



## **“Building Partnerships & Frameworks for the New Decade”**

### **2010 Annual Conference**

**Salem Conference Center (Salem, OR) <> April 26 - 28, 2010**

#### **Schedule of Events**

##### **Sunday April 25**

7:45 AM Breakfast for Golfers in Scholarship Tournament at Salem Golf Club  
2025 Golf Course Road, Salem, OR (503) 399-0449

8:45 AM Golf Tournament (first tee time)

PNRC-NAHRO holds a fund-raising Golf Tournament in conjunction with its Annual Conference each year for the purpose of supporting our Scholarship Program. Sponsors are solicited from affiliate members, vendors, and individuals.

3:00 - 7:00 PM

Early Registration and Exhibitor Set Up – Willamette Foyer

5:30 - 7:00 PM

**Welcoming Reception & PRAIS Awards – Willamette River Rooms C/D**  
**(Sponsored by Housing Authorities Risk Retention Pool)**

##### **Monday April 26**

7:45 AM Breakfast – Willamette River Rooms C/D  
(Sponsored by Watchguard Technologies)

**OPENING GENERAL SESSION**  
**(Sponsored by Sterling Savings Bank)**

- 8:15 AM        Announcements – Ron Oldham PNRC-NAHRO Executive Director
- 8:25 AM        Introductions & Remarks -- Jacob Fox, PNRC-NAHRO President
- 8:40 AM        Welcoming Remarks -- Andrew Wilch, Executive Director, Salem Housing Authority
- 8:50 AM        Councilor TJ Sullivan, City of Salem
- 9:05 AM        Introduction of Keynote Speaker  
                  Robert J. Vogelsang, CTP, VP Government Banking, Sterling Saving Bank

**Keynote Address:**

**"Affordable Housing Through Community Development"**

**Keynote Speaker: Dr. Vaughn Grisham, Ph.D.**

Dr. Vaughn Grisham has spent more than 40 years studying communities all over the nation, including the Pacific Northwest. Most recently, his research has centered on ordinary communities without extensive resources which have achieved extraordinary results. Three of these communities will be highlighted for their successes in building partnerships and creating affordable housing. These case studies will be followed by a step by step process that any community can follow and still achieve similar outcomes.

Dr. Vaughn will also conduct a half day workshop during this afternoon's breakout sessions that will go into detail about how you can use the successful examples and process in your communities.

10:30 AM        Break

**Monday, April 26 Morning Breakout Sessions**

10:45 AM – 12:00 PM

**Managing the Transition to Electronic Case Files**

Presenter: Joe Mastrianni, President, HAPPY Software

There is tremendous value to an agency that migrates to a document management system provided that the implementation is carefully planned and executed. This breakout session

will cover the best practices and considerations required to plan each phase of implementation and make the transition! Joe Mastrianni, President of HAPPY Software, Inc., has 18 years of experience in the housing industry working with housing authorities and housing consulting firms.

### **No Smoking Policies: Lessons Learned**

Presenters: Julie Peterson, C.H.E.F., Andy Rodriguez, Nampa H.A., Jim Wiard, Guardian Management LLC, Bill Cook, King County H.A., and Diane Laughter, Health in Sight LLC

After more than 400 years of smoking being a part of the American culture, our society is moving toward limiting smoking in public places. Because of the dangers of smoking and second hand smoke, that movement now includes low-income housing operated by LHAs. Over 200 agencies ( a number that grows daily ) have adopted no smoking rules for their properties in one form or another. This number includes a number of housing authorities in the Pacific Northwest as well as private sector property management firms who are saving money and providing a healthier environment for staff and residents. This session will highlight the activities of the Comprehensive Health Education Foundation's, PNRC's and AWA's Washington Dept. of Health grant to create a Tobacco Cessation Network among housing authorities as well as best practices from both large and small agencies that have gone "no smoking."

