

PAHRA 2010 Harrisburg Conference

February 7 - 10, 2010 - Harrisburg Hilton & Towers, One North Second Street, Harrisburg, PA 17101

Preliminary Conference Agenda 12-7-09

Sunday, February 7, 2010

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| 4:00 - 5:30 P.M. | PAHRA Committee Meetings |
| | Affiliate Member Services Budget & Administration Civil Service Legislative Committee Members Services Scholarship Committee Training Committee |
| 4:00 - 6:00 P.M. | Early Registration . |
| 5:30 - 6:30 P.M. | PAHRA Board |
| 6:30 - 11:00 P.M. | Superbowl Tailgate Party |

Monday, February 8, 2010

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| 7:30 - 8:30 A.M. | Buffet Breakfast <i>(included with hotel room)</i> | | | |
| 8:00 A.M. - 1:30 P.M. | Registration | | | |
| 8:00 - 9:45 A.M. | 1. Federal Legislative Update - Joint Session - Representatives of the National Association of Housing and Redevelopment Officials (NAHRO) and the Public Housing Authority Directors Association (PHADA), along with PAHRA members, will explore the future of HUD programs and public agencies in this new era of recession and stimulus for housing and community development. Hear what is happening in Washington, D.C. with the federal budget, housing and CD programs and how you can affect legislation. | | | |
| | <u>Track 1</u> | <u>Track 2</u> | <u>Track 3</u> | <u>Legal Workshop</u> |
| 9:50 - 11:05 A.M. | 2 HUD Roundtable With Executive Directors - "Stimulus funding: is there more to come?" is one of the hot topics. This session will be an open forum with HUD, NAHRO and PHADA officials. Updates on many of the HUD programs will be provided, as well as time for questions and answers. | 3 Alphabet Soup: ARRA, NSP2, CDBG - Where Are We Now? Reporting & Record Keeping Requirements - Reporting requirements for the various stimulus programs are much more intensive and regular than existing HUD/DCED programs. Representatives of HUD and DCED will review specific reporting and record keeping requirements and deadlines. | 4 No Session | 5 Avoiding Claims of Harassment and Discriminatory Conduct Against You and Your Agency - Comments and conduct while on the work site can lead to claims of harassment and discrimination. This session will explore how to recognize and how to prevent such comments and conduct through good training and policy enforcement. |
| 11:05 - 11:20 A.M. | Refreshment Break | | | |
| 11:20 A.M. - 12:35 P.M. | 6 EIV Training - This HUD staff will provide a summary of the functionality of the Enterprise Income Verification (EIV) system, as well as how housing authorities can use EIV in their normal operations. Security information relating to the system will also be addressed. | 7 DCED & HUD OIG Monitoring - As the various stimulus programs have been identified as at high risk, monitoring will be much more intensive than usual programs. Representatives of the HUD, the PA DCED and the federal Office of Inspector General will explain the types of records needed for a successful monitoring, likely monitoring timetables and issues encountered to date. | 8 HUD Section 8 - Managing the Housing Choice Voucher Program Can Be Overwhelming. This session will start with HUD staff members outlining the eligible uses of HAP, NRA and Administrative funding. They will also present the basics of good financial management and budgeting. Finally, the session will provide you with a tool to help you track your budget and show you how PIC can help you manage your program. | 9 Lease Termination Actions - This session will involve a group that will assume roles of a tenant facing eviction, the tenant's attorney, the housing authority's attorney and a magistrate. You will experience the actions, procedures and pitfalls of seeking possession of a public housing unit. |

Monday, February 8, 2010 (continued)

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| 12:40 - 2:00 P.M. | 10 EIV Training (continued) | 11 New Lead Based Paint Rules Effective April, 2010 - With EPA's new Renovate, Repair and Painting (RRP) regulations, it is very important to have accurate training for staff and contractors alike. April 2010 is the deadline for this transition. The session presenters will focus on the new regulations and what you must do to comply. | 12 HUD Section 8 (continued) | 13 Construction Law Issues -This session will focus on drafting legal documents associated with major construction projects in an effort to anticipate, avoid and address undesired legal disputes and consequences. Preventive measures and legal responses will be explored. |
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Lunch & Dinner on your own

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| 9:00 P.M. - 12:00 A.M. | Hospitality Room | | | |
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Tuesday, February 9, 2010

