



AHMA of WASHINGTON

Washington State Council for Affordable & Rural Housing - Affordable Housing Management Association of Washington
11100 N.E. 8th Street, Suite 410, Bellevue, WA 98004-4441 (425) 454-6836 FAX: (425) 454-7695 E-Mail: housing@sprynet.com
Spokane Office: 421 West Riverside Avenue, Suite 661, Spokane, WA 99201

2012 AHMA CARH Joint Convention

“BACK TO BASICS - in Affordable Housing Management!”

Version 40
4-18-12
FINAL!

**Tuesday-Wednesday, April 24-25, 2012 (with Pre-Convention Events on Monday, April 23)
Coeur d’Alene Resort, 115 South Second Street, Coeur d’Alene, ID 83814**

In this climate of dwindling resources, each of us needs to have a solid knowledge base in program regulations, fair housing, operations/maintenance, reporting...and many other areas, to ensure we have the tools necessary to provide the best level of safe, clean and affordable housing possible. This convention focuses on the basics - *and* we’ll arm you with tips and techniques to help you achieve success!



The Beautiful Coeur d’ Alene Resort (Left) and Coeur d’Alene Golf Club (Right)
Coeur d’Alene, Idaho



Keynote Speaker – Football Great, Rocky Bleier
Vietnam War Veteran and 4-Time Super Bowl Champion – with the Pittsburgh Steelers

2012 AHMA CARH Joint Convention
“BACK TO BASICS - in Affordable Housing Management!”



British Invasion! The Beatles tribute band
MEET REVOLVER is our evening banquet entertainment



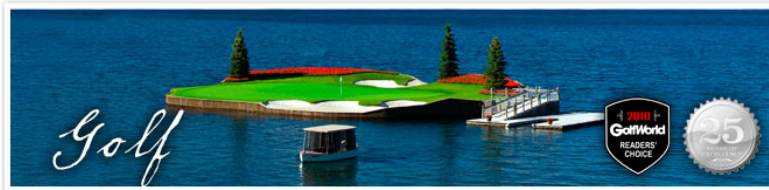
Keynote Speaker Lt. Colonel
Patricia Murray - Former Miss California, Afghanistan War Hero



Maurice King
Master of Ceremonies for the 2012 AHMA CARH Joint Convention



Randy “Red Shoes” Morgan
Opening Keynote Speaker



16th Annual Golf Outing – the CARH CLASSIC ®



Karen D. Crosta
HUD/RD Trainer



Sharon Jackman
Fair Housing Trainer



Sheila King
HUD Trainer



Jeff Boyd
Maintenance Trainer



Curt Gaschler
USDA/Rural Development



Eric Siebens
USDA/Rural Development



Wayne Michael Novogradac
and Company LLP



Thomas Stagg
Novogradac and Company LLP

2012 AHMA CARH Joint Convention
“BACK TO BASICS - in Affordable Housing Management!”

2012 Sponsors – To Date. Sponsorships are Still Available!

\$10,000 Convention Sponsors:



CONTRACT MANAGEMENT SERVICES



INSURANCE PROGRAM FOR ASSOCIATION HOUSING administered by propel
INSURANCE

\$2,500 - 5,000 Convention Sponsors:



Multifamily Affordable
Housing Insurance
Program



Affordable Rural Housing – Creating, Preserving, Maintaining



WASHINGTON STATE
HOUSING FINANCE
COMMISSION



NOVOGRADAC
& COMPANY LLP®
CERTIFIED PUBLIC ACCOUNTANTS

Opening doors to a better life



Loveridge Hunt & Co. PLLC



J.R. JOHNSON, INC.

Convention Bag Sponsors:



Lanyard Sponsor:



Grand Prize Sponsors



Management Company Sponsors:



MANY THANKS TO ALL OF OUR SPONSORS FOR THEIR SUPPORT!

TUESDAY – April 24, 2012 (Continued)

9:45 am Trade Show Break (30 minutes)

BAYVIEW

Breakouts (2):

10:15 am (1) Fair Housing Intensive – *Sharon Jackman*

BAYS 1-4

SPONSORED BY WASHINGTON STATE HOUSING FINANCE COMMISSION.