### **Refinement of Income & Rent Rule**

Presenters: Alice Ford, Portland HUD Office; Deborah Mann, Portland HUD Office

On January 31, 2010, HUD's Refinement of Income & Rent Rule became effective and although HUD provided training in Washington, D.C. and over the internet, many agencies may not have been able to participate. Public housing and Section 8 are both affected by this revision which involves important changes for verification and other facets of income & rent policy. Discussion topics will include HUD's mandate of EIV, clarification of various types of Social Security cards (Unrestricted, Restricted /Form 1-766) and the Non-Work cards, acceptable types of benefit verification, and penalties for tenants' failure to disclose or provide documentation of a social security numbers.

### **Going Green: Innovative Maintenance Practices & Products**

Presenters: Carolina Abdalah, H.A. of Portland; Shawnte Sims, H.A. of Portland; Teresa Green, H.A. of Portland; Duke Johnson, Bob Nagel Distributing; and Dan Ford, The Home Depot.

This session will look at ways housing authorities can partner with residents, vendors, and other organizations to provide healthy, supportive, and sustainable living and work environments. Products and practices used in development and operations that support healthy indoor environments, generate savings, and conserve environmental resources.

### **Understanding HUD's Section 3 Program: Why It's Important**

Presenters: Andrew Lofton, Seattle Housing Authority; Kristina Miller, HUD's Fair Housing Spokane Office

Section 3 requires partnerships between housing authorities, the contracting community, and residents in order to be successful. This session will feature Region X's Section 3 expert who will describe HUD's two-year implementation strategy to create new jobs and training opportunities as well as a Seattle Housing Authority Deputy Executive Director to describe SHA's successful Section 3 program.

### **The Fall Campaign: Action Planning for Advocacy & Housing America**

Presenters: Saul Ramirez, Executive Director, NAHRO; Ken Miller, Chair, Tacoma H.A., Chris Pegg, Longview H.A., Megan Hyla-Farley, King County H.A.,

Housing America is a national campaign to educate our communities about affordable housing throughout America. As one of NAHRO's important advocacy tools, Housing America is a coalition that includes builders, lenders, realtors, unions, manufacturers, and affordable housing advocates. In this action-oriented session, you will learn how to use the Housing America tool kit to build local alliances and to increase awareness of the need for affordable housing in your community. Participants will work on a Housing America action calendar to help guide efforts for the rest of 2010.

12:00 – 1:15 PM

### **Luncheon (Willamette River Rooms C/D)** **(Sponsored by Johnson Controls, Inc.)**

**Jacob Fox, President, PNRC-NAHRO**  
**PNRC-NAHRO Annual Meeting**

**Introduction of Luncheon Speaker, David Koch, Director, Public Housing Solutions, Johnson Controls, Inc.**

### **Washington D.C. Update - Saul Ramirez, Executive Director, NAHRO**

Mr. Ramirez will provide a NAHRO Washington Update that will include the President's HUD FY 2011 budget proposal and how it compares to other federal agencies and actual need. In addition, he will speak on HUD's proposals to eliminate HOPE VI and replace it with the Choice Neighborhood Initiative as well as provide the latest HUD's plans for Transforming the Rental Assistance Program. Mr. Ramirez is both a skilled analyst and

commentator on the D.C. political scene as it relates to affordable housing and community development issues. Don't miss this opportunity to hear his "take" on federal housing affairs and to learn what NAHRO is doing for you.

### **PNRC-NAHRO's Advocacy Awards**

Jacob Fox, President, PNRC-NAHRO & Chris Pegg, PNRC-NAHRO Legislative Network Chair will present PNRC's second yearly Advocacy Awards for Individuals and Agencies.

An important part of NAHRO's mission statement is advocacy "for the provision of adequate and affordable housing and strong, viable communities for all Americans." In 2009, PNRC-NAHRO introduced its first Annual Advocate of the Year Awards for those individuals and agencies that demonstrated their advocacy for affordable housing and strong communities in the Pacific Northwest. Dr. Blake Kazama and Lisa Cipollone-Wolters were named Co-Advocates of the Year and the Seattle Housing Authority received the agency award. Find out why advocacy is so important to our industry and who will be honored in 2010.

