



2022 Washington
Affordable Housing
Management
Convention

presented by: Affordable Housing Management
Association of Washington (AHMA)

April 18-20, 2022 | Spokane Convention Center

Breakout Session Schedule

ALL SESSIONS WILL BE HELD AT THE SPOKANE CONVENTION CENTER
ALL SPEAKERS AND TOPICS ARE TENTATIVE AT THIS TIME

Monday, April 18

1:00-5:00 pm

Regulatory/Compliance Track *EIV Boot Camp* – Jenny DeSilva

Whether you are a seasoned property manager or a newly hired housing professional, everyone has questions about EIV. If you have been searching for the perfect EIV Bootcamp, look no more. This is it.

This comprehensive bootcamp will be broken into two, 2-hour sessions scheduled on Day 1 of the conference. In Session 1, participants will be provided a concise overview of monthly and quarterly reports stored in the EIV Master File as well as the Existing Tenant Search. Learn when to print them, what they are telling us and where to store them. Example screenshots make this a superb class for visual learners! This fundamental class will give managers clear steps to ensure their EIV Master Files are organized and ready for assessment during an upcoming Management and Occupancy Review. Materials for this class will include a bonus Table of Contents to help you build a compliant EIV Binder that is audit-ready.

Session 2 is geared for those struggling to understand Income Discrepancies. Are you spinning your wheels? Do you struggle to document the file when you know a discrepancy is not valid? During this interactive session, participants will dive into case studies and learn how to document resolution, even when there are multiple income sources involved. Learn to recognize the EIV System's limitations and anomalies. Knowledge is power. To complement this session, participants will be provided with working papers they can use to document resolution of future discrepancies in tenant files that will impress compliance auditors with a solid methodology outlining resolution steps that are easy to follow.

Maintenance Track *Fair Housing in the 21st Century for Managers and Maintenance* – Joe Henry
Understanding Fair Housing in the 21st century can be a challenge. Join Joseph Henry and Professional Compliance Solutions as we dig deep into the Fair Housing laws, for managers and maintenance. The need to know how to protect yourself, your company, and the industry from Fair Housing complaints has everything to do with the law. Fair Housing is the law, but also the right thing to do. Joseph Henry will help you understand and also help you to always do, the right thing!

Legal Track *Summary of 2022 Legislation* – Randy Redford

A complete look at the new legislation enacted in 2022 related to Landlord Tenant laws, as well as an outline of the process required for non-payment of rent evictions, including the ERPP program, the Cares Act, and payment plans, assignment of counsel, and defenses by the HJP and NJP.

Tuesday, April 19

10:45 am -12:15 pm

Regulatory/Compliance Track *It was CMS in the Library with the HUD-9834A!* – Karen Ventrice, CMS
Ever wonder what exactly your Contract Administrator is looking for in your tenant files? Does the thought of Management Occupancy Reviews make you break out in hives? Stress no more! CMS will breakdown each line item in the HUD-9834 Addendum A and explain exactly what is looked for during your MOR.

RD Track *Rural Development Essentials (Part 1)* – Joe Henry

In this session, Joseph Henry and Professional Compliance Solutions will help you understand the application process, eligibility for the RD program, student status, and even maintenance. Understanding the concepts of the RD handbook 3560 will help you on your way to not only great files, but also great inspections.

Legal Track Behavioral Evictions – Randy Redford

Actions and notices that a landlord can serve to address behavioral issues by residents, including 3 day notices, 10 day notices and possible termination notices, and will include naming persons on notices and service issues.

1:00-2:30 pm

Regulatory/Compliance Track *HOME program* – TyeRae Guined, Wa State Dept of Commerce
Interested in learning more about state compliance requirements for HOME funded properties? Want to know how Affirmative Fair Housing Marketing Plans, VAWA, Tenant Selection Plans and waitlists apply to projects that receive HOME funding? How about information on rent and utility allowance requirements and the annual approval process? Do you know what documentation is required to be kept in each resident file or, what's required for annual reporting?
This session will cover just that and more!

RD Track *Rural Development Essentials (Part 2)* – Joe Henry

In this session Joseph Henry with Professional Compliance Solutions will get down to the meat and potatoes of the qualifying process. We will dive headfirst into income, assets, and deductions. There is nothing more important than knowing for sure what to count and when to count it. Joining Joseph Henry for this session will get you on track for understanding RD Essentials.

Other *LIHTC Portfolio & Market Trends*– Rob Medlock, Senior Director of Portfolio Analysis at Enterprise

Rob Medlock, Senior Director of Portfolio Analysis at Enterprise, will walk through the performance of Enterprise's portfolio in 2020/2021, showcasing the operational trends of one of the largest syndicators in the country.

3:15-4:45 pm

Management Track *HUD Essentials* – Joe Henry

Understanding the essentials of HUD is a great way to be prepared for those dreaded MOR inspections. Join Joseph Henry and Professional Compliance Solutions as we look at the different aspects of income, assets, and deductions. Joseph will even help you understand better the timing of EIV reports, when to print them, and how to use them. This will be a "must attend" session. You don't want to miss all of the FUNdamentals!

Legal Track *Just Cause Evictions* – Randy Redford

A look at the 2021 Just Cause rules and how they interact with federally funded tenancies, notices required, and additional disclaimer language and documents required for the various types of federally funded tenancies, including section 8, tax credit, RD, and project based Section 8.

Other AHMA Annual Meeting

Please send at least one representative from your organization. The Election of Board Members will take place. Kris Cook of NAHMA will give a brief Federal regulatory and legislative update and Eileen Hearty of HUD will give a HUD update. Kevin Weishaar (Mercy Housing), Vice President of AHMA of Washington, will chair the meeting.

Wednesday, April 20

8:30-10:00 am

Regulatory/Compliance Track *CMS in Karen's Korner* – Karen Ventrice

Come join CMS for a round of “Ask Me Anything”! Curious about requirements for a Contract Renewal? Unsure what can or can't be claimed for a Special Claim? Or perhaps you have questions regarding an MOR? Karen Ventrice from CMS' Karen's Korner and a representative from each of CMS' departments, Compliance, Vouchers, and Contracts, will be ready to answer all your questions!

RD Track *Top Rural Development Compliance Findings and How to Avoid* – Joe Henry

Dingers! That what Joseph Henry and Professional Compliance Solutions wants you to avoid. Those “findings” or dingers as Joe calls them can be avoided by focusing on the common RD error findings. In this session, we will look at the top RD error findings and how to avoid them during inspections. There is power in knowledge and PCS will help you gain that knowledge by helping you understand where the traps are. Don't get a dinger!

Regulatory/Compliance Track *Selling Your Section 8 Property* - Dan Kelly and Joe York

If you want to sell your property that has a Section 8 HAP Contract, there are a number of steps and requirements that must be fulfilled to meet HUD requirements. This session will walk you through the requirements for a successful assignment of a Section 8 HAP contract.