

# 2023 Minnesota Fall Conference Sessions

## Tuesday, September 12

### 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 your peers and get a sense of what to expect.

## 12:00pm Annual Conference Kick Off Luncheon & 2023 Minnesota NAHRO Awards

### 1:30pm Concurrent Sessions

#### Minnesota Funding Opportunities for HRAs to Preserve & Produce Affordable Housing

The state invested \$1 BILLION to support the preservation and production of affordable housing across the state. Housing Authorities will play a central role in bringing these resources to local communities. This panel will discuss how HRAs can access these resources, the many tools available and the innovative approaches that have been used to ensure communities all across the state can address their lack of affordable housing. Speakers: Andrea Brennen, Greater Minnesota Housing Fund and Daniel Lightfoot, League of Minnesota Cities

#### DEED - Tips for Grant Management Success After Award

Minnesota DEED has been an important funder of Rehab programs throughout the state and the DEED grant management can be a complicated process. This session will provide insights and actionable tips you can use within your own grants management to improve your process. This is a great opportunity to connect with DEED staff and be sure to bring your questions as there will be plenty of time provided to get them answered. Speakers: Natasha Kukowski, Minnesota DEED

#### Bring It Home Minnesota & the Central Role of HRAs

This year the Minnesota Legislature established a universal housing voucher for eligible households entitled "Bring It Home." Housing Authorities with HCV will be the primary administrators at the local level once this program is implemented in 2024. Join us for this interactive session which will help our members understand the scope of the new program, discuss how it will impact our member agencies and how our consultants can help our HRAs stand up the program. Speakers: Jonathan Zimmerman of Section Eight Associates

#### HOTMA Update with HUD – Part 1 of 2

HUDs update to the Housing Opportunity Through Modernization Act of 2016 (HOTMA) is underway. Provisions in sections 102, 103, and 104 of HOTMA will impact income reviews, asset limits for tenants, and over-income residents. This session will walk through everything a PHA needs to know about the HOTMA sections 102, 103, and 104 rule to make sure your agency is prepared to implement these new provisions. Part one of two-parts. Speakers: HUD Staff

# 2023 Minnesota Fall Conference Sessions

## 3:15pm Concurrent Sessions

### **How to Get Housing in Your Small Town**

Do you serve a small community in Minnesota? Does your community lack affordable housing for renters or homeowners? Is your HRA interested in creating more affordable housing? If you answered yes to any of these questions, this session is for you! Join us for a session looking at the state of housing in rural northeast Minnesota and how right-sized development can happen in smaller communities. Speaker: Jason Hale, Executive Director, Cook County HRA

### **Constructing a Competitive POHP Application**

POHP has been used to tackle complicated and large projects that would have been difficult to address with only HUD resources. This session will provide a broad overview of the POHP application requirements, 2023 timeline, and how PHA's can submit a successful application. Participants will learn about what they should emphasize in their prospective proposal, e.g. life / safety, and accessibility improvements and / or energy conservation measures. Minnesota Housing staff will cover application submittals, including the importance of providing a complete narrative. Plus examples of unique partnerships that can provide additional resources for your project; and some important lessons learned from previous POHP awards. Dani Salus, Susan Bergmann & Janine Langsjoen, Minnesota Housing

### **Minnesota Housing Home Improvement Programs**

Minnesota Housing will present the Fix Up and the Rehabilitation Loan Program/Emergency and Accessibility Loan Program (RLP/ELP). The presentation will be a general overview of the programs and how to become a lender. The Fix Up presentation will also highlight how consumers can apply for the program and provide more in-depth details of eligible improvements. The RLP/ELP presentation will also highlight some potential changes to the programs. Speakers: Shannon Gerving and Shawn James, Minnesota Housing

### **HOTMA Update with HUD – Part 2 of 2**

HUD's HOTMA update continues with an overview of what a PHA needs to know about the sections 102, 103, and 104 rule to make sure your agency is ready. Speakers: HUD Staff

## **5:00pm Vendor Showcase & Reception at the DECC**

## **7:00pm Emerging Leaders Scholarship Networking Event at Lyric Kitchen & Bar**

# 2023 Minnesota Fall Conference Sessions

## Wednesday, September 13

### 8:30am Concurrent Sessions

#### **Connecting with Underserved Communities**

This session will be a conversation about maximizing the potential to build a meaningful relationship with marginalized communities. Through conversations and open dialogue, we will rediscover, share and build upon the incredible work that you are doing in your community. Speaker: Carl Crawford, Human Rights Officer, City of Duluth

