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### EVENT ETIQUETTE

All attendees are required to abide by the "Event Etiquette and Standards of Behavior Policy", which is provided in your event folder and can also be found on our website, [www.pahma.org](http://www.pahma.org). Copies are also available at the event check-in table.

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# Agenda

## **THURSDAY, OCTOBER 12**

<b>7:30 AM - 8:30 AM</b>	<b>CONFERENCE CHECK-IN</b>	<b>STAG PASS</b>
<b>7:30 AM - 4:30 PM</b>	<b>VENDOR EXHIBITS</b> Refreshments Available Visit During Session Breaks & Lunch Enter to Win Drawing (Pg 22)	<b>EXHIBIT HALL</b>
<b>8:30 AM - 8:55 AM</b>	<b>OPENING REMARKS / HUD UPDATES</b> Connie Buza, President PAHMA (Pg 14) Michael Horvath, HUD (Pg 14)	<b>EXHIBIT HALL</b>
<b>9:00 AM - NOON</b>	<b>BREAK OUT SESSIONS</b> (10:30 AM BREAK / VISIT VENDORS) <b>HUD / HOTMA AM SESSION</b> (Pg 15) <b>LIHTC / HOTMA AM SESSION</b> (Pg 14) <b>NSPIRE AM SESSION</b> (Pg 17) <b>TRAUMA CARE AM SESSION</b> (Pg 15)	<b>GRAND BALLROOM</b> <b>SUNBURST</b> <b>WINTERGREEN</b> <b>SNOWFLAKE</b>
<b>12:00 PM - 1:00 PM</b>	<b>LUNCH BUFFET</b>	<b>EXHIBIT HALL</b>
<b>1:30 PM - 4:30 PM</b>	<b>BREAK OUT SESSIONS</b> (2:45 PM BREAK / VISIT VENDORS) <b>HUD / HOTMA PM SESSION</b> (Pg 15) <b>LIHTC / HOTMA PM SESSION</b> (Pg 14) <b>NSPIRE PM SESSION</b> (Pg 17) <b>DISABILITY/PSYCH PM SESSION</b> (Pg 16)	<b>GRAND BALLROOM</b> <b>SUNBURST</b> <b>WINTERGREEN</b> <b>SNOWFLAKE</b>
<b>4:30 PM - 5:00 PM</b>	<b>VENDOR CARD DRAWING</b> (Pg 22) <b>MISERY MANOR DRAWING</b> (Pg 20)	<b>GRAND BALLROOM</b>
<b>6:00 PM - 7:30 PM</b>	<b>DINNER BUFFET</b>	<b>EXHIBIT HALL</b>
<b>7:30 PM - 11:00 PM</b>	<b>NETWORK &amp; RECHARGE</b> With DJ Hollywood (Pg 21)	<b>MATTERHORN LOUNGE</b>

## **FRIDAY, OCTOBER 13**

<b>8:00 AM - 9:00 AM</b>	<b>BREAKFAST BUFFET</b>	<b>GRAND BALLROOM</b>
<b>9:15 AM - 9:30 AM</b>	<b>SPEAKER</b> Larry Keys, NAHMA (Pg 17)	<b>GRAND BALLROOM</b>
<b>9:30 AM - 12:45 PM</b>	<b>SPEAKER</b> Tactical Threat Solutions (Pg 18) (10:45 AM BREAK)	<b>GRAND BALLROOM</b>
<b>1:00 PM</b>	<b>GRAND PRIZE DRAWING</b> Must Be Present To Win (Pg 8)	<b>GRAND BALLROOM</b>

**WELCOME to PAHMA's  
2023 Fall Educational Conference!**

Our theme this year is:  
**Communities Living United Everyday**  
*Learn Strategies To Be A Winner*

**\*\*SPECIAL GRAND PRIZE DRAWING\*\***

**SEE PAGE 8 FOR DETAILS**

*\*Must Be Present To Win—Friday 1:00 PM\**



WELCOME AND THANK YOU TO THE HUD, PHFA  
& NAHMA REPRESENTATIVES JOINING US

## HUD



**MICHAEL HORVATH**

Field Office Director  
Pittsburgh Field Office



**APRIL LASKER**

Branch Chief  
Baltimore Field Office



**ALEXIS M DOCKERY**

Senior Account Executive  
Baltimore Field Office

## PHFA

DAWN BARTHA, *Manager of Housing Services*

MARIA FARRIS, *Housing Management Rep*

SERENA ROSS, *Housing Management Rep*

CHRISTINA SPEARMAN, *Housing Management Rep*

## NAHMA



**LARRY KEYS**

VP of Government Affairs  
NAHMA



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**DRAWING TO BE HELD ON FRIDAY @ 1:00 PM**

**MUST BE PRESENT TO WIN**

**PAHMA WISHES TO THANK THE FOLLOWING FOR THEIR GENEROUS SUPPORT**



**VOLUNTEERS**

**PENN MAR PLAZA, MARS HOUSING**

Thank you to the residents of Penn Mar Plaza Apartments, Mars, who helped with the conference materials and who assist throughout the year with PAHMA mailings.

