



**NLHA 2012 Mid-Year Membership Meeting
January 25-27, 2012
Indian Wells, CA**

Agenda

<u>TRACK ONE – Development & Asset Management</u>	<u>TRACK TWO – Voucher Administration</u>
<p><u>Wednesday, January 25, 2012</u></p> <p>2:00 pm Registration</p> <p>3:00 to 4:15 pm Choice of Two Roundtables</p> <p><u>Housing Management:</u> Discussion of occupancy issues including utility survey and tenant selection plans as well as the latest on HUD's attempts at cost-cutting (Nov 22 memo).</p> <p><i>Dorli Bokel, Quadel Consulting Jennifer Boardman, Preservation Management Alan Sharkey, Mass Housing</i></p> <p><u>Owners/Developers Workshop: Point/Counterpoint:</u> How Democrats and Republicans view the political landscape and what to expect in view of the Super Committee's failure to achieve their mission. Further, how recent statutory changes will impact conversion of tenant protection vouchers to project-based vouchers for former Rent Supp/RAP/Mod Rehab properties.</p> <p><i>Moderator: Monica Sussman, Nixon Peabody Bob Moss, Boston Capital David Gasson, Boston Capital</i></p> <p>4:30 to 5:00 pm NLHA Turns 40: A Look at our Roots</p> <p><i>Founder: William Glikbarg, OGO Associates Founding Counsel, Charles L. Edson, Nixon Peabody</i></p> <p>5:00 to 5:30 pm The View From HUD</p> <p><i>Ophelia B. Basgal, Region X Administrator, U.S. Dept. of HUD</i></p> <p>5:30 to 6:00 pm Membership Meeting</p> <p>6:00 to 7:30 pm Welcome Reception</p>	<p><u>Wednesday, January 25, 2012</u></p> <p>2:00 pm Registration</p> <p>3:00 to 4:15 pm PHA Roundtable</p> <p>RAD makes it into law. What does that mean to your PHA? HUD will provide the timetable for implementation. Also, should minimum rents be increased? What is your take on time limits? These and other legislative initiatives will be examined along with the potential impact of Fair Housing litigation and a pending related regulation.</p> <p><i>Moderator: Marion Morris, PHA Coordinator Ophelia Basgal, U.S. Dept. of HUD Ray James, Coan & Lyons</i></p> <p>4:30 to 5:00 pm NLHA Turns 40: A Look at our Roots</p> <p><i>Founder: William Glikbarg, OGO Associates Founding Counsel, Charles L. Edson, Nixon Peabody</i></p> <p>5:00 to 5:30 pm The View From HUD</p> <p><i>Ophelia B. Basgal, Region X Administrator, U.S. Dept. of HUD</i></p> <p>5:30 to 6:00 pm Membership Meeting</p> <p>6:00 to 7:30 pm Welcome Reception</p>

Thursday, January 26, 2012

8:15 am

Registration and Continental Breakfast

9:00 am to 12:15 pm

I. Development/Management Workshops

9:00 – 10:30 am

A. The Art of the Deal: Year 15 and other issues related to use of tax credits and Section 8

*Moderator: David Reznick, The Reznick Group
Laura Burns, Eaglepoint Properties
Spencer Hurst, Tax Credit Group of Marcus & Millichap
Stephen Roger, Centerline*

10:30 – 10:45 am

Break

10:45 – 12:15 pm

B. Asset Management & Preservation Trends

- Partial Payment of Claims (PPCs)
- Refinancing Decoupled Projects
- Expiration of Rent Supp and RAP
- Units Conversions
- LIHPRHA Refinancings
- HAP Transfers
- M2M Issues

*Moderator: Sheldon Schreiber, Pepper Hamilton
Brad Bullock, City Real Estate Advisors
Andre Koren, Reliance Capital Partners
Brian Massie, Reliance Capital Partners
Stephen Wallace, Nixon Peabody
Lynn Wehrli, U.S. Dept. of HUD/OAHP

12:30 – 2:00 pm

Board of Directors Meeting

2:00 – 5:00 pm

Staying Connected: NLHA members can gather for session follow-up; informal discussions; use wireless connections, prepare for the next day's panels, etc.

5:45 to 7:15 pm

Networking Reception: A chance to get Reacquainted with old friends, meet new contacts and exchange ideas on housing issues of the day

Thursday, January 26, 2012

8:15 am

Registration and Continental Breakfast

8:45 am to 12:15 pm

I. Voucher Administrators/PHA Workshops

8:45 – 10:15 am

A. Stretching your Admin Fees:

- Rent Reasonableness Triggers: How to comply while managing costs
- Efficiencies in income certifications/rent calculations
- Payment standard issues
- Delegating
- Are automated phone systems cost efficient?

*Moderator: Jennifer Lee O'Neil, Quadel Consulting
Peggy Morales, City of Tucson Housing Assistance
Beatriz Cuenca-Barberio, Miami Dade Housing Choice Voucher Program*

10:15 – 10:30 am

Break

10:30 – 11:45 am

B. Voucher Funding Update: A walk-through of the FY12 funding calculations for vouchers and admin fees. Baselines, Net Restricted Assets, accounting and reporting will all be examined.

*Moderator: Cydney Jones, Nan McKay & Associates
Bernice Unland, U.S. Dept. of HUD (via teleconference)*

11:45 to 12:15 pm

C. Regulatory Relief Efforts: Learn what non-controversial reforms have been vetted by Congress and proposed by HUD that will achieve costs savings for PHAs. This session will highlight what you can do to promote these reforms with your elected officials.

Marion Morris, NLHA

12:30 – 2pm

Board of Directors Meeting

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Friday, January 27, 2012

9:00 am to 11:15 am

II. Owner/Manager Best Practices Roundtable: How do your colleagues tackle the complex transactions and ever changing HUD rules relating to:

- Risk Management
- Continuing concerns with M2M audits
- What's up with REAC
- Protecting Financial Information of Partners
- New MAP guide and loan docs
- Renewal Issues
- HUD's Cost-Cutting
- Property Tax Relief
- Issues Raised by the audience

Moderator: Inez Tremain, Tishler & Wald

*Jeff Brodsky, Related Management
Mike Johnson, Walker & Dunlop, LLC
Denise Murphy, Murphy Consulting
Kristin Neun, Hessel, Aluise & Neun*

11:15 – 12 noon
Wrap Up and Q&A

12 noon
Adjournment

Friday, January 27, 2012

PHA Best Practices Roundtable: Improving performance through, outreach, training and technology,

8:30 to 9:45 am

- A. How to Attract, Train and Retain Quality Landlords: An "Owners Excellence" program that can be replicated to ensure quality landlords and proficient property managers.

*Jessica Porter, Chicago Housing Authority
Janice Stewart, Chicago Housing Authority*

10:00 to 11:15 am

- B. MTW or no MTW: How to Affect Cost Savings and Create Jobs; Congress is scrutinizing how PHAs are managing their programs, learn how you can maximize your resources and help your community through job creation.

*Cydney Jones, Nan McKay & Associates
Alex Sanchez, Santa Clara Housing Authority
Michelle Hasan, Oakland Housing Authority*

11:15 – 12 noon
Wrap Up and Q&A

12 noon
Adjournment

*invited