#### **Navigating A New Legal Landscape: Updates in Minnesota's Publicly Owned Housing Laws**

This year, Minnesota lawmakers made the most substantial changes to the state's Landlord/Tenant laws in over 165 years. Most of these new provisions will be effective January 1, 2024, so join us for a review of new landlord tenant law changes and legal developments. This session will focus on the legal issues that will impact HRAs with an eye towards those who manage and operate publicly owned housing in Minnesota. Speaker, Brandon Engblom, General Counsel, Duluth HRA

#### **NSPIRE with HUD – Part 1 of 2**

HUD is rolling out its complete revamp of the Real Estate Assessment Center (REAC) inspection protocols. The changes affect Public Housing, Multifamily housing, and even the Housing Choice Voucher programs. This two-part series will help attendees understand and prepare for the implementation of NSPIRE (National Standards for the Physical Inspections of Real Estate). During this training, participants will learn about the new NSPIRE protocols, focusing on what NSPIRE is and look at the new NSPIRE inspection standards. NSPIRE for the Housing Choice Voucher programs will also be discussed. Speakers: HUD Staff

### 10:00am Coffee Break with Vendors

### 10:30am Concurrent Sessions

#### **Local Housing Aid Is Coming Near You – What Is It and How to Use It**

Last legislative session Minnesota lawmakers committed to a historic investment across the housing continuum including Local Housing Aid flowing to cities and counties statewide. But do you know how to access it? Ever wonder what development tools use these state and local dollars? Our panel will address accessing these funds and panelists will provide examples of their experience with projects using local and state tools. Moderator: Melissa Taphorn, Executive Director, Washington County CDA

#### **Using QPR (Question, Persuade, Refer) to Recognize & Aid Those In Crisis**

Like CPR, QPR is an emergency response to someone in crisis and can save lives. QPR is the most widely taught gatekeeper training, and this training is brought to us by Arlene Selander, an experienced Certified Life Coach and Mental Health First Aid Instructor. She will help us understand how to use QPR effectively to help those at risk. Speaker: Arlene Selander

# 2023 Minnesota Fall Conference Sessions

## **Why Every HRA Needs to Establish a Local Housing Trust Fund & How To Do It** *(This topic is so important we repeat this session later today)*

Minnesota's HRAs will be central to deploying new resources to address the affordable housing crisis. The Local Housing Trust Fund (LHTF) is the most powerful tool to help HRAs leverage those resources locally. Our session will provide an overview of this innovative tool, examples of how HRAs, no matter their size, have used it to address local needs plus a discussion of helpful resources including a step by step guide to create one in your community Speakers: Jill Henrickson and Harlan Buckalew, Minnesota Housing Partnership

## **NSPIRE with HUD – Part 2 of 2**

This is the second session of HUD's overview of the Real Estate Assessment Center (REAC) inspection protocols. The changes affect Public Housing, Multifamily housing, and even the Housing Choice Voucher programs. This two-part series will help attendees understand and prepare for the implementation of NSPIRE (National Standards for the Physical Inspections of Real Estate). During this training, participants will learn about the new NSPIRE protocols, focusing on what NSPIRE is and look at the new NSPIRE inspection standards. NSPIRE for the Housing Choice Voucher programs will also be discussed. Speakers: HUD Staff

## **12:00pm Lunch & Minnesota NAHRO Annual Meeting Results of 2023 Minnesota Board Elections**

## **1:30pm Concurrent Sessions**

### **Community Construction Program - Meeting Multiple Needs Through Partnership**

Come and learn about Duluth HRA's innovative Community Construction Program. This unique program, in partnership with Duluth's CAP Agency, has created a program that lifts people out of poverty by providing job training in the construction trades, rehabilitating tax forfeit or blighted housing, and selling the homes for affordable home ownership This approach checks so many boxes including: Section 3; Combats homelessness; provides living wage jobs; tackles the contractor shortage, blight removal; returns property back to the tax rolls, moves the needle on poverty; creates housing stability and more affordable units. This session will discuss the program, challenges, successes, lessons learned, and prospects for the future. Speaker: Jill Keppers and Jacob Morgan, Duluth HRA

