



MI Chapter of National Association of Housing & Redevelopment Officials
2024 Spring Conference

April 17-19, 2024

Blue Water Convention Center & DoubleTree Hotel
Port Huron, MI

Bridging Connections



www.minahro.org

Wednesday, April 17th

10:00 am

Golf Scramble - 18 holes - Marysville Golf Course

Golfers of all abilities are welcome! Contact Cheryl Anne Farmer at 734.498.2493 or minahro@minahro.org for details and to reserve a spot before April 3, 2024. The cost is \$30 per player and each golfer will pay on their own.

1:00 - 4:00 pm

Best Practices Roundtable

Moderator: Gary Valentine, Greenville Housing Commission

As always we have our traditional "roundtable discussions" on Wednesday afternoon where all of your questions are sure to be answered! If you have never been to our roundtable it's a "do not miss" event! You will most definitely learn something.

1:00 - 4:00 pm

Maintenance Roundtable

Moderator: Bruce Johnston, Revitalize LLC

This is a great opportunity to gain knowledge from other housing maintenance staff in the industry, network, and exchange ideas!

6:00 - 9:00 pm

Michigan NAHRO Executive Board Meeting

President Gary Valentine presiding

Thursday, April 18th

7:00 - 8:30 am

Registration & Continental Breakfast

8:00 - 8:30 am

Conference Welcome

Gary Valentine, MI NAHRO President, Pauline Repp, Mayor of Port Huron and James Freed, Port Huron City Manager

8:30 - 10:00 am

Coming Into the Housing Profession

Aaron Cooper, Avalon Housing, Matt York, St. Clair Shores Housing Commission

This session will dive into the recognition of bureaucracy to business in housing agencies so incoming Executives can determine the role and relationship of the board, staff, and the municipalities the housing commission serves. This session will also review professional development and training opportunities for incoming Executives and key Executive staff. We will touch on the ever changing landscape of skills needed for key Executive roles within housing, job description development, and duties of an Executive ranging in a small to large PHA.

Energy Savings/Reallocating Capital Funds and Upgraded Infrastructure & Guided Tour

Jim Dewey, Executive Director, Port Huron Housing Commission, Joe Pash, Business Development Director, GRP/WEGMAN Company, and Glen Heitkamp, Vice President, Engineering and Building Optimization at PACE Equity, LLC

Looking for ways to improve your marketability, upgrade your facility infrastructure, and still have financial flexibility?

Come join the panel of Joe Pash, Glen Heitkamp and James Dewey to learn how you can leverage loans to update your facilities with energy saving measures while redirecting your capital funds for other needed repairs. In this session you will learn about multiple HUD allowed financing opportunities to make your buildings more energy efficient. You will also learn how these measures are able to defer your capital needs and reallocate those funds to other needed repairs within your buildings. After a 1-hour classroom learning session, we will take a bus to tour some of the Port Huron Housing Facilities to see what they have done with over 7 million dollars of Energy Savings and their Capital Fund reallocations over the last 10 year period.

SEMAP

Jennifer Mondy, Portfolio Management Specialist, HUD Detroit Field Office

Jennifer will provide an overview of the Section 8 Management Assessment Program (SEMAP), including PHA requirements for conducting the certification in accordance with 24 CFR 985, submission of the PHA's certification through HUD IMS/PIC system, and commonly-made errors noted by HUD to avoid making when completing its certification.

10:00 - 10:30 am

Break with Vendors

10:30 am - 12:00 pm

Getting Rid of Your Problems!

DJ Newman, Grand Slam Investigations

Whether you need an update/refreshers on drug training and awareness or want to know new ways to help you get rid of the bad eggs at your housing commission, this class is for you! We will go over newer drug trends, ways to spot tenants that are using drugs, and preventing drug issues in your units. An interactive class with pictures, videos, and of course time to answer all your investigative questions.

Using RAD to Reposition Your Portfolio

Ashwin Warrior, Recapitalization Program Specialist, Office of Recapitalization at HUD

Curious whether the Rental Assistance Demonstration (RAD) is right for your community? This presentation by HUD staff from the Office of Recapitalization will cover how to use RAD to convert your properties from public housing to a long-term project-based Section 8 and assemble the financing to make investments and repairs to your property. This session is best for individuals with a basic understanding of RAD and different repositioning options; it will cover advanced topics such as how to combine RAD with Section 18 demolition/disposition, using RAD to transfer rental assistance from one property to another, and how to use RAD to build new units using your existing Faircloth authority.

