



MI Chapter of National Association of Housing & Redevelopment Officials and
Michigan Community Development Association

Joint Fall Conference

September 27-29, 2023

Crystal Mountain Resort
Thompsonville, MI



Wednesday, September 27th

10:00 am

Golf Scramble - 18 holes - Betsie Valley 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 September 15, 2023. The cost is \$49 per player and each golfer will pay on their own.

1:00 - 3:15 pm

MI NAHRO Roundtable

Moderator: Sharon Maki, Marquette 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 - 3:15 pm

MCDA Roundtable

Moderators: MCDA Board of Directors

MCDA is hosting a roundtable discussion for pressing or important issues you'd like to discuss. Topics may include administration of HUD programs, activities communities are utilizing their CDBG funds on besides rehab, CDBG policies and procedures, monitoring visits, CV funding, HOME ARP, housing rehab inspections eligible activities, troubleshooting program problems, challenges finding and qualifying HOME CHDO's, and much more. Please send your requests for roundtable topics to admin@mcdahome.org. This discussion will allow you to hear best practices from colleagues around the state. MCDA members of all experience levels are welcome and invited to attend to ask questions and provide insight. Please join us as you unwind from your travels.

3:30 - 5:00 pm

Advocacy: Using Your Voice to Improve Affordable Housing

Renee Smith, Ypsilanti Housing Commission / NAHRO Consultant

Join us and learn advocacy basics, why advocacy is important, and the benefits advocacy can bring to your housing authority. Participants will examine why they were called to work in the affordable housing industry. Learn how important advocacy can be at the local, state and Federal levels; impacting crucial funding necessary to maintain PHAs and provide services that enhance the lives of residents. Become advocates for your PHA and residents by using your voice!

6:00 - 9:00 pm

Michigan NAHRO Executive Board Meeting

President Sharon Maki presiding

Thursday, September 28th

8:00 - 8:30 am

Registration & Continental Breakfast

8:30 - 10:00 am

Procurement is not easy! DOCUMENT! DOCUMENT! DOCUMENT!

Jim Inglis, JMI Consulting

As the recipient of Federal financial assistance, you are required to expend Federal funds in accordance with 2 CFR 200. Do you know the procurement thresholds, proper procurement methods, cost reasonableness and is your agency's procurement policy up to date? This session will offer guidance and tips for staying compliant.

CDBG-CV Monitoring

Carla Spradlin, HUD CPD, CARES Act Representative

Carla Spradlin has been a CARES Act Representative since 2020. She provides technical assistance and support to Region V and VII CDBG-CV grantees in ten midwestern states including Michigan. Carla will provide an overview of the CDBG-CV monitoring process including the specific monitoring exhibits used to review the PPR tieback, duplication of benefits, national objective, and activity eligibility requirements. She will also address the requirements for Special Economic Development projects, applicable to



both CDBG-CV and CDBG activities. Carla may be joined by grantees who have recently completed a CV monitoring. Carla will be presenting remotely; however Cindy Vails, HUD Senior Financial Analyst and grantee representatives will assist in person to create a dynamic session including discussion and Q and A. MCDA will solicit questions from members later in the summer to have answered during the session.

Roofing Issues

Sven Harrison, City of Jackson

Sven Harrison has been working for the city of Jackson as a building inspector, rehab offices, and code enforcement officer for the last 11 years. Prior to his time at the city, Sven was a general contractor working in remodeling and new construction. Rehab officials need to determine what needs to be inspected on a roof in order to determine what work needs to be completed. This session will include important information that will be a great benefit to rehab professionals and include topics such as how to re-roof, install flashing especially around chimneys, ice and water barriers, and venting.

Navigating the Relationship Between Housing Commissions and Municipalities

Sharon Carlson, Belding Housing Commission/ NAHRO Faculty

Excerpts from federal and state enabling legislation, local ordinance, the Annual Contributions Contract and the Cooperation Agreement will help clarify the historical relationship and connection between Michigan Housing Commissions and the local unit of government. Discussion will include the value of including local officials in maintaining mutually-supportive operations.

10:00 - 10:30 am

Break with Vendors

10:30 am - 12:00 pm

HOTMA, Part 1

Eric Oberdorfer, NAHRO Director, Policy and Program Development

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 you need to know about the HOTMA sections 102, 103, and 104 rule to make sure their agency is prepared to implement these new provisions.

