

Program

monday, august 12

time	track	session/event	location	speaker/ sponsor	description
3:00 - 5:00		Registration	Moody Ballroom Pre-function Area		* Welcome Frozen Margaritas * Music by "Islands In The Sun Productions"

tuesday, august 13

time	track	session/event	location	speaker/ sponsor	description
9:00 - 10:15	OPENING GENERAL SESSION	Welcome Ceremony Linda Bryant Memorial	Expo A 1 (Convention Center)	Stacia Waters NETX Properties President Stan Dulaney	Welcome * Scholarship Report and Recognitions * Invocation * Presentation of Colors * Pledge of Allegiance * National Anthem * Slide Show
10:15 - 10:30	BREAK				
10:30 - 11:30	GENERAL SESSION	Keynote Speaker "Stress Surfing: Get Skills to Ride the Wave"	Expo A 1	Karen Eddington 20-year identity researcher and author of Understanding Self-Worth, who learned proven methods to combat stress by listening to people like you. From rural Utah, Karen shares stress management skills to help others learn how to be strong under pressure.	Life has highs and lows. What do you do when you are in a low place, and it stays low a little too long? Learn how to pass through a breaking point. Stress is part of life. While we can't prevent it, we can help relieve it. What happens to people when pressure builds? What if we could turn it around? We are taught to be strong, to be the leader, to serve, to give, yet we also need conversations about our "stretch point" and what to do when there is too much pressure. Find hope, and rally around community, as we talk about what it means to be strong under pressure. In this interactive session, we will learn how to fuel up. We will explore what it means to "ride the wave," and get skills to navigate the ebb and flow of life.

tuesday, august 13

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11:45 - 1:15	LUNCHEON Admission with Badge or Purple Ticket	16th Annual Team Trivia Competition	Expo B	Platinum Sponsor Quadel Coordinator: JoAnn Rodriguez	* Herb-Crusted Chicken Breast, Smoked Gouda Scallop Potatoes, Roasted Brussel Sprouts, Butter- nut Squash, Moody Salad & Dulce de Leche. * Let your server know if you'd prefer vegetarian * Winning team members will receive a prize
1:30 - 2:45	GENERAL INTEREST	ctrl + alt + what???	Moody F	Sean Vanderveer Executive Director Sherman HA	Are you looking for small ways to work more efficiently? Keyboard shortcuts are a game changer that will boost your productivity. This session will share basic keyboard shortcuts for Word, Excel, and oth- er platforms to help you complete work efficiently, ultimately making your life a little easier.
1:30 - 2:45	PUBLIC HOUSING	Repositioning 101: which program is the best one or ones for you?	Moody G	Naomi Byrne Senior Associate EJP Consulting Group, LLC	In this session, you can learn about all of HUD's various repositioning tools (RAD, Section 18, Section 22, RAD/ Section 18 blends) and how these strategies can help transition from the Public Housing funding platform to the Housing Choice Voucher (HCV) program, provide opportunities to increase funding to better maintain your units, and/or leverage public and private resources to preserve or create new affordable hous- ing, all while putting the PHA on a more stable funding platform.
1:30 - 2:45	GENERAL INTEREST	Interview Questions to Ask Prospective Employees	Moody H	Stacia Waters Executive Director NET Prop Mmgt	Do you know what you can ask job applicants? You would be surprised what you cannot ask! This session will discuss the ques- tions to avoid and how to steer the interview away from information that is voluntarily provided, that you should not know. We will look at what information you can take down in your notes and why you do not want to write down other information provided
1:30 - 2:45	COMMISSIONER	Hot Issues Facing Workforce Housing and PFCs	Vine 1	Mattye Jones Director Coats Rose Taylor Hawes Of Counsel Coats Rose	In this panel, we will discuss the hot topics facing public housing authorities and their public facility corporations in determining strat- egy for their workforce housing transactions. From negotiating ground leases to regulatory compli- ance, we will discuss issues to consider to ensure the best busi- ness models for PHA in workforce housing.

