as your favorite sleuth character (optional) at the Matterhorn Lounge on Thursday evening. More details to come!*



## HOTEL INFO

- If you would like to book a room, you may contact Seven Springs at 800-452-2223 and mention PAHMA Conference for special group pricing. Group pricing starts at \$159 per night, plus tax.
- **Availability & rate guaranteed if booked by SEPTEMBER 15th**

## EXHIBIT HALL

- Numerous vendors who service the Affordable Housing Industry will be set up in the Exhibit Hall on Thursday. Visit vendor booths throughout the day & be entered to win prizes
- Check out the Artwork on display & the finalists of the NAHMA Annual Calendar Art Contest. Pick up an order form for the 2024 calendar and get details how you can participate next year!

## WEDNESDAY

- Early conference check-in is available 7:00 PM-9:00 PM in the Convention Center (Stag Pass area).
- Once checked-in, feel free to stop by the Hospitality Suite from 7:30 PM-10:00 PM to say hello and network with fellow attendees.

## THURSDAY

- Conference check-in begins at 7:30 AM in the Convention Center (Stag Pass area).
- Opening Remarks begin at 8:30 AM featuring HUD representative, **Michael Horvath**
- Break-out sessions begin at 8:55 AM. Lunch, dinner and break-time refreshments are included
- Relax and have a little fun with and DJ Hollywood at the Matterhorn Lounge from 7:30 PM-11:00 PM.

## FRIDAY

- Breakfast buffet 8:00 AM-9:00 AM is included
- Friday morning Speaker, Tactical Threat Solutions, begins at 9:00 AM in the Grand Ballroom
- Grand prize drawing and closing remarks at 1:00 PM

EDUCATING AND SUPPORTING THE AFFORDABLE HOUSING INDUSTRY

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## THURSDAY MORNING BREAK-OUT SESSIONS

### HUD COMPLIANCE

#### IMPACT OF HOTMA ON HUD'S MULTIFAMILY PROGRAMS - PT 1

*Jenny DeSilva, CMH, COS, TaCCS, DeSilva Housing Group*

Interactive deep-dive workshop focused on what *full* implementation of HOTMA *really* entails and how to begin the process of modifying leasing operations and communicating these changes to residents.

Jenny will highlight those changes that are clear and straightforward and ready for implementation and those that are prompting clarification requests and interpretation variations within the industry. These discussions will allow you to prioritize certain adaptations now, while allowing a bit more time for HUD to clarify other changes via an anticipated supplemental guidance notice scheduled to come out very soon.

This morning session will cover:

- HOTMA regulatory references
- HOTMA's program applicability
- HOTMA's impact on definitions/eligibility for foster members
- HOTMA's impact on EIV protocol and verification techniques
- HOTMA's introduction of the de minimis error
- HOTMA's impact on income

*\* Eligible for Real Estate Continuing Education Credit*

### LIHTC & HOME

#### HOTMA & HOW IT AFFECTS LIHTC & HOME PROGRAMS - PT 1

*Bette Newcomer, Director of Compliance, M&L Compliance Management*

HOTMA affects all aspects of the Affordable Housing Industry and is here to stay, therefore, we need to be prepared to implement these changes going forward.

Changes affecting the Low-Income Housing Tax Credit (LIHTC) & HOME program are effective January 1, 2024, and managers and owners need to be prepared to implement these changes prior to this date for a smooth implementation.

The morning session will focus on the following and how it will affect the HOME & LIHTC programs:

- HOTMA Background
- Revised Definitions
- Key Changes to Assets
- Key Changes to Income

*\* Eligible for Real Estate Continuing Education Credit*

### NSPIRE

#### NSPIRE.... WHAT? WHY?

*David Szalay, HUD REAC Contract Inspector Since 1998*

HUD's official Standard is NSPIRE for inspections come October 1st.. So, make sure your maintenance and management teams are trained and ready to implement this significant transition.

Are you ready for the transition from the UPCS to the new NSPIRE? We will review the new standards for NSPIRE compliance and learn how to achieve the best possible score on your initial NSPIRE inspection.