1:15 PM      Break

### **Monday, April 26 Afternoon Breakout Sessions**

1:30 – 2:45 PM

#### **Creative Pest Control Solutions – Bedbugs, Etc.**

Presenters: Allen Lonstron, Green Team Oregon; KaSandra Walton, H.A. of Portland, Art Balk, H.A. of Portland; and Henry Collins, H.A. of Portland

Roaches? Fleas? Mice/Rats? These common pests used to be the pest control challenges for managers of affordable housing properties in their effort to provide safe, decent, and sanitary homes, but today our old friends have been joined by an even more troublesome nuisance --- bedbugs. A panel of experts on pest control issues will discuss options to deal with the old pests and especially the bedbugs and to keep the premises safe for residents and staff. If your agency hasn't seen bedbugs yet you may want to attend this session because it is possible that you will in the future. Be prepared if it happens!!!

#### **The Revitalization of Mountain View – A Community Partnership Redevelopment Program**

Presenter: Carol Gore, President & CEO, Cook Inlet Housing Authority

Cook Inlet Housing Authority (CIHA) launched its Neighborhood Revitalization Program in Mountain View, an Anchorage, AK neighborhood minutes from downtown and retail jobs, in early 2000. Mountain View was a prime target for revitalization. One of the first

neighborhoods in Anchorage, it has some of the oldest housing stock, including many instances of blighted, substandard housing and criminal activity. Only 20% of the housing stock was single-family and available for homeownership. Today, CIHA has invested well over \$55 million in Mountain View with housing units consisting of a mix of single family houses, duplexes, renovated four-plexes and multi-plexes, and mixed use development. Most recently, CIHA was awarded \$1.48 million in Low Income Housing Tax Credits (LIHTC) to develop Phase IV, a \$15.4 million project consisting of a variety of affordable housing designs that continue the revitalization effort and meet the needs of the neighborhood. CIHA will eventually invest \$79 million in Mountain View and produce a total of 230 new homes/units of affordable housing.

CIHA owes the successful launching and development of Mountain View to key community partners, including the Mountain View Community Council, State and Local government, quality conscious local builders, and funding partners from both the public and private sector. Attendees will learn from CIHA about its partnership strategies, and how those partnerships helped influence the designs of the homes and its scattered site development concept.

### **Section Eight Programs: What's Happening in DC? and What Can You Do About It?**

Presenters: Dianne Quast, PHM, Director of Real Estate Operations of Housing Authority of Portland & NAHRO Housing Committee Chair; and Jonathan Zimmerman, Senior Policy Analyst, NAHRO

These two knowledgeable NAHRO leaders will discuss "hot topic" affordable housing industry issues in this two-part session including:

- HUD's FY 2011 budget and Congress' appropriations of HUD programs,
- Section Eight Voucher Reform Act (SEVRA),
- HUD's re-bidding of the Section 8 Project-Based Contract Administration program,
- HUD's Transforming Rental Assistance (TRA) proposal including conversion of some Public Housing and Assisted Housing owned or administered by PHAs to the Sec. 8 Project-Based Voucher (PBV) program as well as voluntary regionalization of PHAs,
- HUD's Transformational Initiative, VMS changes,
- EIV changes,
- HUD's SEMAP and portability reform,
- HUD's administrative fee study

The session will also provide useful information on Housing Assistance Payments and administrative fees in FY 2009, as well as important funding information on the FY 2010 HUD budget. This is a "not to be missed" session for affordable housing professionals.

After delving into the details of all of the legislative and regulatory on-goings in Washington, DC, the presenters will discuss what role members can play to help educate elected officials' about proposed changes in coordination with NAHRO. Even though it is an election year in Congress, much of what is being proposed is intended to be done

through the obligatory appropriations process. Whether you are “tickled pink or seeing red,” this working session is design to capture your views and to help put them into action with NAHRO.

### **Affordable Housing Through Community Development**

Dr. Vaughn Grisham, Ph.D.

