

26th Annual Spring Conference

For Public Housing Authorities



**NEW YORK STATE
PUBLIC HOUSING AUTHORITY
DIRECTORS ASSOCIATION**

April 11 & 12, 2018

**Turning Stone Casino Resort
Exit 33 off NYS Thruway
Verona, New York**

Conference Agenda - Day 1

Wednesday - April 11, 2018

7:30 AM - 8:30 AM - Registration & Continental Breakfast

8:30 AM - Welcome & Opening Remarks (NYSPHADA President - Bill Simmons)

8:45—9:15 Barry Broughton “Five best strategies for Workplace Safety”

9:15 to 10:00 visit with the vendors
that help make this conference possible!

Concurrent Breakout Sessions from 10:00 AM - 11:45 AM

TRACK 1 CLAIRE RUSS of BDO presents “HUD Accounting hot topics” current funding realities as well as impacts of the OMB’s Super Circular. Financial Data Schedule up-dates, eligible uses of operating reserves and review of compensation reporting. GASB 68 and how this regulation could impact year-end PHA pension reporting requirements. Monitoring your Housing Choice Voucher net restricted position, program reserves and a summary of allowable/unallowable uses of non-federal funds to maintain leasing.

TRACK 2 A PANEL OF PHA AND INDUSTRY REPRESENTATIVES will present “Public Housing Preservation: “How to access the NYS \$125 million”

Do you have immediate and long-term capital needs? Are the questions about how to deal with those needs unanswered, hard to come by, or just plain scary? This session will help you understand what questions you need to ask, who to ask them to, and what solutions there are for you in preserving your public housing. A panel consisting of colleagues, NYS HCR staff, and experts in finance and development will be answering those questions

TRACK 3 BARRY BROUGHTON of the AKT Combative Academy will present “Personal Safety in the Workplace” This empowering workshop will cover the topics needed to avoid physical confrontations while in the office or in unfamiliar environments. We will discuss the keys to awareness, and present the physical skills needed should violence occur.

TRACK 4 MICKEY MCINNISH presents “PHA 101” A session for new commissioners and a refresher for seasoned commissioners. Session will include an overview of the Housing Authority, how it is organized, different housing types, what rules we must adhere to, selection of residents, ethical considerations, finances and spending money, role of board members and fiduciary duties, being effective, what does control the PHA, staff relationships, reports for the board, grievances and complaints, advocacy for the PHA, and an introduction into current issues facing boards and the PHA.

TRACK 5 EBONY GAYLES OF HUD, Washington presents “MTW Expansion to 100 Agencies” The Moving to Work (MTW) program was expanded to 100 more public housing agencies during the 113th Session of congress. Led by the MTW Office, HUD is continuing to move forward with the implementation of the expansion. The Department has reviewed and considered the many comments received from the MTW Operations Notice and will publish a revised notice in the Federal Register in the near future. The public will have another opportunity for comment on the Operations Notice at that time. During this session, members of the MTW team will provide an overview of the Demonstration program, the coming expansion and respond to questions.

Lunch 12:00—1:45

**Presentation of our 2018 Housing Champion Award to
Senator Betty Little**

NYSPHADA’s 10th College-bound Scholarship and door prizes.

Concurrent Breakout Sessions from 2:00 PM - 4:00 PM

TRACK 1 CLAIRE RUSS of BDO will present “RAD-COCC Impact” The session will highlight significant COCC revenue and expense modifications. We will distinguish between eligible project front-line costs as well as traditionally LIPH program expenses that may adjust in your RAD project. We will discuss bottom line requirements uniquely associated with leveraged and “straight conversion” RAD projects (both for Project-Based Vouchers (PBV) as well as those linked to Project Based Rental Assistance (PBRA). Additionally, we will model possible impacts the RAD program may have on your agency’s overhead structure.

TRACK 2 MICHAEL SYME, ESQ. of Fox Rothschild LLP will present “RAD: HUD’s Newest Big thing” this session will focus on the Rental Assistance Demonstration (RAD) Program, its effect on your real estate portfolio, and the economics of a transaction. Participants will learn about the underlying scope of RAD, as well as the work that is entailed in bringing a RAD transaction to fruition. The session will discuss the potential pitfalls and the real estate obstructions to closing a RAD deal. Participants will also be able to better understand the benefits seen by Developers in the utilization of RAD, as well as the hidden costs to the housing authority.

TRACK 3 DERRICK RATLIFE of Nan McKay will present an overview of Uniform Physical Conditions Standards (UPCS) and (UPCSV). Covering the definitions as they relate to Site, Health and Safety, Building Exterior, Building Systems, Common Areas and the Units. The REAC scoring process and technical reviews and appeals will also be addressed followed by questions and answers.

TRACK 4 MICKEY MCINNISH presents “Current issues, audits, lawsuits. This session will address some current issues and trends facing housing authorities across the nation. We will discuss audits and reviews being conducted by several governmental agencies including: ICE, DOJ, EEOC, DOL and Homeland Security. We will also touch on some ADA issues and policy provisions you might want to consider.

The session will also cover some best practices for dealing with lawsuits and crisis situations. Policy provisions, reporting information to the board, insurance issues, the HUD Litigation Guide and dealing with crisis situations relating to legal actions. Case studies will be examined to find what could have been done to better protect the PHA and the board of Commissioners.

4:00pm—7:00pm Vendor visits

COCKTAIL RECEPTION 5:00 PM - 7:00 PM

Hosted by NYSPHADA—complimentary hors d’oeuvres & beverages.

Vendor Drawings and award of our Day One Passport Prize

Thank you for considering this Conference

Conference Agenda - Day 2

Thursday - April 12, 2018

8:00 AM - 10:00 AM - Hot Breakfast, Vendor visits and award of Day Two Passport Drawing

10:00— LEGISLATIVE UPDATE *presented by*

Richard Homenick *NYSPHADA's Legislative Chairman*
Jim Armstrong *PHADA*
Dan Young *NYSPHADA's Legislative Consultant*

A popular favorite at NYSPHADA, National & NYS association leaders will conduct a panel discussion on the major issues of the day. Panelists will also cover some pending housing, appropriations & authorization legislation including the HUD budget situation and efforts to expand the Moving to Work program, RAD and SHARP.

HOTEL ACCOMODATIONS

TURNING STONE CASINO & RESORT

Exit #33 off the NYS Thruway

Verona, NY

1-800-771-7711

Visit them at www.turningstone.com

Reservations and Accommodations:

Each housing agency or representative must make their own hotel arrangements and identify yourself as part of the **New York State Public Housing Group (NYSPHADA)** to get the government rate of \$ 161.00 per night for standard rooms.

Ask for rooms in the Tower since these are closer to the meeting rooms we will be using on the first floor. Cut-off date for rooms being held is **March 9, 2018**

You must also bring a signed letter on Authority letterhead listing all individuals authorized for attendance from your Authority for occupancy tax exemption purposes **and** tax-exempt certificate for sales tax exemption.

Parking Garage and Access to Hotel

Please park in the parking garage. The garage has elevator access to the 2nd floor which in turn has an escalator to the 1st floor hotel reservation desk. You may also check-in at the front valet entrance.