

# 2011 MID-WINTER CONFERENCE

**Sunday, January 23**

**8:30 AM – 5:30 PM**

**Commissioner's Fundamentals – Day 1** (1.5 day seminar)

NAHRO Professional Development Seminar presented by Jim Inglis. *Separate registration fee.*  
Continental breakfast & lunch will be served.

**Monday, January 24**

**8:00 AM CONTINENTAL BREAKFAST**

**8:00 AM – 12:30 PM**

**Commissioner's Fundamentals – Day 2**

NAHRO Professional Development Seminar presented by Jim Inglis. *Separate registration fee.*  
Continental breakfast & lunch will be served.

**8:30 AM CONFERENCE REGISTRATION**

**9:00 - 10:15 AM COMMITTEE MEETINGS**

Professional Development & Member Services Committees  
Housing Committee  
Legislative Network  
Community Revitalization & Development Committee

**10:30 AM EXECUTIVE BOARD MEETING**

[Lunch on your own]

**1:30 – 2:30 PM**

**1. Opening General Session**

*Welcoming Remarks:* Stephen O'Rourke, NERC President and Executive Director of Providence (RI) Housing Authority  
*Guest Speakers:* TBD

**2:30 – 3:30 PM**

**2. Washington Update & Effective Advocacy**

Hear the latest on authorizations and appropriations, and the prospects ahead for housing and community development. Panelists will also outline how housing officials can effectively make their case for adequate resources and legislative support.

*Presenters:* John Bohm, Senior Director - Congressional Relations, Public Affairs and Field Operations, NAHRO; Richard Leco, Chair, NERC Regional Legislative Network and Chair, North Attleboro (MA) Housing Authority

**3:45 - 5:15 PM**

**3. Leading High Producing Teams**

Whether your housing organization is large or small; high performer or troubled; sailing along or stuck in the mud; you as the leader improve it by developing each of your employees to reach their full potential. An organization cannot increase its productivity – but its people can! Learn how one high performing housing authority continues to excel in all areas of its operations by applying time tested leadership principles and concepts.

*Presenter:* Frederick C. Lamont, Executive Director, Housing Authority of the County of Santa Barbara

#### **4. Security Systems as Part of Strategic Planning & Budgeting**

This session will provide an overview of current funding opportunities, and security technologies and issues facing public housing authorities and what you can do to ensure that your housing authority is protected. Examples of current security systems will be demonstrated as well as potential funding sources.

*Presenters:* Steve O'Rourke, Executive Director, Providence (RI) H.A.; Adam C. Thermos LL.B., MA, Ph.D.

#### **5:30 – 6:30 PM WELCOMING RECEPTION**

[Dinner on your own]

### **Tuesday, January 25**

#### **8:00 AM – 4:30 PM**

##### **Capital Fund Program – Day 1** *(2 day seminar)*

NAHRO Professional Development Seminar presented by Jim Inglis. *Separate registration fee.* Continental breakfast & lunch will be served.

#### **8:00 AM CONTINENTAL BREAKFAST**

#### **8:30 AM CONFERENCE REGISTRATION**

#### **9:00 AM - 6:00 PM EXHIBITION OPEN**

Exhibitors are available to discuss their products and services.

#### **9:00 - 10:30 AM CONCURRENT SESSIONS**

##### **5. Conducting Section 8 Hearings**

*Presenters:* Attorney Ronald LaRocca, LaPlante Sowa Goldman, Providence, RI

##### **6. Directing the Director: A Guide to a Successful Relationship between the Board and the Executive Director**

How is your relationship with your Executive Director and Board? This session will focus on the relationship between Commissioners and Executive Directors, as well as explain the Board's role as a leader, critic and supporter. Participants will also learn how to build, lead and work with their teams. Discussion to include best Board practices, monitoring vacancies, encouraging modernization, Section 8 utilization, and resident programs.