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| 7:30 - 8:30 A.M. | Breakfast Buffet (included with hotel room) | | | |
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| 8:00 A.M. - 1:30 P.M. | Registration | | | |
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| 8:00 - 9:45 A.M. | 14 State Legislative Update: PAHRA's Legislative Consultant and the Executive Director of the Housing Alliance of PA will update PAHRA members on bills of interest to our industry which, have been or are likely to be introduced in the General Assembly. They will also speak to PAHRA's and the Alliance's legislative goals for 2010 and will be available for specific questions regarding state legislation. | | | |
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| | <u>Track 1</u> | <u>Track 2</u> | <u>Track 3</u> | <u>Commissioners Workshop</u> |
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| 9:50 - 11:05 A.M. | 15 PHA Affordable Housing Development Seminar - This dynamic session will discuss key elements of the Low-income Housing Tax Credit program including recent reforms under the American Recovery and Reinvestment Act of 2009 (ARRA) and the Housing and Economic Recovery Act of 2008 (HERA), structuring and negotiating tips, various development models and ownership structures, PHA affiliate / instrumentality issues, and mixed-finance redevelopment considerations. This seminar discusses helpful practices and potential pitfalls in the development process and concludes with a mock negotiation of a letter of intent with a tax credit equity investor that will serve to reinforce concepts discussed throughout the day and leave attendees with a solid working knowledge of how to move their agencies forward in achieving affordable housing development goals. Representatives from Reno & Cavanaugh, Washington, D.C. will conduct the session. | 16 All About Audits - Changes in State Audit Requirements - Revised audit guidelines from PA DCED changing state audit procedures are coming. A discussion of possible changes and what you must do to comply, will be presented by state audit officials with a response by private auditors. | 17 "What is 'Cloud Computing'?" - The technology industry is filled with innumerable buzzwords, and talk of "cloud computing" has been all the rage lately. Just what is this new technology and its practical implications? Infradapt will explain the concept of cloud computing and discuss its origins as well as present several real-world examples of organizations saving money and achieving more using this technology. | 18 Commissioners Roundtable - Open Forum Session - This session will examine a commissioner's job description, your role in local communities, making new friends that support agency mission/goals and improving your agency's image within the community. Are we willing to develop a local advocacy message and enhance our role as the go-to agency on housing? Commissioners have the influence and power to establish sound institutional values for public housing and redevelopment. Bring and share your ideas during this open forum and round table discussion. |

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| 11:05 - 11:20 A.M. | Refreshment Break - Sponsored By ? | | | |
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Tuesday, February 9, 2010 (continued)

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| 11:20 - 12:35 P.M. | 19 PHA Development (continued) | 20 NSP - Lessons Learned - The Neighborhood Stabilization Program. The NSP was authorized under the Housing and Economic Recovery Act of 2008 and provides emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within communities. During this session, housing and development practitioners who have been awarded NSP funding will discuss "front-line" issues and lessons learned while implementing their local NSP funded programs. | 21 Civil Service - Review procedures regarding promotions, reclassifications and updates on various civil service matters. Staff members from the Office of Administration will be in attendance regarding creating, deleting and reclassifying a position. Test Development Division staff will be available to outline how to create/change a classification test. The review process for employment, promotion, reclassification, reinstatement, demotion and transfer will be discussed. In addition, an update of various civil service matters will be followed by questions and answers. | 22 Commissioners Roundtable (continued) |
| 12:40 - 2:00 P.M. | 23 PHA Development (continued) <i>This session runs through to 4:00 P.M. with a lunch break</i> | 24 PHFA Multi-Family Programs - This multifaceted session is for all housing, redevelopment, community development and non-profit organizations. PHFA is the recognized leader for housing counseling and is administering significant amounts of ARRA funds. Speakers will include: A variety of senior staff and program managers from PHFA and will encompass homeownership, development, counseling and specialty programs. | 25 Resident Services/ Marketing - Do you want a marketing advantage in the independent living arena? Gain a better understanding of the value of services and partnerships with community-based agencies. Join us to learn representatives of PHFA about the different models of providing supportive services as well as the opportunities to incorporate services into your management practices to reduce utility expenses, promote self-sufficiency, reduce turnover, and assist in implementation of your Affirmative Fair Housing and Marketing Plan. | 26 Professional Ethics: A Workshop from the Commissioner's Perspective - Larry Cobb, EthicsWorks, will conduct an interactive workshop with cases, simulations, dilemmas, and discussions. Topics include: Why serve as a commissioner? How to avoid conflicts of interest (and the appearance of conflicts). How to perform fiduciary duty. How to differ in civil ways. What to say when a friendly reporter calls at dinner time. When policy fails--what to do. How to manage situations full of risks, without micro-managing. When to rely on the executive director. |
| <i>Lunch on your own</i> | | | | |
| 3:15 - 4:30 P.M. | 27 - Capitol Hill Visits | | | |
| 6:00 - 8:00 P.M. | Legislative Reception - Co-Sponsored by HARIE - | | | |
| Dinner on Your Own | | | | |
| 9:00 - 12:30 P.M. | Hospitality Room at Hilton - | | | |
| <u>Wednesday, February 10, 2010</u> | | | | |
| 8:30 - 10:00 A.M. | 31. Breakfast Buffet & Presentation: Internet Fraud - Lessons Learned Speaker: Chris Gulotta, Housing and Redevelopment Authority of Cumberland County | | | |