Dr. Grisham, our Conference Keynote Speaker, will conduct this afternoon-long workshop to expand on his remarks earlier in the day. He will go into greater detail on his three case studies involving communities that have been successful building partnerships and creating affordable housing. Dr. Grisham is looking forward to a truly interactive workshop in which attendees share their experiences and questions about how to apply the principles and processes that he will present to their communities. This session will be particularly useful to Commissioners, Executive Directors, and just about anyone trying to make a positive change in their community.

### **Managing Section 8 with the Voucher Management System (VMS)**

Presenters: Harold Nussbaum, Business Analyst, H. A. of Portland, and David Peters, Senior Quality Assurance Specialist, Portland HUD Office

The days of managing housing assistance programs on paper are in the distant past. Electronic systems such as the Voucher Management System (VMS) are the norm today and will be even more important in the next decade. This session brings together two experts, one from HUD and one from a housing authority, to share their expertise on HUD’s Voucher Management System. Each presenter will talk about VMS from their perspective offering an overview of the system, how it can help your agency manage your Section 8 program, reviewing commonly occurring errors, and how to develop and document a consistent monthly process, along with other details. Finally, future trends will be discussed with time for questions from the audience.

### **Understanding Housing Authority Operations, Finances, & Development for Commissioners**

Presenters: Jo Brewer CPA & Commissioner, Longview H.A., Tom Drake, Longview H.A., Bradley Bullock, Guardian Residential Property Management

Becoming a Commissioner at a housing authority places a person in a position of great influence and responsibility in their community. Commissioners have a fiduciary duty to make certain that the housing authority’s money is properly spent and a stewardship duty to preserve the assets of their agencies for those in need in the future. They also must act to see that new housing opportunities are available to as many eligible persons as possible. Consequently, Commissioners must understand the housing authority’s operations and financial reporting AND how development occurs.

The creation of affordable housing developments often involves ventures between for-profit development organizations and the public sector. This session will also provide an overview of typical sources of financing and look at some real examples. The types of questions and risk factors a public sector decision-maker may face will be explored.

If you are a new Commissioner or one who is not familiar with government type accounting procedures and reports, if you are overwhelmed by the complexity of the various housing authority programs, or if you need a clearer understanding of the multiple types and sources of funding new development or rehab projects, this session will provide a foundation for your role as a Commissioner.

2:45 PM

Break

### **Afternoon Breakout Sessions continued...**

3:00 – 4:30 PM

#### **Computer Security Solutions**

Presenters: Kristin Willard, WatchGuard Technologies, Inc; Peter McNaull, WatchGuard Technologies, Inc.; and Dawn Ashworth, Northwest Computer Support

As housing authorities enter the second decade of the 21<sup>st</sup> century, computer and software security has become another of the many challenges that must be addressed. Peter McNaull, WatchGuard Sales Engineer will present the top security threats that you can expect to encounter this year and in coming years to help you plan defenses accordingly. The following topics will be discussed: the importance of content security, data loss prevention (DLP) and encryption for powerful perimeter protection that increases network performance and secure organizations. This presentation will introduce you to the next generation of security solutions against emerging threats while reducing network costs and complexity.

#### **Understanding Housing Authority Operations, Finances, & Development for Commissioners**

Session continues from 1:30 PM

*(Following this session Commissioners will have the opportunity to meet in an informal roundtable discussion from 4:45 – 5:45 PM.)*

#### **Building Business Capacity**

Presenter: Dr. Blake Kazama, Ph.D., Craig Moore, Ricardo Worl, Mike Ban, & Jon Tillinghast, Tlingit-Haida Regional Housing Authority,

The Tlingit-Haida Regional Housing Authority (THRHA), under the leadership of Dr. Blake Kazama, Ph.D., has become an outstanding example of a housing authority that sees its mission as more than just providing affordable housing. Not content to sit back and wait for Federal subsidies to support its programs, THRHA has embarked on a mission of generating entrepreneurial income and creating job opportunities. THRHA has created a series of businesses that are building capacity not only for the agency but also for the larger community. Key representatives from THRHA will discuss the philosophy and purpose in creating their portfolio of businesses, the legal aspects to this initiative, and the types of companies not in existence including real estate and loans, construction, custodial and restoration and home security. Finally the session will wrap up with a summary of what THRHA envisions for future businesses.