This morning session will cover:

- Intro to NSPIRE
- NSPIRE Scoring
- NSPIRE Standards (part 1)

### TRAUMA INFORMED HOUSING

#### TRAUMA INFORMED HOUSING

*Jessica Piro, Safe Housing Coordinator, Victim Services Inc*

This interactive and engaging training session will provide education and information relating to housing survivors that fall into the Category 4 HUD definition of homelessness, and providing guidance in a trauma informed way.

HUD Category 4 Homeless definition:

Left home because of physical, emotional, or financial abuse or threats of abuse and have no safe, alternative housing.

### Notes & Reminders

Enjoy complimentary refreshments & pastries during morning and afternoon session breaks in the Exhibit Hall.

Visit our vendors and have your **VENDOR DRAWING CARD** initialed by each to be entered to win prizes!

**AND ALWAYS KEEP AN EYE OUT FOR ANY MISERY MANOR CLUES!**





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## THURSDAY AFTERNOON BREAK-OUT SESSIONS

### HUD COMPLIANCE

#### IMPACT OF HOTMA ON HUD'S MULTIFAMILY PROGRAMS - PT 2

*Jenny DeSilva, CMH, COS, TaCCs, DeSilva Housing Group*

Continuation from morning session: Interactive deep-dive workshop focused on what *full* implementation of HOTMA *really* entails and how to begin the process of modifying leasing operations and communicating these changes to residents.

This afternoon continuation session will cover:

- HOTMA's impact on assets
- HOTMA's impact on expenses and deductions
- Phase-in provisions for the new Health & Medical Care & Attendant Care & Auxiliary Apparatus expenses
- Financial hardship provisions for new Health & Medical Care & Attendant Care & Auxiliary Apparatus Expenses & Childcare expenses
- HOTMA's impact on interim recertification activities and events that trigger them
- Irregular income
- Proposed rollout schedule for TRACS enhancements related to HOTMA

*\* Eligible for Real Estate Continuing Education Credit*

### LIHTC & HOME

#### HOTMA & HOW IT AFFECTS LIHTC & HOME PROGRAMS - PT 2

*Bette Newcomer, Director of Compliance, M&L Compliance Management*

We will continue where the morning session left off, covering HOTMA and the affects on the LIHTC & HOME program, as well as, discussing how some of these changes will affect mixed finance properties (LIHTC & HOME with Section 8 Project Based Rental Assistance and Tenant Based Rental Assistance).

The afternoon session will focus on:

- Student Financial Assistance
- Recertifications
- HOME & Housing Trust Fund Certifications
- Forms
- Mixed Finance Properties and What You Need to Know

*\* Eligible for Real Estate Continuing Education Credit*

### NSPIRE

#### NSPIRE INSPECTION PLAN

*David Szalay, HUD REAC Contract Inspector Since 1998*

HUD's official Standard is NSPIRE for inspections come October 1st. So, make sure your maintenance and management teams are trained and ready to implement this significant transition.

Are you ready for the transition from the UPCS to the new NSPIRE? We will review the new standards for NSPIRE compliance and learn how to achieve the best possible score on your initial NSPIRE inspection.

This afternoon session will cover:

- NSPIRE Standards Continued (part 2)
- NSPIRE Inspection Plan

### DISABILITY AWARENESS / PSYCHOLOGICAL SAFETY

#### EFFECTIVE COMMUNICATION TO BETTER SERVE PEOPLE WITH DISABILITIES

*Heidi Niebauer & Autumn Wagner, Regional Housing Coordinators, SDHP/Ingllis*

Self- Determination Housing of Pennsylvania (SDHP) will delve into Disability Awareness and the effective communication it will take to serve people with disabilities.

In this session, we will strive to reduce stigmas surrounding disabilities, enhance and improve business practices, and participate in group discussions.

#### PSYCHOLOGICAL SAFETY

*Tiffany Holden, Manager Supportive Services, Pennrose Management Co.*

Do you feel that you are a part of your work environment? Are conflicts and mistakes valued and learning is a team effort?

