

2022 Minnesota & NCRC Conference Sessions

Guide to our sessions and specialized tracks addressing the many issues faced by housing authorities.

Agency Operations = AO

Resident & Client Services = RS

Innovative Approaches = IA

Production & Preservation = PP

HUD Programs = HUD

Small Agencies = SA

Tuesday, May 24

9:00am NCRC Board of Directors Meeting

10:00am Executive Director & Upper Management Roundtable

The always popular discussion for those leading Housing Authorities. Network with your peers and hear about what is happening across our eight-state region.

11:15am First Time Attendee Meet & Greet

Recommended for all those attending a Minnesota or NCRC NAHRO Conference for the first time, to meet other attendees and get a sense of what to expect.

12:00pm Welcome Lunch & Conference Kick Off
Plenary Speaker: Diane Shelley, HUD Midwest Regional Administrator

1:30pm Commissioner Training begins – Day 1 of 2 (*advance registration required*)

This National Training is specially tailored for Housing Authority Commissioners. Our 2 day training will explore agency finances and budgets, policy development, customer relations, Board-Executive relations, boundaries, and other strategies to ensure your agency is successful. Begins Tuesday at 1:30pm; adjourns Wednesday at 4:30pm.

1:30pm Concurrent Sessions

Developing Key Risk Management Practices for Your Agency (AO)

This session provides an overview of concepts that will reduce liability exposures and protect your housing organization in day-to-day operations. Some concepts that will be addressed include identifying internal risk generating behaviors, developing training practices, developing a solid risk control program, developing inspection processes, and the must have emergency plans for housing organizations. Speaker: Gregory Zawie, HAI Group

Homework Starts with Home (IA, SA, RS)

The Homework Starts with Home is an innovative program that recognizes that stable housing helps families at risk of homelessness. This session will feature how neighboring PHAs partnered together with non-profits and school districts to end family and youth homelessness in rural areas. The panel will discuss what works well, what doesn't. How sharing and targeting resources across agencies can end family and youth homelessness; How to collaborate with different sectors. Panel: Dara Lee, Executive Director, Clay County HRA, Jeff Hess, Alexandria HRA; Dawn Bacon, Moorhead PHA; Heather Molesworth, West Central Minnesota CAP; and Emma Schmit, CAPLP.

Utilizing LIHTC and Bonds in the Substantial Renovation (PP, IA)

This session, intended for PHAs and developers, will focus on how substantial renovation of publicly owned properties can best be structured to utilize LIHTC. Plus how developers can maximize eligibility and competitiveness for state funding through the design and structuring process of their Section 8 properties. Speaker: Becky Landon, The Landon Group & Angela Christy, Faegre Drinker Biddle & Reath LLP

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Homeless Action Team (IA, RS)

This unique partnership was developed to connect homeless transit riders to stable housing which provided safe housing and reduced the cost of these users in the systems they touched like hospitals and law enforcement. The session will cover strategies to de-criminalize homelessness and, instead, focus on getting people connected to services and housing. The panel members will talk about the origins, structure and road bumps that have led to this successful program.

3:00pm **Break**

3:15pm **Concurrent Sessions**

Technology Trends for PHAs (IA, AO)

Technology will be a catalyst that enables PHAs to better manage demand, run more smoothly, and build stronger relationships with everyone from residents to landlords. We'll cover how the latest technologies can enhance your organization Speaker: Joe Panto, MRI Systems

Working with Tenants Who Have Experienced Trauma (RS)

This class discusses the impact of trauma on people's lives in a variety of different contexts. Traumatic experiences can change people's brain and health development and increase the risk of developing chronic diseases later in life. Trauma also affects how a person learns to build and maintain relationships with other people, including caregivers and helpers. Untreated, this can leave people isolated and in pain, seeking relief in unhealthy coping strategies. Workers who understand this can be more effective with people who need help. Speaker: Warren Duncan, People Incorporated Training Institute

Putting Down Roots: Benefits of Section 8 Homeownership (IA, HUD, RS)

Agencies that administer HCV programs can choose to offer the HCV homeownership option, which allows families to use their rental assistance voucher to assist with the purchase of a home. Join us for panel discussion to discuss how the program works, how easy it is to administer, and most importantly, how it increases access to housing for the people we serve. The program is especially beneficial in rural areas that are served by USDA Rural Development because low-income households have access to mortgages that have no closing costs, no down payments, and a subsidized interest rate. Speakers: Joy Watson and Halima Dakane, Rice County HRA,