### **Section Eight Programs: What's Happening in DC? and What Can You Do About It?**

Session continues from 1:30 PM.

### **Affordable Housing Through Community Development**

Session continues from 1:30 PM

### **Why Performance Appraisals Fail & How to Fix Them**

Presenters: Dr. Glen Fahs, Ph.D. and Jerry Bumgarner; Cascade Employers Association

Performance appraisals are the least liked responsibility supervisors have next to terminating an employee. Approached well, however, they can be fair, meaningful, engaging, and a great way to improve the supervisor-employee relationship. In this session you will learn:

- How to establish specific & measurable goals
- The importance of coaching and feedback to appraisals
- How to make appraisals clear, collaborative, and accurate
- What mistakes and weaknesses to avoid
- How to ensure that both you and the employee being appraised find the process a valuable investment and the beginning of a stronger partnership

You will receive expertly designed forms for goal documentation, employee self-assessments, and the performance appraisal as well as behavioral terms that turn the typically vague terms such as teamwork, customer service and leadership into clear targets for performance.

5:00 – 7:00 PM

**Exhibitors' Reception and Theme Basket Raffle - Willamette River Rooms Lobby** (Sponsored by Yardi Systems)

Join your fellow housing & community development professionals for complimentary hors d'oeuvres, a cash bar AND an opportunity to network and meet with exhibitors. During the Reception PNRC-NAHRO will hold its Annual Theme Basket Fund Raiser which will be in a Raffle format this year. Conference participants can purchase raffle tickets and deposit their ticket stubs in the raffle box in front of each basket. You can put all your tickets in one basket or one or more in each basket. The drawings will take place during the Reception with proceeds going to support PNRC's Scholarship Program.

Don't miss this opportunity for some relaxed socialization following the day's breakout sessions.

**Tuesday, April 27th**

7:00 AM                      Registration

7:45 – 8:30 AM

**Continental Breakfast with Exhibitors** (Willamette River Rooms C/D)  
(Sponsored by Guardian Residential Management)

Exhibitors will have an opportunity to introduce their services and products as conference attendees join them at designated tables during breakfast.

**Tuesday, April 27th Morning Breakout Sessions**

8:30 AM – 10:00 AM

**Veterans Housing – New Tools, New Partners**

Presenters: Chris Pegg, Longview H.A.; Jon Dieter, Longview H.A.

New data from the Department of Veterans Affairs indicates a growing need for more proactive intervention and action to address the needs of the rising number of homeless veterans. Veterans often return from conflict with post-war challenges including emotional

or mental distress and physical disability which can manifest in disease and illness, including substance abuse and addiction. Women represent a growing segment of the veteran population and a growing body of evidence indicates female veterans have a higher risk of homelessness than their male counterparts. There is increased attention by the federal government on addressing these issues. The proposed 2011 Federal budget includes funding for several new programs aimed at addressing the needs of the changing face of homeless veterans. This session, presented by providers throughout the Pacific NW and on the cutting edge of innovative approaches to housing our veterans, will keep you on the edge of your seats and give you “food for thought” about what you can do in your community to replicate their programs.

### **Fair Housing Workshop (One Day Workshop)**

Moderator: Ife Asantewa, Director, Fair Housing, HUD Portland Office

Presenter: Theresa Kitay, Attorney

You’ve got a disabled resident of public housing that wants an assigned parking space. But you’ve got very limited parking in that lot ...*Do you know what to do???*

Fair Housing issues for the public housing professional can be a disaster waiting to happen – unless you understand your obligations and responsibilities under the law. Learn the basics and the more advanced issues specific to public and assisted housing from Theresa L. Kitay, an attorney who’s worked in fair housing for over 20 years. Terry presents the information about Fair Housing Act and Section 504 compliance you need in an entertaining and interactive – and highly informative – setting. Learn all about:

- The latest issues in fair housing – specifically for government-funded housing
- Best practices for risk management (and pleasing HUD during audits)
- Establishing a policy for and evaluating requests for accommodations to disabilities

And more!

