

# 2022 Minnesota Fall Conference Sessions

## Wednesday, October 12

### 9:30am Rent Calculation for Public Housing & HCV – Day 1 of 2

Minnesota NAHRO, in partnership with the national experts at Nan McKay, is offering this 2-day training on rent calculations for both the public housing and housing choice voucher staff. The seminar has been carefully structured for combination areas to be trained together. Attendees also receive the NMK course workbook and have the option to take the certification exam online for an additional fee. *Advance registration required.*

### 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 state.

### 11:15am First Time Attendee Meet & Greet

New to a Minnesota NAHRO Conference? Meet other attendees and get a sense of what to expect.

## 12:00pm Welcome Lunch & Conference Kick Off

## 1:30pm Concurrent Sessions

### Recruitment & Retention of Talent in Affordable Housing

Hiring and retaining staff in today's employment market is presenting many challenges for housing agencies across our state. This session, with Joyce Hottinger of the Minnesota League of Cities, will provide an overview of what's working for hiring and retaining talent in the current job market. Joyce will also share her insights on the unique challenges faced by small agencies and rural communities.

### What's Happening at USDA Rural Development in Minnesota

A lot has happened at USDA over the last few years including a major reorganization, changes in staffing and updates to the rural development program itself. Moreover, the rural development program is at a critical juncture for many owners/properties in the system. HRAs have a vital role to play to keep many of these units, and the rental assistance in the system. Join us for this session which will provide an update on what's happening in Minnesota and what to expect in the months and years ahead.

### Situational Awareness – Practical Ways to Keep Yourself Safe when Entering a Home or Property

Many workers experience an increased risk to their personal safety when their work takes them out into the community. Research shows that unsafe situations and violence can often be predicted and increased awareness of these factors is empowering for community-based workers to stay safe as they navigate their day. Building skills to recognize potential issues that can arise outside of the office is essential for the safety of the worker. This class covers practical strategies to promote safety before leaving the office, while in the car, arriving at a location, meeting in the community, and how to leave that meeting if necessary.

### PIC Lab with HUD: Drop-in appointments with HUD Staff

If you have any PIC issues, questions, concerns please attend this session with the Minneapolis HUD PIC coach, Dana Kitchen. Come prepared to ask your questions that are specific to your PHA as this is a drop-in session with no prepared content or PowerPoint.

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## 3:15pm Concurrent Sessions

### **Voucher Management System (VMS) The Basics**

The Voucher Management System (VMS) supports the information management needs of the Housing Choice Voucher (HCV) management functions performed by the Financial Management Center (FMC) and the Financial Management Division (FMD) of the Office of Public and Indian Housing and the Real Estate Management Center (PIH-REAC). This system's primary purpose is to provide a central system to monitor and manage the Public Housing Agency's (PHAs) use of vouchers. The VMS collects PHA data that enables HUD to fund, obligate, and disburse funding in a timely manner, based on actual PHA use. Come learn about this important reporting system from Minneapolis HUD staff and how it impacts your voucher funding.

### **Developing a Strong Small Cities Development Program & Community Outreach**

Minnesota DEED has been an important funder of Rehab programs throughout the state. This session is for the novice or seasoned grant writer. Find out from DEED Rehab staff on how to develop and submit a successful proposal plus connect with staff of the DEED Rehab program. The session will also discuss community outreach, so this is your opportunity to get the latest updates directly from DEED.

### **Lessons Learned with POHP**

The Publicly Owned Housing Program (POHP) at Minnesota Housing has been a source of state funding for public housing capital projects for over 10 years. This panel, comprised of HRA staff, will discuss the lessons they have learned to maximize this funding source & what type of projects would benefit in the future. POHP has been used to tackle complicated and large projects that would have been difficult to address with only HUD resources. Join this panel to hear the what they wished they had known before applying. These tips will help you avoid such pitfalls in future funding rounds.

## **Thursday, October 13**

## 8:30am Concurrent Sessions

### **Section 3 Overview & Update**

This session will provide an update on the Section 3 program and the Public Housing Authority responsibilities. HUD Senior Analyst James Baltazar will provide an overview of Section 3 and discuss new rules. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low and very low-income persons.

### **Rehab Roundtable**

Gather with your fellow rehab providers from across the state for discussion of recent issues facing the program and an opportunity to learn from your peers.

### **How Housing Navigation Services Get People Housed**

"Housing navigation services" is an approach that several HRA's are employing to help their clients secure and maintain their affordable housing. As the people we serve face many challenges in this economy, navigation services provide a coordinated approach to securing and maintain a housing resource.

