

**Michigan Chapter  
National Association of  
Housing and Redevelopment Officials**

FALL CONFERENCE  
**September 7-9, 2022**



**Boyne Mountain Resort  
Boyne, Michigan**

# PROGRAM AGENDA

## Wednesday, September 7

10:00 a.m.

### 2022 MI NAHRO GOLF SCRAMBLE @ 10am 18 holes

Everyone welcome . . . men, ladies, and golfers of all abilities!  
Contact Cheryl Anne Farmer at 734.498.2493 or minahro@minahro.org for details and to reserve a spot before September 1, 2022

1:00 p.m. - 4:00 p.m.

### ED Roundtables

**Moderator: Sharon Maki**

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

9:00 a.m. - 5:00 p.m.

### Fundamentals for Commissioners (and Executive Directors)

Additional Cost \$

**Jim Inglis, NAHRO Trainer**

The commissioner has many roles and responsibilities. Participants who attend this session will enhance their understanding of the commissioner’s multi-faceted position as an advocate, leader, team-builder, strategist—and more. Among other topics, the course explores the intricacies of board-staff relationships and boundaries. This program provides an excellent training foundation and is designed for new, as well as seasoned commissioners who would like to update their current knowledge. (1.2 CEU)

6:00 p.m. – 9:00 p.m.

### Michigan NAHRO Executive Board Meeting

President Sharon Maki presiding

## Thursday, September 8

8:00 a.m. – 8:30 a.m.

### Registration & Continental Breakfast with Vendors

8:30 a.m. - 10:00 a.m.	
General Track	Commissioner Track
<p><b>Yellow Rose Campaign</b> <b>Dave Heavener, City of Livonia Fire Chief, retired; Brandie Isaacson, City of Livonia</b> How can we reduce the stigma around mental illness? Despite all of the advances made in understanding depression and other mental illnesses, these conditions are still stigmatized. The negative perception comes from people not understanding mental illness or what it means to struggle with a mental illness. Mental illness stigma can lead to feelings of shame, self-consciousness, and suicide. It can negatively impact help-seeking as well as early detection and prevention. Standing up to mental health stigma is an important way to support your own mental health and give a voice to those who are suffering in silence. The Michigan Association of Fire Chiefs is doing just that. The Yellow Rose Campaign's mission is to remove the stigma of emotional health issues, while linking resources, training, and peer support. Building off their awareness platform, we would like to invite you to pledge your support associated with mental health issues in housing and community development.</p>	<p><b>Fundamentals for Commissioners</b> Additional Cost \$ <b>Jim Inglis, NAHRO Trainer</b> Continued....</p>

10:00 a.m. – 10:30 a.m.

### Break With Vendors

<b>10:30 a.m. - 12:00 p.m.</b>			
<b>General Track</b>	<b>PH/HCV Track</b>	<b>Maintenance Track</b>	<b>Commissioner Track</b>
<p><b>Financing RAD Transactions</b>  <i>Carlos Sanchez, Sanchez Consulting &amp; Joseph Galvan, Galvan Associates</i>            Financing RAD transactions usually requires multiple layers of financing but this sometimes creates longer lead times and more uncertainty. To streamline the financing process we focus on making sure we use the RAD conversion tool that will generate the highest rents going forward. This in turn will generate the most financing available to the projects. In this session we will discuss how to maximize financing using readily available HUD tools.</p>	<p><b>HOTMA</b>  <i>Eric Oberdorfer, Director, Policy &amp; Program Development, NAHRO</i>            HUD is currently in the process of implementing the Housing Opportunity Through Modernization Act of 2016 (HOTMA). Provisions in sections 102, 103, and 104 of HOTMA will impact income reviews, asset limits for tenants, and over-income residents in public housing. This session will walk attendees through everything a PHA needs to know about the HOTMA sections 102, 103, and 104 rule to make sure your agency is prepared to implement these new provisions.</p>	<p><b>Maintenance Roundtables</b>  <i>Moderators: Ashley Spencer &amp; Dylan Meyers, Greenville Housing Commission</i>            Come join your fellow maintenance professionals for hot topic discussion and how you handle specific situations.</p>	<p><b>Fundamentals for Commissioners -</b>  <i>Additional Cost \$</i>  <b>Jim Inglis, NAHRO Trainer</b>            Continued....</p>