### **Casterline’s Financial Update - (Two Day Seminar)**

Presenter: Jason Casterline, CPA, Casterline & Associates,PC

Jason Casterline returns to the Pacific Northwest at yet another PNRC NAHRO Conference to provide his timely and important workshop on housing authority budgeting, accounting and reporting for Section 8 and public housing programs. These sessions always deliver the most current and up to the minute guidance for housing authority Executive Directors, Finance Directors, and financial staff.

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most current and up to the minute guidance for housing authority Executive Directors, Finance Directors, and financial staff.

Day One – Tuesday, April 27 will cover Section 8 issues and will include:

- Better understanding the NRA (Net Restricted Assets) - what it is, how it is calculated, verifying that your NRA is correct, and how to manage the NRA;
- Better understanding the NUA (Net Unrestricted Assets) - what it is, how it is determined, monitoring, and rules for spending;
- Enhancing program monitoring including leasing levels, spending on HAP, and spending on Administrative Expenses;
- Engaging in longer term projections of spending, budget authority, and NRA in order to provide more stability and more effectively manage utilization;
- Enhancing communication between HCV Operations and Finance Department personnel;
- How to calculate important indicators and monitor critical trends needed for short-range and long-range planning, such as: success rate, attrition rate, other indicators;
- New VMS (Voucher Management System) requirements;
- Conforming financial data reported in VMS to financial data reported in FDS such as HAP expense and NRA;
- Other issues concerning the improvement of financial management over the HCV program.

Day Two – Wednesday, April 28 will cover public housing issues and will include:

- HUD's New Proposed AMP-Level Public Housing Assessment System (for both project-based and non-project based PHAs)
- ARRA Accounting & Reporting
- Financial Impacts of Transformation Rental Assistance
- Subsidy & Grants Information System (SAGIS)
- Project-Based Budgeting/Accounting and Public Housing Financial Update (with a range of topics)

*This two-day workshop requires supplemental registration or permission to participate from PNR's Executive Director.*

### **NAHRO's Eligibility, Income & Rent Calculation – (Two Day Seminar)**

Presenter: Alyce Terry, NAHRO Faculty

Based upon a four-day NAHRO Seminar, this concentrated two-day workshop by NAHRO Faculty Alyce Terry will cover the following topics for both Housing Choice Vouchers and Public Housing programs:

#### **Eligibility:**

- Overview & Objectives
- Eligibility Requirements (and ineligibility due to criminal activity)
- Determination of Unit Size Requirements

- Equal Opportunity
- Definition of Family
- Applying Income Limits
- Citizenship Status (documentation, mixed families, verification, delay, denial or termination of assistance)
- Social Security numbers
- Student Eligibility
- Screening

**Verification**

- Income & Rent Determination Policies
- File Documentation
- Third Party Verifications
- Verification of Income (levels of verification methods; EIV, exceptions)

**Income & Rent:**

- Overview & Objectives
- Earned Income Disallowance & Prorated Assistance
- Imputed Welfare Income
- Earned Income Disallowance
- EID Learning Activity
- Contacts and References
- 

*This two-day workshop requires supplemental registration or permission to participate from PNNRC's Executive Director.*

**Ask An Attorney – An Interactive Workshop**

Presenters: Michael Mirra, Tacoma H.A.; Deborah Winter, Foster Pepper PLLC; Jeff Nave, Foster Pepper PLLC; Julie Kebler, Garvey, Shubert, Barer; Nancy Cooper, Garvey, Shubert, Barer; and John VanLandingham, Lane Co. Legal Aid & Advocacy Center

A panel of attorneys will conduct this two-session presentation and will each give a short description of the areas in which they work and outline some problematic topics in those areas. Following each presentation, the attorneys will take questions from the audience and address those questions. Areas to be covered will include tenant-landlord, public disclosure, bonds, tax credit, and employment practices. While the information from this session should not be considered legal advice, you will come away with a number of updates that affect the daily work of your housing authority.

