



2024 NCRC/OHAC SPRING CONFERENCE

THE SUMMIT HOTEL

Cincinnati, Ohio

www.thesummithotel.com

5/1 - 5/3

WEDNESDAY, MAY 1ST

8:00 a.m. – 4:30 p.m.

REGISTRATION

9:00 a.m. – 12:00 p.m.

TRACK A: NSPIRE (REPEATED ON FRIDAY A.M.)

Presenters: Cleveland HUD Office Representatives

As Public Housing Authorities transition to the NSPIRE protocol, education, training, and preparation are key factors for implementation. Please join the United States Department of Housing and Urban Development for an information session that may assist your Public Housing Authority in the transition to NSPIRE with a focus on the Housing Choice Voucher Program.

9:00 a.m. – 11:30 a.m.

NCRC BOARD MEETING

10:00 a.m. – 11:00 a.m.

OHAC S.H.A.R.P. MEETING

11:00 a.m. – 12:00 p.m.

OHAC DIRECTORS' MEETING

12:15 p.m. – 1:30 p.m.

OPENING LUNCHEON/NCRC ANNUAL MEETING

1:30 p.m. – 4:30 p.m.

GENERAL SESSION: HOTMA

Presenter: MaryAnn Russ, CEO/President, Off the Grid Low Income Housing Consulting

- Ms. Russ will review a generic HOTMA-compliant ACOP that will be of interest to both HCV and PH administrators as the HOTMA changes are the same in both programs. A copy of a generic HOTMA-compliant ACOP and Admin Plan will be provided in an electronic copy to the conference attendees that attend this session.

4:30 p.m. – 6:30 p.m.

WELCOME RECEPTION

7:00 a.m. – 4:30 p.m.**REGISTRATION****7:00 a.m. – 10:00 a.m.****EXHIBITOR SET-UP****7:30 a.m. – 9:00 a.m.****BREAKFAST BUFFET****CONCURRENT SESSIONS****9:00 a.m. – 12:00 p.m.****TRACK A: DAVIS BACON AND MAINTENANCE WAGES****Presenter: Jade M. Banks, JM Banks Consulting. Labor Consultant/Davis Bacon SME*****How will the New Davis Bacon Regulations Impact you?***

On August 23, 2023, the US Department of Labor published in the Federal Register the final rule, "Updating the Davis-Bacon and Related Acts Regulations. The final rule took effect October 23, 2023. How do the changes impact an agency? This session will cover Davis-Bacon and HUD-determined (maintenance) prevailing wage administration and enforcement requirements.

1:30 p.m. – 4:30 p.m.**TRACK A: BUILD AMERICA BUY AMERICA ACT (BABA)****Presenter: Matthew A. Dooley, Director & Shareholder, Dooley, Gembala, McLaughlin, Pecora****9:00 a.m. – 4:30 p.m.****TRACK B: HCV TRACK****Presenter: Jonathan Zimmerman, Co-Owner, Section Eight Associates, LLC**

- Two-Year-Tool & Payment Standard Tool
- EMVS
- HUD recently instituted mandatory SAFMR-based voucher payment standards that PHAs in the following areas have to implement by October 2024 or January 2025. In addition, all other PHAs (not in the list below but in Ohio and NCRC States have the opportunity to do "exception payment standard" SAFMR-based payment standards where they get to pick and choose between SAFMRs and FMRs in setting payment standards by ZIP code/city/county, whichever they decide is better.
- Housing Opportunity Through Modernization Act of 2016—Housing Choice Voucher (HCV) and Project-Based Voucher Implementation; Additional Streamlining Changes

9:00 a.m. – 4:30 p.m.**TRACK C: PORTFOLIO REPOSITIONING****Presenter: Sarah Molseed, Senior Advisor, Office of Recapitalization, Washington, DC HUD Office**

- Section 18 Demo/Dispo – what is it and how can I use it?
- If I chose Demo/Dispo how do I replace my housing and does it have to be something other than public housing? If I chose to go to PBV are there programs I can use to replace in connection with PBV?
- What is voluntary conversion? How can I use?
- RAD – how do I choose PBV or PBRA? If I go RAD am I out from under HUD guidelines? If not, how are the 2 different (PBV & PBRA) in guidance (i.e. HUD's Public Housing Division vs Multifamily Division)? What if my RAD rents aren't high enough to be about to convert?
- Are there other options out there for repositioning? Mixed Finance?
- Do I have to create an RFP to find a consultant to help me figure these things out? If I don't understand it how can I procure help? What resources are available? Is there technical assistance available from HUD?