Sharon Jackman will double-down on our “Back to Basics” theme. In addition to the basics, she’ll cover key Fair Housing FAQs, and focus on what maintenance and senior staff people need to know. (Attendees Earn 2012 Fair Housing Certificate of Attendance)

10:15 am

BAY 5-6

(2) Refinancing, Rehabs, Preservation and Exit Strategies: Top Level Issues for Senior Executives. **SPONSORED BY YARDI SYSTEMS.** *Mark Livanec of Yardi welcomes everyone, followed by opening comments in support of preservation, by Renee Greenman (HUD), Eric Siebens (USDA) and Paul Fitzgerald (Commission); panelists and discussion leaders are: Don Beaty (Summit Group), Larry Anderson (Consultant), Joanne Quinn (City of Seattle), Colleen Fisher (CARH) and Richard Price (Nixon Peabody LLP)*

11:45 am

BAYVIEW

Trade Show Break (30 minutes)

12:15 pm

BAYS 1-6

Lunch and Awards; **Rocky Bleier** Keynote - Vietnam Vet and 4-Time Super Bowl Champion **SPONSORED BY IPAHA and PROPEL INSURANCE.** *Peter Tran of Propel Insurance opens the program at lunch.*

2:30 pm

BAYVIEW

Trade Show Break (30 minutes)

Breakouts (3):

3:00 pm

BAYS 1-4

(1) Fair Housing Intensive (Plenary Session Continues) – *Sharon Jackman. See description above (10:15 am)*

3:00 pm

BAY 5-6

(2) Leadership Retreat – Owners, Mgmt. Company and Nonprofit Senior Staff **SPONSORED BY WELLS FARGO INSURANCE SERVICES.** *Megan Davidson, Wells Fargo. Randy Morgan will present “Cubic Thinking: Creativity³!” Randy will present ways to make meetings and decision making more creative, more inclusive and more empowering.*

3:00 pm

SHORE ROOM

(3) AHMA of Washington Membership Meeting and Elections – with state/local and national updates. *Noel Gill, representing Idaho AHMA, will welcome AHMA of WA delegates. Doug Repman (Quantum Mgmt) and Kris Cook (NAHMA) will lead the proceedings. Joe Puckett will give an update on statewide legislative issues. Voting will take place at the AHMA Board of Directors annual election.*

3:50 pm

BAYVIEW

Trade Show – Final Break (Trade Show Ends – Vendor Recognition Ceremony)

TUESDAY – April 24, 2012 (Continued)

Breakouts (3)

- 4:30 pm (1) Fair Fair Housing Intensive (Plenary Session Continues) – *Sharon Jackman. See description above (10:15 am)*
BAYS 1-4
- 4:30 pm (2) Leadership Retreat (**REPEATED**) – Owners, Mgmt. Company and Nonprofit Senior Staff. **SPONSORED BY WELLS FARGO INSURANCE SERVICES.** *Megan Davidson, Wells Fargo. Randy Morgan will present “Cubic Thinking: Creativity³!” See description above.*
BAY 5-6
- 4:30 pm (3) Washington State CARH Membership Meeting and Elections – with state/local and national updates. *Joe Thompson (Mercy) and Colleen Fisher (CARH) will lead the proceedings. Joe Puckett will give an update on statewide legislative issues. Voting will take place at the CARH Board of Directors annual election.*
SHORE ROOM
- 5:20 pm Break, Optional Networking Reception on the Big Boats (please board the boats by 5:4 pm for a 50 minute spin around the lake and return to the Resort)
DOCKSIDE
- 5:45 pm Networking Boats Depart and Return by 6:35 pm (No-Host Bar)
BOATS **SPONSORED BY J.R. JOHNSON, INC.**
- 6:45 pm **ANNUAL BANQUET AND ENTERTAINMENT! OUR LANDMARK CONVENTION EVENT! SPONSORED BY CONTRACT MANAGEMENT SERVICES (CMS)** *Kurt Wiest of Contract Management Services will open the event at 6:45 pm.*
BAYS 1-5
- 6:45-7:45 pm **BANQUET** – main ballroom (plated)
All Door Prizes Given Away at 7:30 pm. Kurt Wiest of Contract Management Services returns to introduce MEET REVOLVER at 7:45 pm.
- 7:45 pm – The live group known as **MEET REVOLVER** is a Beatles tribute band. Get ready to listen to the classic Beatle’s hits from over two decades of hit songs and memories. Cash (no-host) bar. The band will take one, short intermission.
- 9:30 pm – End of Today’s Convention

WEDNESDAY - April 25, 2012

6:00 am Lake Coeur d’Alene Trail Run. Meet at Trailhead at 5:50 am.
TRAILHEAD

7:30 am Registration Opens. Continental Buffet Breakfast.
BAY 1

Back to Basic Breakouts (all day)

