

The 2024 Oregon AHMA Annual Affordable Housing Conference

The Riverhouse Convention Center, Bend, Oregon

Schedule of Tracks/Sessions for WEDNESDAY May 15, 2024

➤ *Tracks time frame: 8 am to noon and 1:15 pm to 5 pm, with breaks*

The Wednesday Owner/Agent, Portfolio Manager Track

MORNING SESSIONS

Regulatory Round-Up, 1 hour

Appropriate for owners, agents, and supervisors of all subsidies

How is affordable housing stacking up against other priorities on Capitol Hill? What legislative and regulatory priorities is NAHMA, pursuing on our behalf? Come and find out!

Speaker: Larry Keys, NAHMA

Annual HUD & OHCS Updates, 1.5 hours

Appropriate for owners, agents, and supervisory staff of all subsidies

Attend these breakout sessions for news from our agency partners. Speakers will be local and federal agency staff from HUD and OHCS.

Speakers: Andrea Bell, OHCS; Eileen Hearty, HUD; Matt Naish, HUD

Coffee & Chat with OHCS, HUD, and RD, 1 hour

Appropriate for owners, agents, and supervisory staff of all subsidies

Come enjoy a relaxed, informal hour with our partners at HUD, RD, and OHCS. Agency staff from HUD, OHCS, and RD will answer questions and listen/respond to any concerns that you may have.

AFTERNOON SESSIONS *(These two sessions will run concurrently in separate rooms.)*

Hiring and Retaining Employees in a Post-COVID World, 3.5 hours

Appropriate for owners, agents, and portfolio managers

Workforce turnover is expensive, time-consuming, and disruptive. It also results in significant loss of expertise and institutional knowledge, but our post-COVID economy has seen massive, rapid shifts in the priorities that hold people in their jobs. Many employees have chosen to seek greener pastures elsewhere, taking their knowledge and skills with them. So, how do we convince them to stay? In this session, we will follow a three-part structure. First, we'll discuss the foundational principles that should underpin your entire retention strategy. ***Then, we'll discuss the steps to take to build your own retention strategy with an eye on the resources and constraints that you must consider.*** Finally, we'll analyze situations and apply those principles to see how they behave in the real world.

Presenter: Allison McMurtrey, OHCS

Understanding How to Maximize Your Section 8 Contract, 3 hours

Appropriate for owners, agents and portfolio managers whose work or interest includes Project-based Section 8 contract renewals, rent adjustments and utility allowance analyses.

➤ This is a three-part session. There will be breaks between each segment.

Segment #1: Contract Options, Rent Comparability Study

Join us to discuss what each of the different contract options require, their benefits, and what option may work best for your property. We will also be discussing the Rent Comparability studies (RCS), when they are required, how they work with the different contracts, and when it may or may not be beneficial to complete one.

Segment #2: Budgets/Preservation Contracts/OCAF

Join us for a deeper dive into how to streamline the budget-based increase process, some common errors, and how to create a budget that effectively supports the increase you need. We will also discuss the OCAF increase specific to Preservation Contracts.

Segment #3: AOL's, UA's

Join us for a review of the auto OCAF amend rents process, and how the recent changes affect the process. We'll also discuss the UA baseline and UA Factor program for a better understanding.

Presenter: Eva Luna, OHCS

The Wednesday HOT, HOT, HOTMA Track

HOTMA track presenter: Amanda Gross, US Housing Consultants

MORNING SESSION

The morning session is applicable to those managing LIHTC, HUD, RD & HOME.

HOTMA, Part I, 3.5 hours

This morning program will review the provisions **that will affect ALL subsidy** programs. Topics include

- Changes to determining household size
- Changes to income inclusions and exclusions
- Changes to asset inclusion and exclusions
- Changes to imputing asset income

AFTERNOON SESSION

HOTMA, Part II, 90 minutes

This session is applicable to those who manage HUD & RD properties.

In this session, we will focus on adjusted income **for HUD and RD programs**. Topics include:

- Dependent Deduction
- Childcare Expenses and Hardships
- Disability Assistance Expenses and Hardships
- Elderly/Disabled Household Deduction
- Medical Expenses and Hardships

AFTERNOON SESSION

HOTMA, Part III, 90 minutes

This session is applicable to those who manage HUD properties.

This session focuses on **HUD** ARs, IRs, and verifications. **We will discuss the additional provisions** of HOTMA that only affect HUD multifamily housing. Topics to be covered include:

- Changes to Determining Income at Annual Recertification
- Asset Limitation
- Changes to Interim Certification
- Overview of Verification Changes

The Wednesday Maintenance Track

MORNING SESSIONS

What Do I Do When...?, 2 hours

Appropriate for maintenance techs, managers, and resident services staff working in all subsidy programs.