Housing Choice Voucher- Small area FMR

Jim Inglis, Livonia Housing Commission

Recently HUD designated the Detroit-Warren-Livonia PMSA as a metropolitan area that will be mandated to utilize the Housing Choice Voucher Small Area Fair Market Rents effective January 1, 2025. Currently the Ann Arbor area and MSHDA have implemented the new fair market rent system which will mandate that certain Commissions will need to set their payment standards by zip codes! Updates to be presented

Energy Savings/Reallocating Capital Funds and Upgraded Infrastructure & Guided Tour Continued...

Jim Dewey, Executive Director, Port Huron Housing Commission, Joe Pash, Business Development Director, GRP|WEGMAN Company, and Glen Heitkamp, Vice President, Engineering and Building Optimization at PACE Equity, LLC

12:00 - 1:30 pm

Lunch, Sponsors and Vendors

Welcome, announcements, sponsor recognition, poster contest winners and awards.

Gary Valentine MI NAHRO President, and George Guy, NAHRO President

1:30 - 3:00 pm

Energy Efficiency Utility Funding 101

David Becker, Program Manager, DTE, Shawn Starkweather, Product Manager, Multi Family-Consumers Energy, Yvonne Lewis, Product Manager, Single Family-Consumers Energy and Andrew McNeally, Manager of Energy Solutions, UPPCO

Learn from your Utility Program Managers about available funding to provide product/rebates for your Multi Family units and Single Family homes. Discuss opportunities to lower your/tenants bills through energy efficient measures. Hear from your peers at Manistee, Belding and Greenville how the process/program worked for them.

Lost in Translation? Exploring the Maintenance & Office Staff Relationship

Sally Pelto-Wheeler, Owner, Collaborative Training Network LLC

It's true that the relationship between maintenance and office staff can come with special kinds of challenges. AND once we learn how to relate to one another in different ways, these relationships can be less stressful and more kind. In this

session, leadership and management coach, Sally, explores her coaching experiences with maintenance and office staff and shares with you what has worked for them. We will explore different ways to build relationships and help these roles relate to each other better. Folks can learn simple coaching ideas to help build problem-solving skills and see things from a different perspective. You'll walk away with actions you can start doing today.

What is Asset Repositioning?

Robert Beale, RAD Conversion Specialists, Bethany Hedgepath, Boyne City Housing Commission, Zac Fosler, Ypsilanti Housing Commission

Asset repositioning has opened the door for public housing agencies to look at their housing units in a completely different way. Today, there are many tools that can be used to put the housing units in position for long term success without the uncertainties and restrictions of the public housing program. Some Public Housing Agencies are becoming their own developers and looking to increase the affordable housing in their communities. Others are just looking for a way to protect what they have for the long term. This session will discuss the real concepts of asset repositioning including the developing, Low Income Housing Tax Credits, Project basing vouchers and more.

3:00 - 3:30 pm

Break with Vendors

3:30-5:00 pm

Keys to Success in the Landlord-Tenant Courtroom for Public Housing Agencies

Gregory T. Stremers, Attorney at Law, Deputy Executive Director and Corporation Counsel, Port Huron Housing Commission

Coronavirus Disease (COVID-19) caused a reflection and implementation of numerous changes to landlord tenant summary eviction court actions. The State Bar of Michigan and the Michigan Supreme Court have implemented significant changes to the landlord-tenant court process. These include changes to the Michigan Rules of Court and changes to the State Court Administrative Rules for processing cases, with revisions to the Landlord-Tenant (SCAO) approved court forms. This presentation will provide practical advice to process tenancy actions, while avoiding legal pitfalls. A question-and-answer period will be provided, so start making a list of questions!

Mold & Avoiding Indoor Air Quality Issues

Edward G. Wenz, Jr., Contractors Training Institute, LLC, Lead Renovator Training, LLC

Join Ed as he gives an overview of mold prevention and mold remediation. You will surely walk away having learned something.

Stress Less. Go Paperless

Abdi Ali, Tikler

Join the team from Tikler for an engaging presentation delving into effective information management within Public Housing Commissions, aligning with HUD compliance. We'll explore strategies to modernize your housing commission in response to prevalent national challenges, including understaffing, wearing multiple hats, and high turnover.