**HOUSING AND NEIGHBORHOOD DEVELOPMENT SERVICES**

Thanks to Katie O’Neil-Thompson, HANDS, for her time and talent in preparing the video presentations of the Art Contest; and for photographing the events of this year’s Fall Conference.

**THANK YOU TO THE MANY CONFERENCE VOLUNTEERS**

We appreciate your time and talent during the conference. Without you, the event could not be a success.

# NAHMA

EDUCATIONAL FOUNDATION

## 2023 Art and Poster Contest for the 2024 NAHMA Calendar

### “PEOPLE HELPING PEOPLE: PROMOTE ACTS OF KINDNESS”

The Calendar Art Contest supports NAHMA’s Educational Foundation Scholarship Program. Proceeds from calendar sales help provide scholarships for residents of Affordable Housing Communities, and help to promote their drug-free message.

Regional Winners receive a \$100 prize from PAHMA and their artwork moves forward to compete nationally with hundreds of other regional winners in their category.

As a National Winner, students receive an educational scholarship of \$1,000 from the NAHMA Educational Foundation.

The Grand Prize Winner receives a scholarship of \$2,500.

Show your support of the artists, PAHMA, and the NAHMA Educational Fund by ordering a 2024 calendar for your residents, friends, and family.

### CALENDARS SELL OUT FAST!

ORDER YOURS TODAY

### ORDER FORMS ARE IN YOUR CONFERENCE FOLDER

Forms are also available at the Registration Table and in the NAHMA Store at [www.nahma.org](http://www.nahma.org)

### WATCH FOR THE NEXT ART CONTEST ANNOUNCEMENT

**JANUARY 2024**

PLAN AN ART EVENT IN YOUR COMMUNITY.  
ONE OF YOUR RESIDENTS could be the NEXT WINNER!!

FOR MORE INFORMATION, VISIT OUR WEBSITE  
AND WATCH FOR OUR EMAIL UPDATES

## 2023 PAHMA NATIONAL / REGIONAL WINNERS

Finalists whose artwork advanced to the National Competition



Sharing spiritual Principles to the Young

### NAHMA NATIONAL WINNER!

#### Graling Arnold (Seniors & Residents with Special Needs)

*McCormack Baron Management—Bedford Hill Apts*

Graling’s art will be featured as a month in the NAHMA 2024 Calendar!

Graling will also be awarded a \$1,000 prize!



#### PAHMA REGIONAL WINNER

##### Alexis Singer

(Grade 11)

*Winn Residential, Village at Somerset*



#### PAHMA REGIONAL WINNER

##### Matt Skinner

(Seniors & Residents with Special Needs)

*McKean County Housing Authority*

**BE SURE TO VISIT THE PAHMA ART GALLERY IN EXHIBIT HALL**

## 2023 PAHMA Board of Directors

Connie Buza	President	WinnResidential
Lisa Conway	Vice President	Housing Authority of Beaver County
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# Speakers

## THURSDAY OPENING REMARKS



**Connie L. Buza (PAHMA)**, COS, TCS, NAHP-e, has worked as a manager of affordable housing for over 30 years. She took a job in property management after graduating from Robert Morris University, with a BSBA degree in computer information systems.

Connie is currently Senior Property Manager for WinnResidential, Broker of Record for Landex Management, LLC and Broker of Record for McKeesport Housing Authority. She works directly with the management of an affordable housing portfolio that includes Section 8 project based and Low Income Housing Tax Credit (LIHTC) properties.

Connie serves as the President of the Board of Directors for Professional Affordable Housing Management Association (PAHMA), a housing industry trade group for the western Pennsylvania area. She has been active in PAHMA for the past nineteen years and serves as Chair of the Fall Conference Committee, which plans the training programs for the front-line staff working in affordable housing.