CDBG Financial Management Best Practices

Cindy Vails, HUD CPD, Sr. Financial Analyst, Terra Linzner, Homelessness Solutions Director, City of Detroit and Stacy Conwell-Leigh, Homlessness Program Analyst II, City of Detroit

Cindy Vails is a financial analyst for HUD's CPD Office. Cindy conducts financial monitoring visits and is well versed in the section of the Federal Register that guides financial practices and decision making for HUD programs, 2.CFR.200. Cindy will present best practice information to ensure grantees have a strong foundation of financial knowledge. Topics will include the use of grant agreements, checking for suspension and debarment, maintaining written procedures and internal controls, recording procurement histories including audit procurement, and accurately reporting expenditures and financial performance. Cindy will be joined by CDBG grantees who will provide their working knowledge of the regulations and methods for satisfying some of the requirements in the Federal Register. This will be an in-person session with time for Q and A. MCDA will solicit questions from members later in the summer to have answered during the session.

Bathroom Waterproofing

Rachel Saltmarsh, Aldewin Rose Contractors LLC

So, you thought the installation of hardibacker was good enough? Well, it's not and when it comes to rehabbing rental and primary spaces crucial steps cannot be missed. Mold and mildew are ugly sights to see, but what if you can't see it but you smell it? How does that happen? Why does that happen? It's more common than you think. Structural damage can ensue when bathrooms are not watertight! We will dive into the do's and don'ts when renovating bathrooms and touch on other areas of the home that are prone to water damage by way of bad installations.

Violence in the Workplace

Gary Valentine, Retired Sergeant Greenville Department of Public Safety

Session attendees will be provided with information on defining, recognizing, mitigating and Responding to acts of violence in the workplace. With this information, you will be able to continuously build capabilities necessary to maintain readiness for a diverse range of threats addressing violence identification, protection, and response strategies; policies, law and techniques to enhance safety as well as facility hardening when/if applicable.



12:00 - 1:30 pm

Lunch, Sponsors and Vendors

Sponsor recognition and welcome messages, and awards.

Sharon Maki, MI NAHRO President, Liz Koto, MCDA Chairperson and Mark Thiele, NAHRO CEO

1:30 - 3:00 pm

HOTMA, Part 2

Eric Oberdorfer, NAHRO Director, Policy and Program Development

Continued...

CDBG Overall Best Practices

Mark Sorbo, HUD CPD, Program Manager

Mark Sorbo is the Program Manager for the Detroit Field Office. Mark will present information on overall Best Practices for the CDBG program. He will cover big-picture topics and ideas such as why the CDBG Program exists, it's core goals. Have you ever wondered why we must follow Davis Bacon and Section 3 guidelines? Mark can explain. He will also discuss the importance of following Federal rules and regulations even in the face of resistance from your leadership and elected officials. Mark is expected to present remotely; however, Cindy Vails, HUD Financial Analyst will be in-person and help to lead a robust Q and A session. MCDA will solicit questions from members later in the summer to have answered during the session.

Wall Systems - Should I Repair, Enclose or Remove/Replace?

Edward Wenz Jr., Contractors Training Institute

This session will focus on plaster and drywall interior walls and how to repair, enclose, remove, or replace them. This session will also cover hazards other than lead within interior wall systems such as asbestos and mold. Finally, the session will also assist you in educating the homeowner and contractor on the proper or best fix for a successful job.

HUD Section 3 Regulation and Application

Daniel J. Huyck, HUD CPD, Senior Management and Program Analyst

Dan Huyck has been working at HUD for over 10 years, and he has worn several hats within the department. He's now a Program Analyst, and he has become the Section 3 Guru at the Detroit Field Office. Dan will provide an overview of HUD's Section 3 requirements as they relate to Public Housing, Community Planning and Development, Lead, and other areas where HUD funding is used. This session will include an overview of the regulations, reporting requirements, and published program areas notices, discussions of best practices, as well as links to sample forms and templates.

3:00 - 3:30 pm

Break with Vendors

3:30-5:00 pm

Innovations in Resident Services: Family Empowerment Program

Christa Hughbanks, LLMSW; Sergio Hernandez, LLMSW; Lamar Thomas, LLBSW, Eastern Michigan University Family Empowerment Program

The Family Empowerment Program was created to provide individuals and families of the Ypsilanti Housing Commission with individualized supportive services by working with residents to promote self-sufficiency in three key areas of employment, education, and health/wellness. Come hear about the FEP's latest innovations, including Science, Technology, Engineering and Math (STEM) Coding program that is providing youth and young adult residents in affordable housing the skills to help them step into high paying careers in the STEM fields.

State Housing Plan Update

Karen Gagnon, Senior Policy Advisor, Office of Equity & Engagement, MSHDA

Housing is the cornerstone of thriving communities, and every person deserves safe, affordable, and quality housing. Yet according to the Michigan Statewide Housing Needs Assessment, about 50% of our state's renters and 25% of its homeowners, pay too much for housing. The Statewide Housing Plan helps identify the causes of this and other housing issues and what must be done to address them equitably, inclusively, and in a way that best leverages all available resources. Come learn the latest information about statewide housing plan implementation.