- 8:30 am (1) HUD Occupancy Refresher and Update – *Karen Crosta, Sheila King, Voni Scott, Janel Ganim, Cindy Ross, Tim Sovold and Mary Ellen Casarez.* An elite team of HUD experts will everything you wanted to know about HUD programs, compliance and important program changes - but were afraid to ask. Preparing for a Monitoring Review, EIV, TRACS, budgeting, contract renewal, bedbugs and Q&A.
BAYS 3-4
cover
- 8:30 am *Donna Van Zandt of the Seattle Housing Authority will lead a special networking and roundtable session for housing authority attendees during this time section. Applying the Iceberg Principal: The Hidden Costs of Public Housing Operations - A facilitated roundtable to introduce cost of quality concepts as they relate to public housing, and to identify and discuss the hidden costs of public housing operations.*
BEAUTY BAY

Continued on following page...

WEDNESDAY - April 25, 2012 (Continued)

8:30 am (2) Intensive 3560, Budgeting and Program Training by USDA/RD Staff (including a training
BAYS 1-2 on Certifications and Re-Certs by *Karen Crosta*). *Eric Siebens and Curt Gaschler* of
USDA/RD will present a wide range of hands-on training topics including: supervisory visits,
posters, grievance requirements, waiting lists, 504 transition plans, reasonable
accommodations, evictions, AFHMPs, Capital Needs Assessments (CNAs), appraisals – and
many other topics for all levels of managers and owners.

8:30 am (3) Low Income Housing Tax Credit program training by Novogradac & Co., including a
BAY 5-6 Washington State update by Michael Dill. **SPONSORED BY NOVOGRADAC & COMPANY
LLP.** *Wayne Michael, CPA and Thomas Stagg, CPA* will present an overview of the LIHTC
program consistent with our Back to Basics theme. The application process, timeline, financing
aspects and 9% credit v. 4% bond deals will be covered. On-site compliance, lease-up,
available unit rule, HERA income limits and first year issues will be covered in the afternoon.
Michael Dill of the WA State Housing Finance Commission returns this year to provide his
update on specific issues relating to WA State managers.

8:30 am (4) Maintenance Track: Hands-on Workshop – *Jeffrey Boyd*.
SHORE ROOM SPONSORED BY HD SUPPLY. *Charlie Bringardner and Larry Brown* will introduce *Jeff*.
Jeffrey is the highest rated maintenance trainer in our history. This session will cover a
variety of topics. The first session will be focused on utility basics -power and water safety,
repairs and installations. *We're grateful for donated equipment from HD Supply for hands-on
training.* Jeffrey will also present "Customer Service for Maintenance Professionals".
Finally, "Applied Inspection Techniques" would start by simulating a real-time inspection and
then comparing notes and applying the observations to property and REAC inspections.

9:45 am 30 Minute Break – Visit our 2 Day Exhibitors in the Bayview Rooms.
BAYVIEW

Breakouts (continue):

10:15 am **SAME ROOM ASSIGNMENTS as the 8:30 SESSION**

BAYS 3-4 (1) HUD (*see above descriptions – continued*)
BAYS 1-2 (2) USDA/RD
BAYS 5-6 (3) LIHTC
SHORE ROOM (4) Maintenance Track

11:45 am 30 Minute Break – Visit our 2 Day Exhibitors in the Foyer and Bayview Rooms!
BAYVIEW

Lunch:

12:15 pm General Membership Luncheon, Awards, and **Lt. Col. Patricia Murray** Keynote – veteran
BAYS 1-6 pilot, Afghanistan war hero; C-130 Super Hercules flight instructor; former Miss California
SPONSORED BY STERLING SAVINGS. *Ric Gaunt of Sterling Savings will open the
program at lunch.*

1:45 pm 30 Minute Break – Visit our 2 Day Exhibitors in the Foyer and Bayview Rooms! Trade
BAYVIEW Show Ends at 2:15 pm

Continued on following page...

WEDNESDAY - April 25, 2012 (Continued)

Breakouts (continue):

2:15 pm **SAME ROOM ASSIGNMENTS as the 8:30 SESSION**

BAYS 3-4 (1) HUD (*see above descriptions – continued*)

BAYS 1-2 (2) USDA/RD

BAYS 5-6 (3) LIHTC

SHORE ROOM (4) Maintenance Track

4:00 pm **Convention Ends!** Don't forget to complete your evaluation. Your opinion counts!

Drive or fly safely back home - and thank you for your support of this landmark, affordable housing management event.

Don't forget to fill out your Convention Evaluation before you leave. Your opinion COUNTS!

Program subject to change.