**12:00 p.m. – 1:30 p.m.**  
**Lunch - Welcome - Sharon Maki, MI NAHRO President**  
**Patricia Wells, NAHRO President**

<b>1:30 p.m. - 3:00 p.m.</b>			
<b>General Track</b>	<b>PH/HCV Track</b>	<b>Maintenance Track</b>	<b>Commissioner Track</b>
<p><b>HUD Environmental Reviews for Public Housing Commissions</b>  <i>Andrew Foerg, Environmental Consulting Solutions</i>            This session will include background on HUD Environmental Reviews and how, when and where they apply to PHA projects. HUD Environmental Reviews are required to be in compliance with the National Environmental Policy Act (NEPA) and compliance with NEPA is critical to meeting funding deadlines and accessing funding. Important considerations such as preparing an adequate project description, timing, various “Levels of Review” and collaboration with the Responsible Entity will be discussed. The session will include examples of real-world issues, how they affected the process and how problems were solved</p>	<p><b>Landlord Outreach and Retention</b>  <i>Alan Zais, Doug Fleming, Lansing Housing Commission &amp; Matt York, St. Clair Shores Housing Commission</i>            Housing Authorities are experiencing the challenge of low numbers of quality, affordable housing supply for their voucher programs. This effects so many areas— landlord retention, outreach to new landlords, Payment Standard and Fair Market Rent Exemption determination, Request for Tenancy timelines, family rent burden study, and how this all comes together to either stabilize or destabilize the program forecast. The effect is even more pronounced for small housing authorities where the effect of only a few voucher can quickly escalate into shortfall or utilization reconciliation. This program looks at these effects both individually and cumulatively, and how PHAs can try to create stronger controls of their program.</p>	<p><b>Preventative Maintenance and Long Range Planning</b>  <i>Bruce Johnston, Revitalize, LLC</i>            A look at how you prepare your Housing Commission on a daily, weekly, yearly, and longer term. Time tested ways to prepare your Housing Commission so that your maintenance staff is less reactive and more proactive in this time where employees are hard to find and keep. Come listen to how things have been done for years and how technology could be used to assist your Housing Commission in all types of planning, notification, and at the same time ease the burden on the Maintenance Staff. As always, a give and take session looking to help you the maintenance person, the heart of the Housing Commission.</p>	<p><b>Ethics for Commissioners</b>  <i>Additional Cost \$</i>  <b>Sharon Carlson, NAHRO Trainer</b>            Ethics plays a significant role in the life of a commissioner. This seminar increases the commissioner’s understanding of professional conduct guidelines, and the ability to recognize and appropriately address ethics-related issues and problems that may occur. Participants learn about industry laws and regulations that may impact ethical conduct, and how to build capacity as a board member. This course, intended for the new commissioner and a refresher for the veteran, uses practical applications and skills assessment exercises to reinforce ethical concepts. (.65 CEUs)</p>

3:00 p.m. – 3:30 p.m.  
**Break With Vendors**

3:30 p.m. - 5:00 p.m.			
General Track	PH/HCV Track	Maintenance Track	Commissioner Track
<p><b>Protecting your Agency and Residents from online threats</b>  <i>Tim O'Brien, Simplified Business Solutions and Shelby Engel, Greenville Housing Commission</i></p> <p>Discover new ways to protect your business and community from online threats. Learn about current and trending threats for 2022. What is the Underground Marketplace? What are IABs. Ransomware – what is double/triple extortion. Understand the Cloud and how to use it. Even when you rely on cloud computing to maintain and share your data, it is important to understand your IT infrastructure and what it does. This helps you understand which elements you are responsible for versus what your ISP or other people/entities might be responsible for when it comes to your network.</p>	<p><b>Mental Health Awareness</b>  <i>Jessica R. Singer, LMSW CAADC CCS, Senior Director of Outpatient Services, Pines Behavioral Health Services</i></p> <p>Jessica will help you identify the following:</p> <ul style="list-style-type: none"> <li>• Common Symptoms and Presentations of Illness</li> <li>• Behavioral Health Service Array</li> <li>• Limitations of Confidentiality and Legal Status (essentially why we can't tell you anything and why we can't force people to treatment).</li> <li>• Suggestions for interacting with someone who is symptomatic</li> </ul>	<p><b>NSPIRE</b>  <i>Eric Oberdorfer, Director, Policy and Program Development, NAHRO</i></p> <p>HUD has begun a complete review and revamp of the Real Estate Assessment Center (REAC) inspection protocols. The changes will affect Public Housing, Multifamily housing, and even the Housing Choice Voucher programs. This session will help attendees understand and start preparing for the implementation of NSPIRE (National Standards for the Physical Inspections of Real Estate). During this training, participants will learn about the new NSPIRE protocols, focusing on what NSPIRE is and looking at the new NSPIRE inspection standards. NSPIRE for the Housing Choice Voucher programs will also be discussed.</p>	<p><b>Ethics for Commissioners</b>  <i>Additional Cost \$ Sharon Carlson, NAHRO Trainer</i></p> <p>Continued...</p>