Bed Bug Life Cycle & New Treatment Approaches

Mark Davenport, District Manager, Griffin Pest Solutions

The psychological distress you can experience during an infestation makes bed bugs one of the most feared pest problems. These pests are becoming more and more common in both homes and businesses all around Michigan. Join Mark as he reviews the life cycle of bed bugs, contributing factors to unsuccessful treatments, and new treatment methodologies including biopesticides.

Davis Bacon and Labor Standards

Miguel Garcia, Labor Standards Specialist, and Roxanne Volkmann, Region V Deputy Director, HUD Office of Davis-Bacon & Labor Standards

Miguel and Roxanne will touch on each of the bullet points below during their session.

- Davis-Bacon Act: Understanding the history and purpose of the Davis-Bacon Act, which requires the payment of locally prevailing wages and fringe benefits on federal construction contracts
- Labor Standards: Exploring the labor standards and wage rate requirements that contractors and contracting agencies must comply with
- Providing access to resources like the Agency/Contractor Guide. Familiarizing participants with the Davis-Bacon Labor Standards Agency/Contractor Guide, which provides additional information and training resources
- Compliance: Ensuring that labor standards, including Davis-Bacon prevailing wage rates, are applied correctly and consistently across different projects and contractors
- Technical Assistance: Provide technical assistance for administering HUD programs and answering questions participants may have

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. Appetizers will also be provided. Starting at 6pm you can enjoy the Crystal Coaster Alpine Slide that will have you riding the Loki Quad chairlift to the top of the mountain, hopping on a specially-designed sled, and cruising down a 1,700-foot-long curved track. You control the speed in this action-packed thrill ride with dips, high-bank turns, and spectacular views. Join us at 8pm for a comedian as well.

Friday, September 29th

7:30-9:00 am

Breakfast

Everyone is invited to enjoy breakfast and their respective organization's annual general membership meeting.

8:30-9:00 am

2023 MCDA Membership Meeting

The business meeting will include annual board elections.

8:30-9:00 am

2023 MI NAHRO Membership Meeting

Please plan on attending to comment on potential bylaw changes for MI NAHRO.

9:00-10:30 am

Integrated HUD Update

HUD staff will present a combined HUD update for both groups.

11:00 am

Conclusion of Conference and Hotel Check Out

**SAVE
THE
DATE**

MCDA Spring Technical Assistance Conference

March 21, 2024

**MSU Henry Center
Lansing, Michigan**

MI NAHRO Spring Conference

April 17-19, 2024

**Blue Water Convention Center
Port Huron, Michigan**



HOTEL INFORMATION

Call Reservations Department at 1-855-520-2974 and reference group number - 4610F1. or [Book Online Now](#).

Room Reservation Cut Off Date is August 28, 2023.

Check-in time is 5 p.m. and Check-out time is 11 a.m.

Room Types:

Studio Hotel Room \$129

Suite \$159

One Bedroom Condo \$199

Two Bedroom Condo \$259

Four Bedroom Resort Home \$489

Rates and a 9% Resort Services Fee are subject to a 6% Michigan State Sales and Use Tax unless tax-exempt. Rates are also subject to a 5% CVB assessment.

Attendees are encouraged to enjoy their stay and to look at sharing accommodations with others. The resort can bill separately and divide costs evenly amongst attendees. Often times by sharing accommodations you can save money or at least reduce the rate to equal single accommodations that may or may not be sold out. All the accommodations at the resort are beautiful. Step out of the hotel box and enjoy a luxurious stay in northern Michigan at an exceptional rate.

MI NAHRO & MCDA

Would Like to Thank Our Current Sponsors

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Conference Registration Form

September 27-29, 2023



Please fill out and return to: MI NAHRO or MCDA
169 Templar, Pinckney, MI 48169 • Phone: 734.498.3188 or 734.498.2493 • Fax: 734.275.3699
minahro@minahro.org or admin@mcdahome.org

Registration Form:

Name _____

Company _____

Title _____

Address _____

City _____ State _____ ZIP Code _____

Phone _____ Email _____

Food Allergy Restrictions: _____

Early Registration: (Received by September 13th)

\$229 – MCDA or MI NAHRO Members

\$279 – Non Members

Late Registration: (Received after September 13th)

\$254 – MCDA or MI NAHRO Members

\$304 – Non Members

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 September 13, 2023. All registrations received after September 13, 2023 will be charged a \$25 late registration fee.

Please note: ABSOLUTELY NO REFUNDS FOR CANCELLATIONS AFTER September 13, 2023.

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 \$** _____

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