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**8:30am**      **Rent Calculation for Public Housing & HCV – Day 2 of 2**  
Day 2 of this training continues. Advanced registration required.

**10:00am**    **Coffee Break with Vendors**

**10:30am**    **Concurrent Sessions**

## **Practitioner's Guide to Fair Housing & Reasonable Accommodations 101**

This 101-session is for the new housing professional or those wanting a refresher. This session will provide an overview of Fair Housing and Reasonable Accommodations from a practitioner's perspective. Bridget Brine, currently with Landlord Resource Network & formerly staff counsel with the Duluth HRA, will share her best practices for addressing these issues in today's current legal environment.

## **Don't be afraid of a REAC Inspection!**

If you panic at the site of a REAC INSPECTION notification, this session is for you. Minneapolis HUD Field office staff will share some basic industry standard property management practices that that will help curb your fears! Do you know what you should do prior to a REAC inspection? Do you know the preventable items to check right before your inspection? If you can't answer these questions, you will after attending this session.

## **Rehab Policy, Practice & Program Exchange**

We want to know what works for your single family rehab program. Bring along your best policies and practices to share with your colleagues throughout the state. We'd also like to know about the things you've tried that didn't work. While nobody likes to make mistakes, they provide an opportunity for growth and learning.

**12:00pm**    **Lunch & Plenary followed by Dessert with our Vendors**

**2:30pm**    **Concurrent Sessions**

## **Practitioner's Guide to Fair Housing & Reasonable Accommodation 201**

This 201-session with Bridget Brine will be focused on the more complex scenarios faced by HRAs. Attendees will be provided guidance on how your agency can ensure it has the processes in place to meet the legal requirements and avoid common errors leading to lawsuits. Bring your questions as this session will provide plenty of time for Q&A since so many of these issues are driven by real life scenarios.

## **Housing Choice Voucher - HUD's Two-Year Tool (Course Level Beginner)**

This session is for the **new** HUD Two-Year Tool user. Come learn the basics on how to use HUD's Two-year Tool (2YT). During this session you will learn how it should be used, how your HUD field office staff will use the tool to monitor your HCV program, and why you should use it. HUD Field office staff will share their knowledge for the new user.

## **Asbestos & Lead Rule Update**

Lead paint and the danger it poses continues to be in the news, and on the top of minds for many residents. This session will discuss the new rule and what changed. Don't miss this opportunity to find out about the Lead Rule from state experts and how it impacts your housing authority.

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## 4:30pm CR&D Tour of Downtown Brainerd & Northern Pacific Event Center

Join us for this fun event as we tour Brainerd's newest and largest event space in the area. Check out how they revitalized this historic venue that was once home to the Machine Shop of the Northern Pacific Center Railroad. The tour will also visit Downtown Brainerd which has new affordable housing and a thriving "Minnesota Made" business node. Dinner will be available along the way & transportation will be provided.

## Friday, October 14

### 9:00am Concurrent Sessions

#### **HUD Roundtable - What's Happening in Public Housing?**

HUD Minneapolis Field Office Staff are back! During this popular session participants will be able to ask questions, discuss issues and concerns with peers, and problem solve with local HUD staff. They will address questions and provide information on public housing "Hot Topics", updates, and reminders.

#### **Ask the Attorney with Mary Dobbins – HCV Program Focus**

The eviction moratorium has ended but there remain ongoing impacts not only from the moratorium, but the pandemic. Our Friday, Ask the Attorney session with Mary Dobbins, will provide the opportunity for you to get insight from our legal expert on the shift in court hearings around housing and the need for housing authorities and landlords to be diligent in preparing cases. Additionally, Mary will share strategies in working with the ongoing challenges in dealing with residents and participants, especially as the resources for addressing unpaid rent are becoming more difficult to access.

#### **From Application to Completion – Moving Rehab Files Forward in Difficult Times**

We all struggle getting files completed these days. While there are many factors beyond our control, there are still strategies we can implement to help achieve our goals. This session will feature a guided group discussion and information exchange to help to keep your projects moving forward.

### 10:30 Concurrent Sessions

#### **HUD Roundtable - What's Happening in Section 8 (HCV)?**

HUD Minneapolis Field Office Staff will join us for this perennial favorite. Our HUD Roundtable will feature open discussion among HCV staff and tap into the expertise and experience of HUD staff. Bring your questions, concerns and ideas to connect with your Section 8 peers and HUD staff.

#### **Ask the Attorney with Mary Dobbins – Public Housing Focus**

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#### **Radon: Testing, Mitigation and Laws**

Wrap up your conference with a Rehab update on what's happening with Radon. This session with state experts will provide an overview of radon testing, mitigation techniques and laws for rehab staff.