**Michael Horvath (HUD)** serves as the Field Office Director for the U.S. Department of Housing and Urban Development Pittsburgh Field Office within the Office of Field Policy and Management. In this role Michael, coordinates outreach activities and program delivery to HUD customers and communities in 29 counties in Western Pennsylvania.

The jurisdiction of the Pittsburgh Field Office includes 34 Public Housing Authorities and over 500 Multifamily properties.

Michael serves on numerous regional working groups to address housing and community development issues.

## HOTMA AND ITS EFFECTS ON THE LIHTC & HOME PROGRAMS



**Bette Newcomer**, Director of Compliance for M&L Compliance Management, LLC (MLCM). Bette Newcomer joined M&L Compliance Management in August 2014. Prior to joining MLCM, she was with the Cumberland County Housing & Redevelopment Authorities for 17 years as the Housing Management Director. Bette was responsible for the oversight of 13 LIHTC properties, a 130-unit Section 202 property, the USDA Rural Housing program and the Public Housing program. In addition, Bette has worked with the Project Based and Housing Choice Voucher programs.

Bette obtained her Housing Credit Certified Professional designation in January 2013, Novogradac Property Compliance Certification in 2016, NCHM Certified Occupancy Specialist in 2019, NCHM MOR Specialist, and is a Notary Public. Bette has been certified as a Tax Credit Compliance Site Manager through Quadel, has received her STAR certification in Rural Development (RD) 515 regulations and multi-family housing management principles, as well as other numerous affordable housing certifications.

# Speakers

## THE IMPACT OF HOTMA ON HUD'S MULTIFAMILY PROGRAMS



**Jenny DeSilva** is the President and CEO of DeSilva Housing Group and has over 24 years of experience in affordable housing. She is a recognized compliance expert, with extensive consulting and training knowledge in HUD's Multifamily Housing programs. After earning her Bachelor's degree from the University of Texas at Austin, Ms. DeSilva began her career in the affordable housing industry as a Director for Southwest Housing Compliance Corporation, HUD's Project-Based Section 8 Contract Administrator for Texas and Arkansas.

Over the course of 14 years, she held two directorships overseeing staff that processed monthly HAP Requests, as well as staff that conducted 900+ Management and Occupancy Reviews at HUD communities on an annual basis.

After 14 years of Contract Administration, she utilized her experience and perspective to develop her new role in the industry as an approachable consultant and passionate trainer for housing professionals. She served as the Director of Training for PMCS, Inc, a Syracuse-based training & consulting agency, before returning to her home state of Texas to serve as the Director of Blueprint Housing Solutions, a consulting and training subsidiary of the Housing Authority of the City of Austin. She launched DeSilva Housing Group in Jan 2022.

When not training, Ms. DeSilva provides quality assurance and technical expertise to vendors offering TRACS compliance software. She is an active member of multiple HUD Working Groups charged with developing new TRACS industry specifications, and in shaping MOR audit procedures that foster consistency amongst various oversight agencies.

She currently serves as HUD RAD Technical Assistance Subcontractor. This role includes providing nationwide TRACS and Secure Systems technical assistance to owners completing Rental Assistance Demonstration (RAD) PBRA conversions, as well to participating state level grantees and participating owners of HUD's PRA 811 Programs. Jenny DeSilva is a Certified Occupancy Specialist, Tax Credit Specialist and Certified Housing Manager.

## TRAUMA INFORMED HOUSING



**Jessica Piro** is the Safe Housing Coordinator at Victim Services Inc. She has been employed at the agency for 6 years.

Jessica has a bachelor's degree in human services/Child and Family Administration and is currently working on her Master's degree in Social Work.

Jessica is a survivor of sexual abuse and domestic violence, bringing a unique perspective to her work with other survivors. Jessica was instrumental in designing and bringing to life the emergency shelter program at Victim Services and is dedicated to providing trauma-informed and empowering services to all survivors in the communities we serve.

# Speakers

## PSYCHOLOGICAL SAFETY



**Tiffany Holden**, Manager of Supportive Services, Pennrose Management Company. Tiffany Holden is a very experienced, highly motivated public speaker who loves to encourage others. She is very experienced in the Supportive Services field and has been working with Pennrose Management Company for 19 years. She is also a Pastor and very active in uplifting and revitalizing the community in which she lives.

Driven by devotion and dedication she takes pride in helping others grow mentally, professionally and spiritually. Many individuals as well as families rely on Tiffany to bring inspiration and guidance to their lives. Her experience in the supportive services field, being a Pastor and motivational speaker gives her the unique perspective into the real struggles that Corporations and Businesses face during these difficult times. Her goal is to ensure quality service and provide a blueprint that every person regardless of what field they are working in can follow.