This panel discussion will help maintenance staff address all their burning questions. You'll hear from the perspectives of maintenance, management, and service coordination as to **what the best approaches are to handling some of the tough situations you may find yourself in**. A Q&A session will be available at the end of the discussion.

Quinn Black is the Administrator of the HUD properties managed by Schnitzer Properties and will be representing the Property Management role. Debbie Howell is the Senior Building Engineer with Schnitzer Properties and will be representing the Maintenance role during this discussion. Miley Stanton-Flowers is the Supervisor of Service Coordinators at Schnitzer Properties and will represent the Service Coordinator role. Quinn, Debbie and Miley have been working together for the past nine years, during which time they've seen and **worked through a wide variety of challenges**. Join these three for this lively conversation not to be missed!

Presenters: Quinn Black, Debbie Howell, and Miley Stanton-Flowers, Schnitzer Properties

Fair Housing: Communicating with Tenants, 90 minutes

Appropriate for maintenance techs, managers, and resident services staff working in all subsidy programs.

Maintenance staff have a very specific and important role in property management that opens the door to potential fair housing violations. **Sometimes, even our best intentions interfere with upholding fair housing laws when we're communicating with our residents**. In this session, we'll review Fair Housing basics and talk about **how maintenance staff** can avoid fair housing violations while maintaining the good professional relationships with tenants that they've developed.

Presenter: Miley Stanton-Flowers, Schnitzer Properties

AFTERNOON SESSIONS

Preventative Maintenance for Building Exteriors, 90 minutes

Appropriate for owners, agents, portfolio managers, maintenance techs, and managers.

Moisture, ultraviolet light, air pollution, mold, moss, inferior materials or workmanship, neglect... all of these contribute to the deterioration of your building's exterior. ***And you just can't let that go!*** Join restoration expert Clint Arp for a detailed discussion of how to implement a well-structured preventative maintenance program to protect and preserve the facades of your buildings.

Presenter: Clint Arp, Finnmark Property Services

Microbial Growth Remediation, 90 minutes

Appropriate for owners, agents, portfolio managers, maintenance techs, and managers.

This session will cover the industry specifics of how to properly deal with moisture problems, the inevitable fungal growth, and fallout from worried residents. Let's be honest the majority of mold and mildew issues start with the environment the residents are creating in their homes. With that said, we must be sensitive to their needs and concerns. ***This is still a large industry issue that needs to be handled properly and documented thoroughly by trained maintenance staff members.*** This session will explain what they are looking at, diagnose why it's there, provide techniques to deal with residents, and ultimately manage the occurrence properly in order to protect the property, employer, and resident.

Presenter: Zach Howell, BEAR Consulting Services

The Wednesday General Track

MORNING SESSION

Energy & Weatherization Resources for Multifamily Housing Providers, 3.5 hours

Appropriate for owners, agents, portfolio managers, maintenance techs, and managers.

Join this session to learn how to take advantage of the latest federal and state incentives for energy efficiency and green building in affordable housing. ***You will hear from policy leaders and industry experts on how to combine programs such as IRA, 45L, 179D, Oregon Multifamily Energy Program, ODOE, Energy Trust of Oregon, and HUD's Green and Resilient Retrofit Program to reduce costs and increase benefits for your projects and residents.*** The panelists will be available so you can ask questions and share your experiences with other participants. Don't miss this opportunity to learn how to make your affordable housing more sustainable, efficient, climate friendly and profitable!!

A panel led by Dan Elliott, Senior Policy Analyst, OHCS

AFTERNOON SESSIONS

Hoarding, Housekeeping & Squalor: Best Approaches for Long Term Success, 90 min

Appropriate for owners, agents, portfolio managers, maintenance techs, and managers.

Do your residents struggle with hoarding? Is it really hoarding or is it something else? ***Making this important distinction and connecting residents with the appropriate resources to work through their housekeeping challenges will make all the difference in determining their long-term success.*** In this session, you'll learn how to recognize the differences between hoarding, clutter and squalor. We'll also take a closer look at animal hoarding. Each of these challenges has a different cause (or set of causes) and calls for a different intervention. We'll cover what these different interventions might look like and how to work with the resident to create a plan that will give them the highest chance of success, housing stability, and overall quality of life.

Presenter: Miley Stanton-Flowers, Schnitzer Properties

Setting Boundaries For Effective Time Management, 90 minutes

Appropriate for owners, agents, portfolio managers, maintenance techs, and managers.

Master the art of time management and setting boundaries for enhanced productivity. From crisis management to working with the "social butterfly" resident, to managing the influx of emails, ***you'll learn to set clear goals, prioritize tasks, and create strategic schedules while establishing boundaries to protect your time.*** Discover effective tools, from to-do lists to email management tricks, and develop skills such as delegation and deadline setting. This session will explore time management and setting boundaries to help you feel more successful in your day-to-day accomplishments.

Presenter: Miley Stanton-Flowers, Schnitzer Properties