*Moderator:* Steve Merritt, Norwood (MA) Housing Authority

*Presenters:* Richard Leco, Commissioner, North Attleboro (MA) Housing Authority

##### **7. FHA Insured Loans**

How to use the Federal Housing Administration's (FHA) insured loan programs as an acquisition, refinancing and development tool.

Presenters will include representatives from HUD and Bedford Lending.

#### **10:30 AM COFFEE BREAK**

Visit with the exhibitors - you may find the product you've been looking for.

#### **10:45 - 12:00 PM CONCURRENT SESSIONS**

## **8. Community Development/Housing Authority Partnerships**

The City of Malden, MA has developed a good relationship between its Housing and Redevelopment Authorities for the betterment of the community. While the Housing Authority has converted state built projects to federal units, the Redevelopment Authority has offered funding to help de-lead state built units. Two expiring use developments built with HUD 202 funding are being overhauled using CDBG and HOME funding from the Authority knowing that in one case the HA will become the eventual owner and in the other, the HA will provide a significant number of project-based Section 8 vouchers. The Redevelopment Authority has applied for and received numerous lead-paint abatement grants from HUD's Office of Healthy Homes. This funding can and will be used in part to assist in the de-leading of HA units. A representative section of the Redevelopment Authority's lead-paint abatement grant application will be provided to workshop participants to assist them in applying to future NOFAs.

*Moderator:* Stephen Wishoski, Executive Director, Malden Redevelopment Authority.

*Panelists:* Stephen Finn, Executive Director, Malden Housing Authority, Ron Grasso, MRA Director of Neighborhood Revitalization; Peter Garbati, MRA Programs Coordinator.

## **9. Advocacy for Commissioners**

### **10. Implementing Section 3 Requirements**

Representatives from housing authorities in and outside of New England describe their implementation and will provide sample policies and other handouts. One agency has trained residents on conducting energy audits and other energy-related employment.

**12:15 – 1:30 PM**

**LUNCH**

### **1:45 - 3:15 PM CONCURRENT SESSIONS**

#### **11. Resident Service Coordinators – Best Practices in Elderly & Family Resident Programs**

*Panelists:* Pamela Chubet, Resident Service Coordinator, Norwood (MA) Housing Authority; Rita Maccini, Holyoke (MA) Housing Authority, other RSCs TBD

#### **12. Understanding Your Agency through its Financial Reports & HUD Reviews**

This session will explain to Commissioners the meaning of the balance sheet, what is involved in an audit and how to avoid fraud, and what HUD's reviews and rating systems mean.

#### **13. A New Tool for Managing Funding & Utilization in the HCV Program**

In support of the HUD national and regional goal of increasing voucher utilization, HUD staff will present and demonstrate a tool that will enable PHAs to stabilize utilization presently and into the future. Avoid the roller coaster and get into the optimization zone.

*Presenters:* HUD staff

**3:30 - 4:30 PM**

#### **14. Dealing Effectively with Bed Bug Infestation**

#### **15. Commissioners Roundtable & Ice Cream Social**

This informal discussion group led by the NERC Commissioners committee will serve as a forum to exchange ideas, solve common issues, and network with fellow housing officials from around New England. Refreshments will be served.

*Facilitators:* Members of NERC Commissioners Committee - J. William Quirk, Chairman, Warwick (RI) Housing Authority

### **5:00 - 6:00 PM RECEPTION WITH EXHIBITORS**

Last chance to get to know the many suppliers of quality products & services.

[Dinner on your own]

**Wednesday, January 26**

**8:30 AM – 4:30 PM**

**Capital Fund Program – Day 2**

NAHRO Professional Development Seminar presented by Jim Inglis. *Separate registration fee.*  
Continental breakfast & lunch will be served.

**8:30 – 9:30 AM**

**BREAKFAST BUFFET**

**9:00 - 9:30 AM**

**16. HUD Public Housing Update:** HUD staff from the Boston Regional Office will present the latest information on various public housing and Section 8 topics.

*Presenters:* Donna Ayala, Director, Office of Public Housing, HUD Boston; Bob Cwieka, Deputy Director, Office of Public Housing, HUD Boston