6:00 p.m. – 9:00 p.m. - **Vendor Hospitality & Karaoke**

Come join us as we thank the exhibitors for sponsoring this conference. Everyone is encouraged to enjoy the food, hospitality and hopefully you might win a great giveaway from one of our vendors. Don't miss out on singing the night away with your karaoke skills. It is guaranteed a fun time will be had by all! This opportunity to network and socialize is partially sponsored by the exhibitors.

## Friday, September 9

8:00 a.m. – 9:30 a.m.  
**Breakfast and Business Meeting**

9:00 a.m. – 11:00 a.m.  
**Washington Report**  
*Eric Oberdorfer, Director, Policy and Program Development, NAHRO*

Come join National NAHRO to hear insights and the latest updates on everything housing related that is happening in Washington. There will be much to discuss including the what's happening with the federal budget, new regulations and guidance, inspections, and other topics. Come and learn about everything happening at HUD and in Congress.

9:00 a.m. – 12:00 p.m.  
**Ethics for Commissioners - Additional Cost \$**  
*Sharon Carlson, NAHRO Trainer*  
 Continued...

### HOTEL INFORMATION

Boyne Mountain Resort  
 1 Boyne Mountain Rd • Boyne Falls, MI 49713  
 A block of rooms under the name of MI NAHRO  
 Conference until **August 8, 2022**  
 Check in - 5pm Check out - 11am  
 Reservations: 800-462.6963  
 Room rates: **\$139/ night for a Clock Tower guest room**  
 or **\$149/ night for Innsbruck or Suites**  
 6% State Tax, 9% resort Fee, 5% CVB Assessment

# REGISTRATION FORM

## 2022 MI NAHRO Fall Conference

Please fill out the information requested below. Please print clearly.

### REGISTRANT INFORMATION

**September 7-9**

Name \_\_\_\_\_

Title \_\_\_\_\_

Agency \_\_\_\_\_

Address \_\_\_\_\_

City/State/ZIP \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

Dietary Restrictions \_\_\_\_\_

### REGISTRATION FEES

Early registration rates apply to all registrations received by the office no later than **August 24, 2022**. All registrations received after **August 24, 2022** will be charged a \$25 late registration fee.

Executive Directors attending their first Michigan NAHRO Conference may be eligible to have the fee waived. Please contact Angela Stephens at 616.642.9832 to see if you qualify for a free conference.

### FULL CONFERENCE:

Choose ONLY one	Early	Late
Member	<input type="checkbox"/> \$185	<input type="checkbox"/> \$210
Non-Member	<input type="checkbox"/> \$235	<input type="checkbox"/> \$260
Guest	<input type="checkbox"/> \$125	<input type="checkbox"/> \$150

### FULL CONFERENCE Plus Training:

Choose ONLY one	Early
Commissioners Ethics	<input type="checkbox"/> \$450
Commissioners Fundamentals	<input type="checkbox"/> \$450
Comm. Ethics & Fundamentals	<input type="checkbox"/> \$750

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

### PLEASE CHECK IF YOU ARE:

- First-Time Attendee
- NAHRO Associate Member
- Guest

### T-Shirt Size (complimentary for all registered)

- XSmall  Large
- Small  X Large
- Medium  XX Large

### PAYMENT INFORMATION

TOTAL: \$ \_\_\_\_\_

Please add the section totals and place sum in space provided above.

Check # \_\_\_\_\_

Please make checks payable to Michigan Chapter of NAHRO.

### EARLY REGISTRATION DEADLINE is August

**24, 2022.** Please note: NO CANCELLATIONS AFTER **August 24, 2022.** Contact MI NAHRO Service Officer, [minahro@minhro.org](mailto:minahro@minhro.org). Questions?

Call the MI NAHRO office at 734.498.2493.

Return registration form and payment to:

**MI NAHRO**

169 Templar, Pinckney, MI 48169

Fax: 734.275.3699

You can also register online at

[www.minahro.org](http://www.minahro.org)