Learning Objectives

1. Challenges of Paper-Based Systems: Understand the limitations and challenges posed by paper-based systems in housing commissions.
2. Transitioning to a Paperless Environment: Discover the benefits and advantages of transitioning to a paperless environment.
3. Digital Document and Record Management Best Practices: Learn best practices for managing documents and records in a digital setting.
4. Breaking Information Silos: Explore strategies to eliminate information silos, fostering a single source of truth for the housing commission.
5. Facilitating Knowledge Transfer: Understand how going paperless facilitates knowledge transfer and retention, addressing staff shortages and new hires.
6. Real-World Success Stories: Discover success stories from housing commissions that have successfully implemented technology-driven processes.

6:00-9:00 pm

Networking Reception & Entertainment

Join us for an evening of food, drink, and fun. Two drink tickets will be provided to each attendee for use at the bar along with heavy appetizers. Starting at 7:30pm enjoy entertainment with musical guest Cliff Erickson and magical guest Black Magic Joe. From cruise ships in the Greek Isles to venues across the U.S. and Canada, Cliff has electrified audiences for over 30 years. Multiple generations of loyal fans commonly travel long distances and through international crossings to experience Cliff's performances. Also, prepare to be mystified by the magic performance by Black Magic Joe that will leave you stumped. You will not want to miss this special night of entertainment.

Friday, April 19th

7:30-9:00 am

Breakfast

Everyone is invited to enjoy our hot breakfast.

8:30-9:00 am

2023 MI NAHRO Membership Meeting

Please plan on attending to get a full update on committee reports.

9:00-10:30 am

Integrated HUD Update

Douglas Gordon, HUD Director, HUD Detroit Field Office

11:00 am

Conclusion of Conference and Hotel Check Out

**SAVE
THE
DATE**

MI NAHRO Fall Conference
September 11-13, 2024

Boyne Mountain Resort
Boyne Falls, Michigan

HOTEL & CONVENTION CENTER INFORMATION

DoubleTree by Hilton Port Huron

800 Harker Street, Port Huron, MI 48060

810.984.8000

To make reservations, you and your guests may use any of the following options:

Click on the link below to make your hotel reservation.

<https://www.hilton.com/en/attend-my-event/minahrospringconference/>

Or phone the hotel directly at 810-984-8000. Please mention group code MIN.



Conference events will be held at:

Blue Water Convention Center

800 Harker St, Port Huron, MI 48060



MI NAHRO
Would Like to Thank Our Current Sponsor

GOLD LEVEL

Consumers Energy
Count on Us

Spring Conference Registration Form

April 17-19, 2024

Please fill out and return to: MI NAHRO

169 Templar, Pinckney, MI 48169 • Phone: 734.498.2493 • Fax: 734.275.3699

minahro@minahro.org



Registration Form:

Name _____

Company _____

Title _____

Address _____

City _____ State _____ ZIP Code _____

Phone _____ Email _____

Food Allergy Restrictions: _____

Early Registration: (Received by April 3rd)

☐ \$185 – MI NAHRO Members

☐ \$235 – Non Members

Late Registration: (Received after April 3rd)

☐ \$210 – MI NAHRO Members

☐ \$260 – Non Members

Guided Maintenance Tour: ☐ Yes, I plan on attending. **(Seating is limited. Please let us know if you plan on attending.)**

Included in registration: Wednesday afternoon break, Thursday continental breakfast, Thursday lunch, Thursday breaks, Thursday hospitality reception and Friday breakfast.

Early registration rates apply to all registrations received no later than April 3, 2024. All registrations received after April 3, 2024 will be charged a \$25 late registration fee.

*Please note: **ABSOLUTELY NO REFUNDS FOR CANCELLATIONS AFTER April 3, 2024.***

Make check payable to MI NAHRO and mail to:

169 Templar Ave., Pinckney, MI 48169

Fax: 734.275.3699 or email: minahro@minahro.org

To pay by credit card complete the following: ☐ Visa ☐ MC ☐ Discover **Charge Amount \$** _____

Cardholder Name _____

Card Number _____ Exp. Date _____ CVC: _____

Billing Address _____

City _____ State _____ ZIP Code _____

Signature _____