Midwestern Affordable Housing Innovations & Strategies (IA, PP, SA, HUD)

Beyond Shelter is a housing developer which has partnered with smaller housing authorities across Minnesota, North Dakota and South Dakota to meet their housing needs using a variety of funding sources. Examples include senior, workforce, and supportive housing using RAB; HIB Bonds; POHP; FHLB; LIHTC; HOME; and the innovative ND funds. All while serving smaller communities in more rural settings. Speaker: Lisa Rotvold, Beyond Shelter

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Wednesday, May 25

8:30am Commissioner Training – Day 2 (*adjourns by 4:30pm*)

8:30am Concurrent Sessions

PHA Collaboration in Action (SA, AO, HUD)

Housing Authorities, especially small ones, often need resources and capacity to address challenges. This session will explore how working together can benefit those we serve as well as each individual agency. Plus how such collaboration can maximize HUD resources in your community. Examples of how neighboring housing authorities can partner for the good of all including: 1. General Cooperation; 2. Joint Powers Agreements; 3. Transferring HCV program; 4. Transferring PH program; 5. Be NICE. Speakers: Dara Lee, Clay County HRA, Dawn Bacon, Moorhead PHA

Overcome Criminal, Credit and Rental History Barriers in a Housing Search (IA, RS)

Learn strategies renters can use to overcome criminal, credit and rental history barriers in their housing search. 1. How to overcome a criminal background in a housing search. 2. How to overcome a low credit score in a housing search. 3. How to overcome a negative rental history in a housing search. Speaker: Josh Dye, HousingLink

Building New Public Housing – It’s Possible with a Twist! (AO, PP)

Does your community need additional affordable housing? Yes! Does your agency have “Faircloth” capacity to build or acquire new Public Housing? Maybe. Not Sure. HUD’s Faircloth-to-RAD program which lets PHAs build new Public Housing units and then convert those units to long term Section 8 subsidy after construction may be the answer. Join Georgi Banna in this session which will discuss the pros and cons of the Faircloth-to-RAD program and walk through the step-by-step process. The session will also discuss the impact of Faircloth capacity for PHAs of all sizes – extra large to extra small and how to find out how much Faircloth capacity your agency has. Bring your questions and join the conversation on the creation of new publicly owned affordable housing units! Speaker: Georgi Banna, Ballard Spar

CR&D Tour: CHS Field to Alliance Field & All the Vouchers in Between (offsite, transportation provide, return by lunch)

The path of the Light Rail Green Line travels through St Paul and along the way, there are many examples of housing development that use vouchers to serve a wide variety of clients. This tour will showcase the many redeveloped sites that use vouchers. Advance registration required.

10:00am Break

10:15am Concurrent Sessions

PHAs and CoCs - A true continuum (AO, HUD, IA)

LMH will share its success in recent years in forming a strong partnership with the local HUD Continuum of Care. HUD has long encouraged these two bodies to work collaboratively and strategically to solve homelessness. Specific

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successes include our PHA's support of and involvement in a reimagined CoC entity, strategic prioritization of underserved populations (unhoused individuals); housing first partnership with corresponding vouchers, information sharing for new housing development opportunities, deployment of EHV's, etc. Consideration will be given to potential conflicts of interest, barriers and solutions to engaging with different populations, and the need for broader community support from other stakeholders (local government) to be successful. Speakers: Rachel Gagnon & Michael Hart, Lucas Housing Authority

De-Escalation Techniques for Housing Professionals (RS, IA)

This session will help you learn how to respond to angry outbursts, accusations and threats from tenants instead of just reacting to them. Using a mental health and trauma focus we will look at the neurology of these intense and upsetting encounters and some common mistakes that people make while trying to diffuse them. Management staff and tenants both want these types of situations resolved as calmly and quickly as possible so attend this training to better understand de-escalation and grow your skills. Speaker: Russ Turner, People Incorporated Training Institute

Top 10 Prevailing Wage Tips for Public Agencies (PP, AO)

Prevailing wage requirements continues to change both at the federal level and in states where prevailing wage is implemented locally. This presentation will include a review of mandated federal requirements as well as the top 10 tips for public agencies when monitoring a prevailing wage project. Speaker: Deborah Wilder, Contractor Compliance & Monitoring Inc.