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1:30 - 2:45	FINANCE	How To Design & Maintain a Non-Profit	Vine 2	Chad Porter, CPA, CFE CEO Smith Marion & Co	This session will discuss how to setup a nonprofit, pitfalls we commonly see when Housing Authorities set up non-profits themselves or use law firms. We will discuss annual tax filing, audit requirements, and general accounting procedures.
1:30 - 2:45	RESIDENT SERVICES	Reaching Your Residents	Ivy 1	Katie Bibbee Account Executive Brooks Jeffrey Marketing, Inc.	This session will cover launching & supporting your new Resident Program (ROSS, Jobs Plus, FSS Program, etc.) with Marketing/ PR materials.
1:30 - 2:45	GENERAL INTEREST	Fair Housing training with a focus on Reasonable Accommodations/Modifications	Ivy 2	Dr. Glenda Shepherd-Guillory FHEO Director Houston HUD	Will focus on the Fair Housing Act's requirements that housing providers make accommodations to usual procedures and services and permit reasonable structural modifications to meet the needs of people with disabilities.
1:30 - 2:45	MAINTENANCE	NSPIRE: The Good -The Bad -The Ugly	Garden Terrace	Bruce McNatt J Bruce McNatt Inspections Melissa Amato REAC Consultant	A deep dive into the changes in NSPIRE. The presentation uses the NSPIRE standards, personally performing inspections and "shadowing" of NSPIRE inspectors performing NSPIRE inspections.
3:00 - 4:15	GENERAL INTEREST	Annual Re-exams and Interims according to HOTMA	Moody F	Cristi LaJeunesse Executive Director Kenedy HA, et al	Annual Re-exams and Safe Harbor income, how easy is that? What are the HOTMA steps to completing an annual re-exam? When do I do an interim increase or decrease? What is the 10% threshold?
3:00 - 4:15	GENERAL INTEREST	What We Learned from RAD Conversion	Moody G	Gerald Cichon Executive Director HOME Roslyn Miller Executive Director McKinney HA	The panelists will discuss overcoming challenges and what went well. Speakers continued: Holly Knight CEO/Principal Knight Development
3:00 - 4:15	HOUSING CHOICE VOUCHER	NSPIRE for Vouchers	Moody H	Abdulkadir Yildirim DC/Houston REAC	HUD's NSPIRE team will discuss the new physical inspection model that is designed to prioritize residents' health and safety. REAC will highlight key enhancements and policy changes for public housing authorities, inspectors, and the industry.
3:00 - 4:15	RESIDENT SERVICES	Roundtable	Ivy 1	Moderator: Robyn Armstong FSS Supervisor Garland HA	Discussion amongst attendees. Questions will be provided.

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3:00 - 4:15	COMMISSIONER	Are You Headed to Trouble?	Vine 1	JoAnn Rodriguez Senior Asset Manager Enterprise	This session will dive deeper than the HUD required SEMAP and PHAS, giving Commissioners an insight into common markers of an agency headed for trouble. Identifying management, financial and physical issues, suggestions for corrections and how Commissioners can exercise their oversight by asking the right questions.
3:00 - 4:15	FINANCE	Demystifying FDS	Vine 2	Chad Porter, CPA, CFE CEO Smith Marion & Co	Housing Authority are required to annual complete the financial data schedule (FDS) at least unaudited and if they are large enough audited version also. We will cover the FDS lines and explain them in common terms everyone can understand. Give best practices on completing FDS. Common errors we see in FDS. Finally practical controls to ensure FDS is as smooth as possible.
3:00 - 4:15	GENERAL INTEREST	Special Purpose Vouchers Fact Check Presentation	Ivy 2	Elvetra Gibbs Dir of Public Housing New Orleans HUD Julian Barela Dir of Public Housing Albuquerque HUD	Fact Check Presentation
3:00 - 4:15	MAINTENANCE	Maintenance Inventory	Garden Terrace	Stacia Waters Executive Director NET Prop Mmgt	What do you need to have on hand? What do you do with it? How do you keep up with what you have? This session will discuss the importance of a well-maintained Inventory System. We will discuss the types of systems used for small and large agencies, and why it is so very important to keep detailed records.
4:30 - 7:00	TRADESHOW Admission with Badge or Red Ticket	Opening Reception with Exhibitors	Moody Ballroom		* Menu: Bruschetta on Crostini, Chicken Pot Stickers, Bacon Wrapped Shrimp, Korean BBQ Beef Kabobs, Tea, Assorted Soft Drinks * Cash Bar * Door Prizes
8:30 - 10:30	Must be registered for conference to play for prizes	BINGO	Expo B	Bronze Sponsor RKB2 Consultants	* No charge for cards * Play for Cash Prizes & Quick Bingo goodies * Final Cover Up: \$100