## DISABILITY AWARENESS



**Heidi Niebauer** (she/they) Regional Housing Coordinator. Heidi has worked since 2005 in social services in many sectors, including mental health, developmental disabilities, youth and families, reentry, secondary and elementary education, and workforce development.

Through all of this, Heidi has learned to bring her lived expertise to systems-level work. Heidi's passion and commitment to her community informs all that she does, including supporting individuals through transformative change by encouraging radical self-acceptance.

She believes we all have a place and encourages everyone to identify our strengths and manifest our unique gifts. Her hope is that we all have the opportunity to discover our own path and speak our truth to a world that is hurting.



**Autumn Wagner** (she/her) Regional Housing Coordinator. Autumn has worked in social services since 2015, in housing, re-entry, self-sufficiency, domestic violence, substance use disorder, and child protective services.

In addition to her professional experience, Autumn has lived experience navigating the systems we work in, and she volunteers with a Domestic Violence Program co-facilitating a support group for victims and survivors.

Autumn brings her passion for advocacy to systems-level work and hopes to continue to connect resources and bridge gaps between sectors so that we can further support our most vulnerable populations.

# Speakers

## NSPIRE



**David Szalay** is Contract HUD REAC UPCS Inspector with extensive inspection experience having +/- 3,000 HUD REAC Inspections having been certified in HUD REAC UPCS protocol since 1998. Going on 25 years. Approve by NSPIRE Demo Contractor. David has already completed the NSPIRE Inspector training and has already conducted NSPIRE Demo Inspections.

### **The NSPIRE DEMONSTRATION INSPECTOR CERTIFICATION REPORT**

for Inspector Szalay: Reviewed and Recommendation as a General and Expert Inspector. Inspector Szalay has experience as a Quality Control REAC UPCS Inspector under a HUD Contract. Conducted Pre-REAC UPCS Inspections, Consulting and Appeals Instructor of HUD REAC Uniform Physical Conditions Standards for Inspections. He has conducted Comprehensive/Physical Needs Assessments.

Inspector / Instructor Szalay of REAC High Scores has taught the HUD REAC UPCS Inspection protocol for many Housing Authorizes and Multifamily Management Companies. David Szalay holds a Ohio Home Inspector License # OH.2019005487 issued by The State Of Ohio Division of Real Estate and Professional Licensing. In 2019 He has also passed The National Home Inspector Examination and is a member of the American Society of Home Inspectors® #106018

Educationally, David has earned two degrees from The Ohio State University: in 1994 a A.A.S Construction Technology and in 1983 a A.A.S Forest Products Technology. From Kent State University he earned a B.S. in Technology Education in 1986. Additional course work includes Akron University an Electrical Tech 1 Residential Rewiring in 1996. Having been certificate in Industrial Technology Education from the Department of Education, State of Ohio. David has taught woods, metals, and plastics in an Ohio school district. His hands on field experience ranges from rough and finish carpentry in residential construction and home improvements; to contracting, sales, and service of homeowner building products.

## FRIDAY SPEAKERS



### **Larry Keys, Jr., NAHMA Vice President of Government Affairs**

Larry Keys, Jr., joined NAHMA in 2015, from the U.S. Department of Housing and Urban Development (HUD), where he worked as a Policy Analyst in the Office of Policy, Programs, and Legislative Initiatives for Public and Indian Housing (PIH) since 2009.

Prior to working at HUD headquarters, Keys was a Project Manager in HUD's Office of Multifamily Housing in Jackson, Miss., from 2006 to 2009. He is a graduate of Mississippi State University, where he earned a Bachelor of Arts in political science and a Master of Public Policy and Administration. In 2019, Larry received a Master of Business Administration from the University of North Carolina-Chapel Hill.

# Speakers

## SAFETY—SITUATIONAL AWARENESS

- ◆ Fire Safety: Everyone if a fireman!
- ◆ Active Threat Evaluation & Planning
- ◆ Changing “We’ve always done it this way” mentality



**TACTICAL THREAT SOLUTIONS**  
ACTIVE THREAT ASSESSMENT & PLANNING

**Robert “Bob” Haddad** Bob is a Full Time Critical Care Flight Paramedic with STAT MedEvac. Bob is very safety conscious and believes every company large and small should have a safety program that will allow their employees to be safe both on and off the job. Bob has developed a comprehensive understanding of safety assessment, security risk assessment, threat mitigation, and regulatory compliance.