In this interactive session on psychological safety, we are going to break the culture of silence in the work environment and the fear of "rocking the boat". The work culture should be one that an individual can take risk, experiment and even fail without fear of repercussions. This session will motivate and inspire you to feel safe and more confident in your work environment.

## FRIDAY MORNING SPEAKER

**Presented By: Bob Haddad & Thomas Dowdell, Tactical Threat Solutions**

An interactive session regarding the fire safety, personal safety & the safety of the company as a whole. The instructors will open discussion about concerns & current procedures for safety and provide avenues for the staff & management to evaluate their current policies & procedures. They will breach various topics to elicit open dialogue to assist with planning & implementation related to the following safety topics:

**Fire Safety - Everyone is a fireman! \* Active Threat Evaluation & Planning \* Changing the "We have always done it this way" mentality**

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ALL FIELDS REQUIRED

Attendee Name \_\_\_\_\_

Mgmt Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Emergency # \_\_\_\_\_

Email \_\_\_\_\_ 1st time at PAHMA event? Yes ☐ No ☐

Special Needs \_\_\_\_\_

## 1. Choose ONE morning session

- ☐ HUD/HOTMA AM Session \*
- ☐ LIHTC & HOME/HOTMA AM Session \*
- ☐ NSPIRE AM Session
- ☐ Trauma Informed Care

## 2. Choose ONE afternoon session

- ☐ HUD/HOTMA PM Session \*
- ☐ LIHTC & HOME/HOTMA PM Session \*
- ☐ NSPIRE PM Session
- ☐ Disability Awareness/Psychological Safety

## 3. Will you attend (answer all)

- LUNCH Thursday Yes ☐ No ☐
- DINNER Thursday Yes ☐ No ☐
- BREAKFAST Friday Yes ☐ No ☐

\* Eligible for Real Estate Continuing Education Credit - Additional enrollment form required. Download at <https://www.pahma.org/education-events/fall-conference/>

PAHMA MEMBERS	
<input type="checkbox"/>	\$395 Thru 9/20
<input type="checkbox"/>	\$55 CEC (7 hours) Thru 9/20
<input type="checkbox"/>	\$155 Add Guest (meals only)
<input type="checkbox"/>	\$445 After 9/20
<input type="checkbox"/>	\$65 After 9/20 CEC (7 hours)
TOTAL DUE: <input type="text"/>	

← OR →

**REGISTER EARLY!**

**Prices increase  
September 21st**

NON-MEMBERS	
<input type="checkbox"/>	\$545 Thru 9/20
<input type="checkbox"/>	\$55 CEC (7 hours) Thru 9/20
<input type="checkbox"/>	\$155 Add Guest (meals only)
<input type="checkbox"/>	\$595 After 9/20
<input type="checkbox"/>	\$65 After 9/20 CEC (7 hours)
TOTAL DUE: <input type="text"/>	

**UPDATED CANCELLATION POLICY:** A credit or refund, less a \$50 cancellation fee, will be issued if a written request is received at least 15 days prior to event. After this date, fees are nonrefundable. A substitute may be sent in place of registrant. Send written request to: PAHMA, PO BOX 486, Oakmont, PA 15139 or email [info@pahma.org](mailto:info@pahma.org)

**FOR YOUR COMFORT:** Since room temperatures are difficult to regulate to everyone's satisfaction, layered clothing is strongly recommended

**EVENT ETIQUETTE:** All attendees are required to abide by the Event Etiquette and Standards of Behavior Policy which can be found on our website

**IN THE EVENT OF SPEAKER CANCELLATION:** PAHMA reserves the right to substitute the speaker/topic and/or reschedule the training

**FOR CHECKS:** Make Payable to PAHMA and send to: PO Box 486, Oakmont, PA 15139-0486

**FOR CREDIT CARD:** Complete below & **EMAIL** (secure VPN) to [info@pahma.org](mailto:info@pahma.org) or direct **FAX** to Marianne at (412) 927-2631

Total amount of charge: \$ \_\_\_\_\_

Name as it appears on the card: \_\_\_\_\_ Card #: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ CVC Code: \_\_\_\_\_ Billing ZIP Code: \_\_\_\_\_

Email Address for Receipt: \_\_\_\_\_

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