12:00pm Lunch & 2022 NCRC Annual Meeting

Plenary Speaker: George Guy, NAHRO Senior Vice President

1:30pm Concurrent Sessions

Strategies to Work with People Experiencing Hoarding (RS)

You walk in the door and immediately it hits you – this is the space of a person who experiences hoarding. Now what? In the past you may have assisted others to decrease clutter in their home. But in just a matter of time, more items drifted back in. You wonder, “There must be something that works better.” This session will share ideas on how you can support the long-term efforts of clients, family members, friends and residents to live in a safer and clutter-reduced environment. Speaker: Louise Kurzeka, Everything's Together

Preserving our Affordable Housing: - Properties at Risk (PP)

As the affordable housing stock continues to age, many affordable rental homes face growing capital needs and expiring rent restrictions – what's at risk and what can be done? This workshop will discuss the preservation needs of the affordable housing stock regionally, provide a demonstration on how to identify homes with expiring affordability restrictions using the National Housing Preservation Database, and will share strategies housing authorities can pursue to preserve affordable housing. Speaker: Kelly McElwain, Public and Affordable Housing Research Corporation

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What's Happening with Agency Operation's Post Pandemic

Join Eric Oberdorfer of NAHRO for an overview of how housing authorities are moving forward in a post pandemic era. This session will discuss the many on going impacts of COVID on agency operations plus what is expired and how HUD plans to wrap up the many programs and resources that emerged during the past two years. Speaker: Eric Oberdorfer, NAHRO

CR&D Tour B: Revitalization & Reuse Across St Paul (offsite, transportation provided & return in time for vendor reception)

This tour features the creative ways in which historic buildings in St Paul have been preserved and put to new uses. Enjoy visit to a keg house which is now a food hall, a brewery that is now affordable housing and the oldest firehouse in the city that is now mission driven restaurant.

3:15pm Concurrent Sessions

Hi-Rise Fire Sprinkler Retrofit or Hi-Rise Plumbing Modernization (AO, HUD, IA, PP)

Saint Paul Public Housing Agency has fully sprinklered all of its 16 residential hi-rises along with plumbing modernization. There were many lessons learned along the way. Staff will present their experiences with residents, consultants and contractors during the performance and completion of this important work. Panel: St Paul PHA Staff

Community Construction Program - Meeting Multiple Needs Through Partnership (IA, RS, PP)

Want to check off a lot of boxes to combat poverty and blight in your community? Come and learn of Duluth, Minnesota's Community Construction Program which is doing just that. A unique partnership between Duluth's HRA and Duluth's CAP Agency has created a program that lifts people out of poverty by providing job training in the construction trades (Section 3 - check; Combat Homelessness - check; provide living wage jobs - check; tackle the contractor shortage - check), rehabilitating tax forfeit or blighted housing (blight removal - check; property back on the tax rolls - check), and selling the homes for affordable home ownership (move the needle on poverty - check; create housing stability - check; create more affordable units - check). This session will discuss the program, challenges, successes, lessons learned, and prospects for the future. Speaker: Jill Keppers, Duluth HRA

Shifting the Conversation with Landlords (IA, HUD, RS)

Approaching housing renters through a landlord lens has helped shape new programs. HousingLink has used our Beyond Backgrounds and Housing Hub as a way to shift the conversation with landlords to a focus of how we can make their job easier and lessen the burden. In this session we will share how we bring in the landlord perspective to help shape the programs to engage them in a new way and get more renters with barriers housed. Speaker: Sue Speakman-Gomez, HousingLink

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Thursday, May 26

9:00am Concurrent Sessions

Addressing Staffing & Retention in Today's Employment Market (AO)

Hiring and retaining staff in today's employment market is presenting many challenges for housing agencies across our region. This moderated session will be an interactive format so that participants can share what has worked and what hasn't during these challenging times.

Small Agencies: Challenges & Opportunities (AO, SA)

As small agencies, you face many challenges and must be creative in how you get it all done. Join your peers from other small agencies to dialog about the approaches and solutions as you navigate HUD programs and lead your agency.

What's Happening in Public Housing? (HUD)

During this popular session, participants will be able to ask questions, discuss issues and concerns with peers, and problem solve with each other. This is a great opportunity to discuss topics that may not be large enough for seminars of their own.

What's Happening in Section 8 & HCV? (HUD)

Open discussion for HCV staff to tap into the expertise and experience of your peers. It's a great way to exchange knowledge and learn from colleagues. Bring your questions, concerns and ideas to bounce off your Section 8 peers.

10:30am Closing Plenary – Hot Topics from WDC with NAHRO

So much is happening in our industry and the experts from NAHRO will share their insights and latest updates on what is happening in WDC. There will be much to discuss including the what's happening with the federal budget, HUD waivers and inspections.