



# 2024 Minnesota Fall Conference Sessions

## Monday, September 16

### **10:00am Executive Director & Upper Management Roundtable**

Kick off your conference by connecting with your colleagues! The session focuses on the issues faced by 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? Connect with others who are new to the industry or new to Minnesota NAHRO. We have a great conference and want you to get the most out of it.

## **12:00pm**

### **Kick Off Luncheon & 2024 Minnesota NAHRO Awards**

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

### **I Need to Do What? Davis-Bacon for New Executive Directors & Practitioners**

This session is for new Executive Directors, Labor Standards Officers plus anyone who wants a refresher. The session will review the responsibilities and requirements of Davis Bacon and Related Acts compliance. Topics include maintenance wage rate determinations, development projects, contract responsibilities, wage decisions, certified payroll completion, sole proprietor applicability and reporting requirements. Come with your questions too! Speaker: Loretta Szweduik, Senior Labor Standards Specialist, HUD DBLS

### **Minnesota Housing Homeownership Programs**

Interested in how the new and updated homeownership programs can help your community? Join us for this session to learn how the State of Minnesota's investment in homeownership creates exciting new opportunities. Minnesota Housing will provide an overview of the many new and updated homeownership programs and how an HRA can ensure these programs are available in their community. Speakers: Tal Anderson, Homeownership, Minnesota Housing

### **Radon Basics and Policies for Rehab**

Radon continues to be a danger for many households across Minnesota and addressing this hazard is often part of the rehab portfolio. Join us for this overview on the basics of radon and the dangers it presents to Minnesota homeowners as well as the new HUD requirements. Speaker: Deborah Madsen, Radon Specialist, Minnesota Dept of Health

### **NSPIRE-V: Policy and Implementation Update with HUD**

Learn from HUD staff on how to implement the National Standards for the Physical Inspection of Real Estate (NSPIRE) for the Housing Choice Voucher (HCV) and Project-based Voucher (PBV) programs. Session will include a policy overview and detailed presentation on the NSPIRE Standards that units must meet for HQS. Bring your questions as there will be Q&A. Speakers: Dana Kitchen and Tara Radosevich, HUD REAC

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## 3:15pm Concurrent Sessions

### **Ask the Attorney with Mary Dobbins**

The tenant protections laws enacted in 2023 and 2024 have made sweeping programmatic changes for housing authorities. Our Ask the Attorney session with Mary Dobbins will provide the opportunity for you to gain insight from our legal expert on the shift in program administration as well as what to expect if you go to court. Additionally, there will be an opportunity for Mary's highly utilized Q&A session. Speaker: Mary Dobbins, Attorney, Landrum Dobbins LLC

### **How To Manage Your Capital Project so It Doesn't Manage You**

One of the most important functions of an HRA is to oversee all capital improvements to its properties. Planning for and managing capital improvement projects can be complicated but this session will feature those who have done it and survived. Learn from your colleagues on how they approached their capital project, administered the funding and supervised contractors. Panel: Erin Bolland, Alexandria HRA, Julie Hegg, Sauk Center HRA, and Tom Furman, Two Harbors HRA

### **Davis Bacon Nuts and Bolts**

This session is for new and experienced Labor Standards Officers, Executive Directors and others interested in common compliance with Davis-Bacon. Representatives from the US Department of Labor (DOL) and HUD Office of Davis Bacon and Labor Standards (DBLS) will present useful information and resources on topics including: mixed use wage requirements, clarification of self-employed contractors, correct classification of workers, apprentice requirements and completing a certified payroll report. Recent updates enacted by the DOL to Davis Bacon regulations will also be covered. Speakers: Corey Walton, US Dept. DOL and Loretta Szweduk, HUD DBLS.

## **5:00pm Vendor Showcase & Networking Reception**

# Tuesday, September 17

## 8:30am Concurrent Sessions

### **Revenue Recapture in Minnesota – Be Ready for Your Audit!**

We are hearing from HRAs across the state that revenue recapture has been an issue raised in recent audits. This session will help you better understand how to implement revenue recapture at your agency and how it can be a useful tool. Speaker: Allison Strom, Revenue Collection Officer, Minnesota Department of Revenue

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## Landlord Outreach Best Practices and Lessons Learned

Private market landlords participating in housing authority programs may be scrambling to adapt to the changing regulations due to HOTMA, NSPIRE and the tenant protections put in place by Minnesota Legislature. More than ever, HAs need to be engaged with and able to respond to the needs of their landlords. Panelists will speak to strategies that have worked to develop and maintain relationships with landlords in their communities. Panelists will include Emajeane Hanson-Ford & Linzey Gerads, Douglas County HRA with Kim Meierbachtol, Scott County CDA.

## NSPIRE for Public Housing: Policy and Implementation Update with HUD

HUD has implemented the new Real Estate Assessment Center (REAC) inspection protocols for public housing. This session includes updates from HUD Staff on the National Standards for the Physical Inspection of Real Estate (NSPIRE) requirements for the public housing program and will include a detailed presentation on the NSPIRE Standards. Bring your questions to ask them of these HUD experts. Speakers: Dana Kitchen and Tara Radosevich, HUD REAC

## Asbestos: Yes, It's Still Around

Asbestos is still around and it is still in building material. Where is it? What are the asbestos rules? How does asbestos affect the bottom line? These questions along with how to manage the important safety protocols in your rehab program will be answered. Presented by Nate Cox with Lakes States Environmental.

## 10:00am Coffee Break with Vendors & Raffle

## 10:30am Concurrent Sessions

### New Employment and HR Laws Impacting Minnesota HRAs

This presentation will provide an overview of recent employment law changes that affect housing and redevelopment organizations in Minnesota. From the legalization of marijuana to earned sick and safe time and everything in between, this session will provide participants with the information they need to get their organization's policies and practices up-to-date and in compliance. Speaker: Justin Terch, Managing Partner of Terch & Associates, LLC.