wednesday, august 14

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7:30 - 8:30	TRADE SHOW	Continental Breakfast with Exhibitors	Moody Ballroom		* Menu: Fruit, Danishes, Croissants, Muffins, Greek Yogurt, Granola, Cereal, Bagels, Assorted Juices, Coffee, Hot Tea
8:30 - 9:45	GENERAL INTEREST	HOTMA Section 103 Over-Income	Moody F	Kim McGilvray Executive Director Decatur HA	How to strategically choose the best policy for your property for over-income families and oversight for the following 24 months! Do you have questions about over-income families and the policies governing them? This session will answer many of them! What are my policy choices? How do I know what is right for my agency? Now that a family is over income what notice do I send? What happens at the end of 24 months? If my policy is to allow them to stay, now what do I do? Preferences? PHP vs NPHOI?
8:30 - 9:45	PUBLIC HOUSING	Ready for NSPIRE: The Power of Preparation	Moody G	Melissa Amato REAC Consultant Bruce McNatt J Bruce McNatt Inspections	We will discuss the importance of being organized, the importance of keeping your inspection day staff energized, and how NSPIRE is different from UPCS. You will learn the top scoring unit defects, and more!
8:30 - 9:45	HOUSING CHOICE VOUCHER	Utilization Best Practices	Moody H	Wayne Pollard Executive Director Tarrant County Housing Assistance Office Hilda Benavides Chief Executive Officer Harlingen HA Cecilia Cossio CEO & Founder NexGen Legacy Real Estate and Asset Management	In this session, you will learn how to increase your Housing Choice Voucher (HCV) utilization. It involves various strategies aimed at increasing the effectiveness and accessibility of the program.
8:30 - 9:45	COMMISSIONER	Effective Oversight/ Succession Planning	Vine 1	David Pohler Dir of Public Housing San Antonio HUD Elvetra Gibbs Dir of Public Housing New Orleans HUD Julian Barela Dir of Public Housing Albuquerque HUD	Discussion of Roles HUD/Board/ED. Effective hiring, board oversight and succession planning. How can HUD help?

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8:30 - 9:45	FINANCE	CFP/Procurement Hot Topics Roundtable	Vine 2	Brant Allen Deputy Director NETX Properties	Bring your CFP & Procurement questions!
8:30 - 9:45	RESIDENT SERVICES	FSS Updates	Ivy 1	Jason Amirhadji FSS Program Manager Washington HUD	
8:30 - 9:45	GENERAL INTEREST	Fiscal Stewardship	Ivy 2	Donna Wickes, PhD Manager, Integrated Assessment Division REAC - Washington DC Office	An interactive session on the role of fiscal stewardship in operating a PHA. Will discuss why financials are important to HUD and discuss what financial data is required and how HUD processes the data for subsidy calculations and the calculation of the FASS indicator for PHAS scoring.
8:30 - 9:45	MAINTENANCE	Electrical Fundamentals & Troubleshooting	Garden Terrace	Mark Cukro President Plus One, Inc.	This session provides a basic understanding of electrical terminology, components of the system, the flow of electrical current, wiring concepts and workplace safety. The focus in this class is to learn what will be immediately useful in the field by practicing troubleshooting circuits and components. Each student will practice how to use a Multi-meter and an Ammeter effectively and identify the root cause of the problem and avoid just replacing parts.
10:00 - 11:00	TRADE SHOW	"Starfish" Break with Exhibitors	Moody Ballroom		see page 5 Break for rest of the attendees in foyer.
11:00 - 12:15	GENERAL INTEREST	HOTMA Section 102 Income	Moody F	Cristi LaJeunesse Executive Director Kenedy HA, et al	In this session we will cover all things income. What are the new definitions of income? Why excluded income, 24 CFR 5.609 will define what is income vs an asset and what is excluded. We will also cover the verification Hierarchy and the importance of documentation in the tenant file. EIV income verification? IVT? When must I use these two modules in the verification process?