### **New Frontiers: Changes to Landlord Tenant Law for Section 8 Programs**

This year, Minnesota lawmakers made the most substantial changes to the state's Landlord/Tenant laws in over 165 years. Most of these new provisions will be effective January 1, 2023 so join us for a review of new landlord tenant law changes and legal developments. This session will focus on the legal issues that will impact HRAs with an eye towards Section 8 Program operations and managing Landlord expectations. Speaker, Brandon Engblom, General Counsel, Duluth HRA

# 2023 Minnesota Fall Conference Sessions

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

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

## 3:15pm Concurrent Sessions

### Unpacking the Landmark \$1.3 Billion Housing Bill: New Resources for Local Affordability

The Minnesota Legislature created multiple new programs along with its historic investment in housing in the 2023 session. Learn about the new resources, who is eligible to apply, and how Minnesota Housing is implementing these new programs that aim to increase accessibility, affordability, and availability of housing options across the state. Speaker: Amanda Welliver, Minnesota Housing

### HUD Roundtable - What's Happening in Section 8/HCV?

HUD Minneapolis Field Office Staff will join us for this conference favorite. This HUD Roundtable will feature open discussion among HCV staff and HUD field staff. Bring your questions, concerns and ideas to connect with your Section 8 peers and HUD staff.

### Why Every HRA Needs to Establish a Local Housing Trust Fund & How To Do It *(This topic is so important this is a repeat of an earlier session)*

Minnesota's HRAs will be central to deploying new resources to address the affordable housing crisis. The Local Housing Trust Fund (LHTF) is the most powerful tool to help HRAs leverage those resources locally. Our session will provide an overview of this innovative tool, examples of how HRAs, no matter their size, have used it to address local needs plus a discussion of helpful resources including a step by step guide to create one in your community Speakers: Jill Henrickson and Harlan Buckalew, Minnesota Housing Partnership

## 4:30pm Vendor Showcase & Reception at the DECC

## Thursday, September 14

## 9:00am Concurrent Sessions

### NSPIRE & HOTMA for Public Housing – Ensure Your HRA is Ready!

Tushar Gurjal, NAHRO's Senior Policy Advisor, will share his extensive knowledge and perspective to help ensure your agency is ready for all the changes under the new NSPIRE protocols and HOTMA rules. This session will focus on public housing programs. With lots of time for questions from the audience, this will be a great opportunity to get advice on what you heard in earlier sessions with HUD staff and how to realistically plan for the impact of these rule changes at your agency. Speaker: Tushar Gurjal, NAHRO Senior Policy Advisor

# 2023 Minnesota Fall Conference Sessions

## **Responsive Rehab – Addressing Questions & Concerns Within the Rehab Community**

There are many elements to an effective rehab program. This moderated discussion among your peers will focus on how the rehab programs respond to community needs, address local issues and overcome the challenges of today's housing market.

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

HCV administrators are facing sweeping programmatic changes as landlords face new tenant protections enacted into law. Our Thursday, Ask the Attorney session with Mary Dobbins, will provide the opportunity for you to get insight from our legal expert on the shift in program administration as it relates to these topics. Additionally, there will be an opportunity for Mary's highly utilized Q&A session. Speaker: Mary Dobbins, Attorney, Landrum Dobbins LLC

## **10:30 Concurrent Sessions**

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

The Public Housing Program is facing sweeping programmatic change while also facing Minnesota enactment of groundbreaking tenant protections. Our Thursday, Ask the Attorney session with Mary Dobbins, will provide the opportunity for you to get insight from our legal expert on what these changes mean for housing authority administrators. Additionally, Mary will share strategies in working with the ongoing challenges in dealing with residents and what having counsel representation at hearings means. Speaker: Mary Dobbins, Attorney, Landrum Dobbins LLC

### **NSPIRE & HOTMA for HCV Programs – Ensure Your HRA is Ready!**

Tushar Gurjal, NAHRO's Senior Policy Advisor, will share his extensive knowledge and perspective to help ensure your agency is ready for all the changes under the new NSPIRE protocols and HOTMA rules. This session will focus on how these changes will impact HCV Administrators and Section 8. With lots of time for questions from the audience, this will be a great opportunity to get advice on what you heard in earlier sessions with HUD staff and how to realistically plan for the impact of these rule changes at your agency. Speaker: Tushar Gurjal, NAHRO Senior Policy Advisor

### **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.