### Housing Search, Waiting Lists, Landlord Engagement - Help!

Learn how you can partner with HousingLink to support renters, rental properties, and your own team through resources that we have developed in collaboration with housing authorities, renters and landlords. You've heard it all before, why attend yet another training on these topics? Two Reasons: 1) Save time and money. How much time do you spend handling renters' inquiries about vouchers, waiting lists, and how to find an affordable place to live? This is emotionally draining for you and your team and takes up a lot of your time. 2) It is likely landlords are *accidentally* missing out on solid renters who are a good fit for their property, and it may help get voucher holders housed. This training will give you tips and tricks about using HousingLink resources to support your agency, renters and landlords in your community. Speaker: Sue Speakman-Gomez, President

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## **Lead, A Heavy Matter**

There is a lot happening in the area of lead-based paint and its impact on the health of households, especially those with children. This session highlights how lead-based paint affects your Rehab Program and how to properly deal with lead paint protects your clients. Speaker: Nate Cox from Lakes States Environmental.

## **NSPIRE for REAC with HUD – Repeat**

This is the second session of HUDs overview of the Real Estate Assessment Center (REAC) inspection protocols. This two-part series will help attendees understand and implement 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. Speakers: Dana Kitchen and Tara Radosevich, HUD REAC

**12:00pm**

## **Lunch, Plenary Speaker Minnesota Housing Commissioner Jennifer Ho & Minnesota NAHRO Annual Meeting**

**1:45pm Concurrent Sessions**

### **POHP Loans: From Application to Project Completion**

POHP has been used to tackle complicated and large projects that would be difficult to address with only HUD resources. This session will provide a broad overview of the Publicly Owned Housing Program along with high-level discussion of the entire process from application through post-construction. Speakers: Speakers: Dani Salus, Susan Bergmann & Janine Langsjoen of Minnesota Housing, Preservation Programs

### **Changes & Updates to Landlord Tenant Law – An HRA Perspective**

There have been a lot of changes in the past year to landlord tenant law. This session provides a review of new and updated landlord tenant law impacting HRAs. The session will include a review of legal developments with an emphasis on program operations and managing expectations in your agency. Speaker, Brandon Engblom, General Counsel, Duluth HRA

### **The Rehab Process in Practice and What Works**

Steve Macgregor from Minnesota Valley Action Council (MVAC) will talk about the processes and forms they use to implement their rehab program. The session will address how to manage your programs across funding sources including CDBG, Small Cities, and RLP. Learn from this practitioner on what works and what he has learned along the way. Speaker: Steve Macgregor, Housing Rehab Coordinator, Minnesota Valley Action Council

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## 3:30pm Concurrent Sessions

### **Solar 101: How to Benefit Your Affordable Housing With Solar Power**

This presentation will include staff from Minnesota Housing, Housing Sustainability Advisors, the Duluth HRA, and the Minnesota Department of Commerce. This session will include a Solar 101 overview, case studies, information on how to include solar in the Publicly Owned Housing Program, and other financing opportunities including the Solar on Public Buildings program. Panel: Katherine Teiken, Minnesota Housing, Jocelyn Borchardt, Housing Sustainability Advisors, Jacob Morgan, Duluth HRA, and Andrew Ulasich, Minnesota Department of Commerce

### **Preserving USDA Rural Development & the Critical Role of HRAs**

A lot has happened at USDA Rural Development and many of these changes will impact the rural development properties and the rental assistance tied to them throughout the state. This panel will provide an overview of what is happening with these units and the unique role HRAs can play in preserving this housing for their community. Speakers: Dani Salus, Minnesota Housing, John Rocker, Greater Minnesota Housing Fund, Elizabeth Glidden, Minnesota Housing Partnership and Allison Streich, Carver County CDA

### **State Programs Across the Housing Continuum Including Bring It Home**

The Minnesota Legislature created multiple new programs along with its historic investment in housing during the 2023 session. Hear from Minnesota Housing on the status of these new programs with focus on an update on the state rental assistance program (Bring It Home). This session will help HRAs implement these new programs that aim to increase accessibility, affordability, and availability of housing options across the state. Speaker: Jennifer Bergman, Minnesota Housing

## 7:30pm Scholarship Fundraiser & Networking Pub

# Wednesday, September 18

## 8:00am Madden's Breakfast at Fairways

## 9:00am Concurrent Sessions

### **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.

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## **WDC Update with NAHRO for Public Housing**

Tushar Gurjal, NAHRO's Senior Policy Advisor, will share his extensive knowledge and perspective to help ensure your agency is up to date with all the changes at HUD including the NSPIRE protocols and HOTMA rules. This session will focus on public housing programs and will help you keep track of what has been delayed and what hasn't. 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 – Let's Discuss Forms & Policies**

This group discussion will focus on about the types of forms we use plus what we find works and what doesn't. It will be great time to share our own forms and pick up ways to improve by looking at what others have had success with. Bring your forms and policies to discuss.

## **10:30 Concurrent Sessions**

### **WDC Update with NAHRO for Public Housing**

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 at HUD including the NSPIRE protocols and HOTMA rules. This session will focus on how these changes will impact HCV Administrators and Section 8 and help you keep track of what has been delayed and what hasn't. 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

### **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.

### **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. There is no agenda here other than discuss concerns each of us has and get helpful feedback from our peers. No matter how long your run a rehab program, you can get something out of it. This is an ideal way to wrap up the conference with excellent discussions amongst your colleagues.