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11:00 - 12:15	PUBLIC HOUSING	The Essentials of Property Management	Moody G	JoAnn Rodriguez Senior Asset Manager Enterprise	Property management is an essential element in maintaining and increasing the value of real estate investments. This session will review the basics of property management providing reporting tools, tips and best practices.
11:00 - 12:15	HOUSING CHOICE VOUCHER	Navigating Multifamily Market Conditions: Trends, Challenges, and Opportunities	Moody H	Cecilia Cossio CEO & Founder NexGen Legacy Real Estate and Asset Management	We will explore economic shifts to evolving tenant expectations, we will examine the key trends influencing market conditions.
11:00 - 12:15	COMMISSIONER	Commissioner Roles & Responsibilities	Vine 1	Michael Syme Office Managing Partner Fox Rothschild LLP	The session will cover the roles and responsibilities of housing authority commissioners, including the fiduciary duties, potential liabilities, and legal protections.
11:00 - 12:15	FINANCE	Coding, Accruing and Prorating, Oh My!	Vine 2	Sherri Mayo Finance Director NETX Properties	Breaking down the basics of the financial statement in terms anyone can understand.
11:00 - 12:15	GENERAL INTEREST	Disaster Preparedness	Ivy 2	Anthony Landecker Dir of Public Housing Little Rock HUD Elvetra Gibbs Dir of Public Housing New Orleans HUD	
11:00 - 12:15	RESIDENT SERVICES	Laying the Foundation for a Successful ROSS Program	Ivy 1	Michael Simmons ROSS Program Manager Washington HUD	This session will showcase promising practices that will help you implement a ROSS Program that is responsive to your residents' needs.
11:00 - 12:15	MAINTENANCE	HVAC Fundamentals & Troubleshooting Best Practices	Garden Terrace	Mark Cukro President Plus One, Inc.	This session is designed for Technicians and Service Managers at all levels. The class includes HVAC terminology, fundamentals of refrigerant and the refrigeration cycle, components and functions of an HVAC system. In this class the student will understand and practice troubleshooting to the individual component level. This will reduce troubleshooting time in the field and develop efficiency in system diagnostics. You will learn what you are most often going to troubleshoot in the field while applying the tips from the prior sessions.

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12:30 - 2:30	TRADE SHOW Admission with Badge or Green Ticket	Lunch with Exhibitors	Moody Ballroom		* Menu: Beach Bash: Hot dogs, Bratwurst, Hamburg- ers, Mustard Potato Salad, Chips, Rootbeer Floats, Tea * Door prizes between 1:00 and 1:30 * Drawing for free booth in 2025.
2:30 - 3:45	GENERAL INTEREST	HOTMA Section 104 Assets	Moody F	Cristi LaJeunesse Executive Director Kenedy HA, et al	How will the assets a family owns at time of application affect their eligibility? What are my options for enforcement of owned assets for existing families? I do declare! Using 24 CFR 5.609 to determine assets and to exclude assets. What is neces- sary vs non-necessary personal property?
2:30 - 3:45	PUBLIC HOUSING	Compliance Require- ments for PFCs and Section 392	Moody G	Darren Smith Managing Member Auxano Development, LLC Paige Mebane Of Counsel Coats Rose	Discuss and review HB 2071 and PFC compliance standards estab- lished in the 2023 Texas Legis- lative Session. Join us as we unpack the current environment for compliance and the need for both PFC and Section 392 report- ing. We will discuss the technical requirements of obtaining data and information that conforms with a property's recorded Regulatory Agreement or Land Use Restriction Agreement.
2:30 - 3:45	GENERAL INTEREST	What Not to Say When Terminating	Moody H	Katie Anderson Partner Carrington Coleman	Separating an employee is never easy on anyone involved. This session will provide sugges- tions of what to say, what not to say, and how to get through the process using some of the best practices to minimize liability and ease the difficulty. Questions are highly encouraged during the presentation.
2:30 - 3:45	COMMISSIONER	Commissioner's Guide to Reposition- ing, Revitalization and Funding	Vine 1	Michael Syme Office Managing Partner Fox Rothschild LLP	This session will go through the renewal of affordable housing taking place across the country. Commissioners will learn about the need for revitalization and various funding sources available, including LIHTCs, RAD, Vouchers and Faircloth