Throughout his career, Bob Haddad has successfully assisted a wide range of clients, including businesses, government agencies, and non-profit organizations, in identifying vulnerabilities, implementing effective security solutions, developing fire safety plans and working with organizations to implement safety planning.

Bob obtained a degree in Bio-Terrorism from the American Military University and also possesses multiple federal, state and local certifications with over 6000 hours of safety training. Bob Haddad is an instructor for the Pennsylvania State Fire Academy and Pennsylvania Department of Health with 39 years of Fire, EMS, and Safety experience. Bob is Tactical Paramedic with Cambria County SWAT which provides him with the newest and best practices, emerging trends, and technological advancements in safety and security.

**Thomas Dowdell** Thomas Dowdell is an experienced security consultant with a strong background in providing strategic guidance and expertise to organizations seeking to enhance their security measures. With 29 years of experience in Law Enforcement, with the last 20 Years on the Cambria County S.E.R.T. Team as a Team Leader. Thomas Dowdell has developed a comprehensive understanding of security risk assessment, threat mitigation, and regulatory compliance. Throughout his career, Thomas Dowdell has successfully assisted a wide range of clients, including businesses, government agencies, and non-profit organizations, in identifying vulnerabilities and implementing effective security solutions. He has a proven track record of conducting thorough assessments, formulating actionable recommendations, and guiding clients through the implementation process.

Thomas Dowdell possesses in-depth knowledge of industry best practices, emerging trends, and technological advancements in security. He stays up-to-date with the latest developments in physical security, access control systems, surveillance technology, and incident response protocols.

He is skilled at conducting comprehensive risk assessments, identifying potential threats, and developing proactive measures to mitigate risks. He understands the importance of balancing security requirements with operational efficiency and budgetary considerations.

Thomas is currently an active Law Enforcement Officer, Team Leader for Cambria County SERT, Member of the Pennsylvania Region 13 Law Enforcement Subcommittee and an officer on the Office of Attorney General Bureau of Narcotics Investigation and Drug Control Task Force.



Please join PAHMA in extending a huge

# CONGRATULATIONS

**THOMAS "RANDY" WALKER**  
MCCORMACK BARON MANAGEMENT & PAHMA BOARD MEMBER

Recipient of the New Pittsburgh Courier

## 2023 MEN OF EXCELLENCE AWARD



*New Pittsburgh Courier honors Mr. Thomas R. Walker as a Man of Excellence for his many accomplishments. The annual event honors 50 African American men from the Greater Pittsburgh area, who are positively impacting the community and working diligently to make a difference.*



PAHMA NEEDS YOUR HELP SOLVING WHO STARTED THE

# Fire at Misery Manor

Watch for **CLUES** throughout the day to **ELIMINATE** **WHAT** started the fire, **WHERE** it started & **WHO** was responsible



Drop your game sheet with your final guess in the designated box located in the STAG Pass area where you checked-in for the conference by 4:30pm Thursday. The sleuths with the correct answers will be entered into a drawing for cash prizes!

CHECK YOUR FOLDER FOR YOUR GAME SHEET,  
INSTRUCTIONS & MAYBE A CLUE OR TWO...



**GOOD LUCK!**

**ATTENTION SUPER SLEUTHS!**

Now that the Mystery at Misery Manor has been solved, it's time to celebrate your hard work!

Join us at the Matterhorn Lounge Thursday evening beginning at 7:30pm for an evening of dancing, socializing & fun!



Featuring  
**DJ HOLLYWOOD**

Come dressed as your favorite sleuth character, visit the photobooth & share your pics with our FaceBook/Instagram page for a chance to win prizes!



Costume/dress up is optional,  
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# Exhibitors

## VENDOR EXHIBITOR MARKETPLACE



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THURSDAY FROM 7:30 AM TO 4:30 PM**

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Please stop by the Exhibit Hall throughout the day to  
Visit with all of our amazing vendors!

*These corporate sponsors and the representatives here today  
contribute a significant amount of financial support and time  
and are a large part of PAHMA's ability to continue to host  
affordable training for our members each year.*

**Remember to have your **VENDOR DRAWING CARD**  
(located in your folder) initialed by each vendor  
to be entered to win prizes!**

**Drop your completed VENDOR DRAWING CARD  
in the designated box at the Check-In area  
(STAG PASS) BY 4:30 PM**

**Winners will be drawn in the GRAND BALLROOM  
Thursday from 4:30 PM—5:00 PM**

# Exhibitors

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