**Building Supportive Housing for Special Needs Populations**

Presenters: Matthew Doherty, Corporation for Supportive Housing, Walter Zisette, Common Ground, and Kelly Zelenka, Building Changes

The Supportive Housing Institute (SHI) – in its third year in Washington State – is an innovative capacity building program developed by the Corporation for Supportive Housing (CSH). Common Ground, Building Changes, and CSH – through a program sponsored by the Departments of Commerce and Social and Health Services and others – have worked with a total of 16 local teams from 12 diverse counties to create local models for collaboration that result in the development of permanent supportive housing for homeless and disabled households. Housing Authorities, providers of supportive services, housing nonprofits, and local public agencies come together in their teams to work out housing and supportive services strategies that serve their community’s highest need populations.

Participants will leave this series of workshops with an understanding of the benefits of permanent supportive housing, and with information on models for collaboration and partnership that may be effective in bringing stability to homeless populations in their community. The workshop will include a panel discussion on challenges and opportunities in permanent supportive housing that includes the Executive Directors of three housing authorities who have participated in SHI. Participants will be asked to work through the details of a hypothetical project as presenters review the core elements of the Institute.

10:00 – 10:15 AM          Break

10:15 – 12:00 Noon

**Veterans Housing – New Tools, New Partners**

Session continued from 8:30 AM

**Fair Housing Workshop (One Day Workshop)**

Session continued from 8:30 AM

**Casterline’s Financial Update**

Session continued from 8:30 AM

**NAHRO’s Eligibility, Income & Rent Calculation – (Two Day Seminar)**

Session continued from 8:30 AM

**Ask An Attorney – An Interactive Workshop**

Session continued from 8:30 AM

**Building Supportive Housing for Special Needs Populations**

Session continued from 8:30 AM

12:00 – 1:15 PM

### **PNRC-NAHRO's Scholarship Awards Luncheon**

**(Luncheon Sponsored by Foster Pepper PLLC)**

**(2010 Jesse Epstein Scholarship Sponsored by The Mitas Group - Video presentation by Steve Mitas, President)**

**Jacob Fox, President & Gary Calvert, Vice President for Member Services**

PNRC- NAHRO's Scholarship Program annually awards five scholarships to residents of our members' affordable housing programs to help graduating high school seniors and adults who have been out of high school for four years or more pursue college and professional training. The Epstein Scholarship (\$10,000), awarded to the top Challenge College Scholarship applicant, will be presented to its third recipient. The Mitas Group is helping PNRC to make the Epstein Scholarship a reality by its 3<sup>rd</sup> year of financial support.

Video Presentation from Steve Mitas, President, The Mitas Group and 2010 Jesse Epstein Scholarship Sponsor.

Mariam Wahed, from Housing & Community Services of Lane Co. (OR) and the Epstein Scholarship's 2009 winner will provide a pictorial presentation of her experiences in Serbia as a community services worker in the Princeton University Bridge Program.

### **Tuesday, April 27th Afternoon Breakout Sessions**

1:30 – 2:45 PM

#### **Guided Tour of Housing & Redevelopment in Salem**

Spend the afternoon on a refurbished San Francisco Street Car (The Trolley) and visit five different locations in Salem with examples of affordable housing and community development. The first stop will be the Salvation Army's KROC Center, followed by the YWCA Mixed-Use Project, the Travel Salem building, and 295 Church Street a five story mixed-use, public-private partnership with retail space, private condos, and a state of the art studio for public, educational, and government access programming. The tour will conclude with an opportunity to walk through Historic Salem and return to the hotel or a ride back for those not wishing to walk. Salem Housing Authority staff will accompany the tour and provide commentary along the way.

Space is limited. Sign up at the Registration Desk at your earliest opportunity. The Trolley loads from 1:15 – 1:30 PM and departs promptly at 1:30 PM. It will return to the hotel no later than 4:30 PM.