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2:30 - 3:45	FINANCE	Best Practices for Developing a Comprehensive Five-Year PHA Plan	Vine 2	Andrew Laabs Executive Director Odessa HA	This session will provide Public Housing Authorities (PHAs) with best practices for crafting a strategic and effective Five-Year Plan. We will cover the essential components of the HUD-50075-5Y form, including setting long-term goals, aligning with HUD requirements, and incorporating community needs. Participants will learn how to navigate the Public Housing Portal, validate their plans, and submit required documentation accurately.
2:30 - 3:45	RESIDENT SERVICES	FAM Score	Ivy 1	Jason Amirhadji FSS Program Manager Washington HUD	
2:30 - 3:45	GENERAL INTEREST	Small Agency/New ED Roundtable	Ivy 2	Anthony Landecker Dir of Public Housing Little Rock HUD Byron Gulley Dir of Public Housing Fort Worth HUD David Pohler Dir of Public Housing San Antonio HUD Greg Jungman Dir of Public Housing Oklahoma City HUD	Bring your questions! Speakers continued: Julian Barela Dir of Public Housing Albuquerque HUD Lorraine Walls Dir of Public Housing Houston HUD
2:30 - 3:45	MAINTENANCE	Appliances Troubleshooting & Repairs	Garden Terrace	Mark Cukro President Plus One, Inc.	This session will provide an understanding of refrigerator, range, oven, dishwasher, and some microwave repairs. We will also cover how to read wiring diagrams, test components, replace elements, test motors, and common service calls. Each student will learn how to quickly diagnose the most common problems found in the field.
4:00 - 5:15	GENERAL INTEREST	HOTMA Q&A	Moody F	David Pohler Dir of Public Housing San Antonio HUD Greg Jungman Dir of Public Housing Oklahoma City HUD	Bring your HOTMA questions!

wednesday, august 14

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4:00 - 5:15	HOUSING CHOICE VOUCHER	Attracting, Educating & Keeping Landlords	Moofy H	Katie Bibbee Account Executive Brooks Jeffrey Marketing, Inc.	This session will cover how your agency can expand your landlord partnerships.
4:00 - 5:15	GENERAL INTEREST	Post-Conversion – Agency (Landlord) Admin	Moody G	Cal Davis Executive Director NETX Properties	Conversion from Public Housing is a great option, but what happens next? If converted or want to, this session will give you highlights of what is/is not required, how HUD's regulations no longer apply, what laws do you follow now, do you still have a board, what your agency can do post-conversion for your residents and community, and what about deadlines? The trainer has two properties that have converted, and two more will be closed by the end of the year.
4:00 - 5:15	COMMISSIONER	Bridging Financing Gaps in Affordable Housing Development Projects	Vine 1	Sydnee Freeman BDO - Southern Region Capital Impact Partners Derric Hicks CEO Texas Mezzanine Fund Rickie Bradshaw III Senior Program Officer - Lending LISC Houston Jason Grant Program Officer - Housing and Strategic Initiatives LISC Houston	This panel will discuss how CDFIs can help provide gap financing for affordable housing projects and how traditional banks can partner with CDFIs to help bridge those gaps. Speakers continued: Worley Barker Director Community Development Lending and Investments Texas Capital Bank
4:00 - 5:15	GENERAL INTEREST	Enhancing Safety: R.O.A.D. Ready Risk Management for Housing Authorities	Ivy 2	Darral Oliver Safety & Loss Control Supervisor TMLIRP Manuel Trejo Safety & Loss Control Consultant TMLIRP	Discover the R.O.A.D. Ready approach—Recognize, Observe, Assess, Determine—to boost risk management and accident prevention. This session addresses risks in policies, facilities, and operations, including housekeeping, storage, fire safety, and vehicle management. Tailored for directors, supervisors, maintenance staff, and office personnel, it will enhance safety practices and safeguard your Housing Authority's staff and property. Join us to refine your risk management strategies.