9:00 a.m. – 4:30 p.m.**TRACK D: CAPITAL FUND & EPIC OVERVIEW****Panel: Thomas Shelton, Housing Capital Improvements Specialist, Office of Public Housing Investments, Washington DC HUD****Chris Granger, Housing Capital Improvements Specialist, Office of Public Housing Investments, Washington DC HUD****Steve Homan, Housing Capital Improvements Specialist, Office of Public Housing Investments, Washington DC HUD****Session 1: Introduction to The Capital Fund Planning Process & EPIC**

In this breakout session, participants will become acquainted with the Capital Fund planning principles and necessary steps behind the workflows in EPIC.

Session 2: Capital Fund Eligible Activities, Reporting Requirements & EPIC

In this breakout session, we will also cover different budget line items and which activities are eligible under the Capital Fund and how to fulfill the reporting requirements in EPIC.

Session 3: Capital Fund Grant Lifecycle & EPIC

In this breakout session, participants will learn about the importance of Capital Fund Obligation, Expenditure, and Fiscal Closeout. We will touch on procurement and contract management.

THURSDAY, MAY 2ND - CONTINUED

9:00 a.m. – 12:00 p.m.

TRACK E: CINCINNATI MHA; THE DEVELOPMENT PROCESS

1:30 p.m. – 4:30 p.m.

TRACK E: TOUR OF CINCINNATI MHA DEVELOPMENT PROPERTIES

1:30 p.m. – 4:30 p.m.

TRACK F: FAIR HOUSING

Presenter: William L. (Bill) Willis, Esq., Willis Law Firm, LLC

Fair Housing that applies to all 8 states

12:00 p.m. – 1:15 p.m.

AWARDS LUNCHEON

NCRC Awards and OHAC Scholarship Awards will be given.

4:30 p.m. – 6:00 p.m.

VENDOR RECEPTION – *VENDOR BINGO DRAWING & NCRC/OHAC SCHOLARSHIP 50/50 DRAWING*

FRIDAY, MAY 3RD

7:30 a.m. – 12:00 p.m.

REGISTRATION

7:30 a.m. – 9:00 a.m.

BREAKFAST BUFFET

9:00 a.m. – 12:00 p.m.

CONCURRENT SESSIONS

TRACK A: HOTMA ROUND TABLE

Presenter: Eric Oberdorfer, Director of Policy & Legislative Affairs, NAHRO

As we get closer to HUD's January 1, 2025, HOTMA compliance date, agencies need to be thinking about how to implement Sections 102 (income reviews) and Section 104 (asset limitations) of HOTMA and what that means for their agencies. The regulatory changes to the public housing and Section 8 program included in Sections 102 and 104 represent some of the most significant updates to federal rental assistance programs in 25 years. This session will provide a detailed update about what PHAs need to know related to changes in HOTMA section 102 and 104 and learn where HUD is in its implementation timeline.

TRACK B: HCV ROUND TABLE

Moderator: Jonathan Zimmerman, Co-Owner, Section Eight Associates, LLC

TRACK C: PORTFOLIO REPOSITIONING ROUND TABLE

Panelists: Sarah Molseed, Senior Advisor, Office of Recapitalization, Washington, DC HUD Office

Timothy L. Martin, COO, Advantix Development Corporation

TRACK D: NSPIRE (REPEATED FROM WEDNESDAY A.M.)

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TRACK E: NEW EXECUTIVE DIRECTOR /STRATEGIC PLANNING TRAINING

Presenter: Sean Gilbert, Senior Vice President, NAHRO and Executive Director, Tennessee Valley Housing Services

END OF CONFERENCE

HOTEL INFORMATION

THE SUMMIT HOTEL
5345 Medpace Way
Cincinnati, OH 45227
www.thesummithotel.com

You may make room reservations by telephoning The Summit Hotel directly at **1-866-898-3567**. Be sure to let the Reservation Agent know you are with the group, “**Ohio Housing Authorities Conference OHAC/NCRC**” to receive the group rate of **\$189 for The Summit Hotel**. **You are encouraged to make hotel reservations on-line.**
<https://book.passkey.com/go/0430OHAC24>

The Deadline for making room reservations is **Tuesday, April 9, 2024**. **After April 9th reservations will be accepted on a space available basis at the best available rate.** You will need a tax-exempt form to present to the hotel agent at the time of check-in.