### **Fair Housing Workshop (One Day Workshop)**

Session continued from 8:30 AM

### **Casterline's Financial Update**

Session continued from 8:30 AM

### **NAHRO's Eligibility, Income & Rent Calculation – (Two Day Seminar)**

Session continued from 8:30 AM

### **Building Supportive Housing for Special Needs Populations**

Session continued from 8:30 AM

### **Addressing Housing-Related Environmental Health Issues**

Presenter: Dale Darrow, Environmental Policy Specialist and Sr. Enforcement Analyst, Minneapolis HUD Healthy Homes Office

In 1991, HUD's Office of Healthy Homes and Lead Hazard Control was established to address childhood lead poisoning. The office's role in addressing environmental health issues has evolved as mold and moisture, childhood asthma, and dangers of pesticide use have gained greater public attention. Presenter Dale Darrow has worked in the Healthy Homes Office for the past seven years and has over 18 years experience in working in planning, managing and implementing assisted housing and community development programs at the local level. This session will provide an overview of housing authority requirements related to EPA and HUD lead regulations, and the comprehensive agenda set forth in the HUD Healthy Homes Strategic Plan including:

- Building a national framework via collaborative partnerships
- Supporting strategic, focused research on links between housing, health, and cost effective methods to address hazards
- Mainstreaming healthy homes principles into construction, maintenance, and inspection practices
- Supporting state/local efforts to create healthy homes initiatives and programs

### **NAHRO's Commissioners' Fundamentals Seminar**

Presenter: Ron Oldham, PNRC-NAHRO Executive Director & NAHRO Faculty

2:45 PM

Break

### **Tuesday, April 27th Afternoon Breakout Sessions**

3:00 – 4:30 PM

### **Providing a Safe Environment & Managing Your Risks**

Presenter: Earl Diment, Pioneering Technology Corporation

As providers of housing and work place environments, housing authorities have a duty to keep their residential properties and work places safe. This session will discuss local and national resources available to develop risk assessments and fire & life safety plans. Topics covered will include:

- Risk assessment
- Fire & life safety plans and procedures
- Building construction, systems, and maintenance
- Tenant and staff education and training
- Innovative engineering solutions
- Documentation

Earl Diment is Chief Safety Officer for Pioneering Technology Corporation and prior to that served 24 years with the Portland Fire & Rescue Department in Portland, OR.

### **Fair Housing Workshop (One Day Workshop)**

Session continued from 8:30 AM

### **Casterline's Financial Update**

Session continued from 8:30 AM

### **NAHRO's Eligibility, Income & Rent Calculation – (Two Day Seminar)**

Session continued from 8:30 AM

### **Building Supportive Housing for Special Needs Populations**

Session continued from 8:30 AM

### **NAHRO's Commissioners' Fundamentals Seminar**

Session continued from 1:30 PM

**The Annual Conference concludes on Tuesday, April 27 at 4:30 PM except for the professional development seminars (Casterline, NAHRO E.I.R. & Commissioners Fundamentals) that run through Wednesday, April 28<sup>th</sup> and for which participants are pre-registered.**

## **Wednesday, April 27th**

7:30 – 8:30 AM

Continental Breakfast

## **Wednesday, April 27<sup>th</sup> Seminar Sessions**

8:30 AM – 5:30 PM Professional Development Seminars

Box lunches will also be provided for seminar registrants.

### **Fundamentals for Commissioners continued...**

### **Casterline Financial Update continued...**

### **NAHRO's Eligibility, Income and Rent Calculation continued...**

### **Lead Renovator Certification Training**

Presenter: RGA Environmental

A one-day seminar providing certification presented by RGA Environmental, this session will provide 8 hours of training by an EPA Certified Instructor that will result in participants obtaining a Certified Renovator designation which is required for renovation or repairs that include painting or window replacement in housing constructed prior to 1978, in facilities that can be occupied by children under the age of six such as child care facilities, or where residents include a woman who is pregnant.