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4:00 - 5:15	FINANCE	Asset Management: Strategies for Maximizing Multifamily Investments	Vine 2	Cecilia Cossio CEO & Founder NexGen Legacy Real Estate and Asset Management	This session will cover best practices and innovative strategies to optimize property performance and value. We will touch on financial analysis, operational efficiencies, and risk management techniques.
4:00 - 5:15	RESIDENT SERVICES	ROSS Reporting 101	Ivy 1	Michael Simmons Program Manager for ROSS Program Washington HUD	Understanding and using the ROSS Data Guide to support Program Reporting Requirements.
4:00 - 5:15	MAINTENANCE	Best Practices for Maintenance & Service	Garden Terrace	Mark Cukro President Plus One, Inc.	Why do some teams get more accomplished even when they have the same time and resources? They know how to manage their routines, services, and preparation. In this session we will share the best practices that get results and why they do. We will break down how to organize your day and services in a way that improve results, morale, and the customer experience. If you want to improve your results without overwhelming your team or burning them out, then this is a great session that will provide insights and perspective to help make the changes everyone will appreciate.
7:00 - 10:00	PARTY Admission with Badge or blue ticket	Indoor Beach Party	Expo A, B	Elite Sponsor Cre8 Housing Platinum Sponsor Bath Fitter Platinum Sponsor Comptroller of Public Accounts (Texas SmartBuy) Platinum Sponsor TIPS - The Interlocal Purchasing System	* Galveston Bay Dinner Buffet: Lobster Bisque Soup, Mixed Green Salad, Kale Salad, Blackened Chicken, Crab Topped Redfish, Short Ribs, Potato Puree, Grilled Asparagus, Tea * Fun Stations: Popcorn, Cotton Candy, Sno Cones * Cash Bar: Beer, Wine, Soft Drinks * Music by: The Line Up * Boardwalk and Beach Activities: Inflatable Dry Slide, Jumper with Hoop, Basketball Toss Challenge, Real Volleyball, Mechanical Surf Game, Photo Op Area * Member Services Drawing for T-Shirt Prize - 3 winners - \$25 gift card each. Must be wearing T-Shirt to win.

thursday, august 15

time	track	session/event	location	speaker/ sponsor	description
8:30 - 11:30	MAINTENANCE	BEST PRACTICES Roundtable	Moody F	Leader: Bobby Phillips Edgewood HA	Open discussion and exchange on any topic related to maintenance.
8:30 - 9:45	GENERAL SESSION	HUD Hot Topics	Moody D, E	HUD Washington HUD Field Offices	Will cover all the latest and hottest topics.
9:45 - 10:15	BREAK				
10:15 - 11:30	GENERAL SESSION	Ask HUD	Moody D, E	HUD Washington HUD Field Offices	Q & A Open Forum
11:45	GENERAL SESSION	Wrap-Up and Drawings	Moody D, E		<ul style="list-style-type: none"> * Trainer Recognition * Presentation of THA Certification Awards * Red Ticket Drawing for \$500 * Drawing for remaining door and other special prizes * MUST BE PRESENT TO WIN!