**YOU DON’T WANT TO MISS THIS EXTREMELY INFORMATIVE ANNUAL CONFERENCE**

**YOU NEED TO BE IN THESE SESSIONS TO GET INFORMED BECAUSE**

***“TEAMWORK MADE THE DREAM WORK”***

COMMISSIONERS CRUCIAL CONVERSATIONS AND STRATEGIES FOR SUCESS

How do you say hard things? During these back-to-back sessions we will dive deep into crucial conversations and practice. Topics range from managing board conflicts, political pressures and how they vary from small communities to large, ED evaluations, and more. Attendees will also learn about ethical boundaries, agency monitoring, and successful strategies for hiring a new Executive Director.  Commissioners have a big role in the success of an agency! Let's talk about the tools available to help you attain it. Other topics beyond these listed above, other areas to be covered are: PHAS and SEMAP scores as oversight tools, strategic plans, succession plans, salary studies, board members roles (as representatives) in the community, agency policy shifts as it relates to new generations in the workforce, and the Speakers experiences in consulting with small and medium size agencies who have REALLY struggled post covid.

LEGAL THOUGHTS FROM HUD’S OFFICE OF GENERAL COUNCIL

This session is a must for Commissioners, Executive Directors and upper management to learn about Georgia Housing code on the creation of a housing authority, the general powers of the Authority, appointment and dismissal of Commissioners. A discussion of the roles of the Board, Executive Director and the Organization will be discussed. Hear about HUD’s expectations a Housing Authority management, it’s Executive Director and it’s Commissioners Board.

HOTMA – POLICY IMPACT AND ANALYSIS

HOTMA 102 & 104, Assets, Hardship, Income, Annuals and Interims. Join us for this session focusing on sections 102 and 104 of the HOTMA rule. We will start out by translating the various changes to income—inclusions and exclusions. We’ll work on deciphering the changes to annual recertification processing. We’ll lay out the changes in Interim Re-examinations and provide you with a menu of options for crafting interim-re-examination policies.  We will help decipher the 5 major changes assets—imputed assets, passbook rate, self-certification of assets, necessary personal property and asset limits. As we start to find our way around HOTMA we will draw a map outlining the three new hardship policies PHA’s are required to develop and implement.

**PHA Only:**

Section 103 – Income-Limits in Public Housing (in effect 3-16-2023)

We will walk you through the Income limits in Public Housing, the various nuances to applying this rule to your program.

**Multi Family Only- HOTMA Lease Provisions:**

Session covers the PIH 2023-27 and the requirement to execute the HOTMA Compliant Model lease upon implementation of HOTMA at the property.

**HCV and Project based Only:**

Session will cover some select changes outlined in these documents and how they may affect your agency.

·         PIH Notice 2024-19 Issued 6/5/2024

·         Federal Register on 05/07/2024 Docket No. FR-6092-F-03

FINANCIAL mangement you need to know about

These mini sessions are a perfect fit for new Executive Directors, seasoned Executive Directors who need a brush up on the HUD financial world and Commissioners who need to know about the financial process their individual authorities have to comply with. You will experience the following training sessions:

# 1) What You Need to Understand Prior to Budget Preparation

 Knowing Eligible and Ineligible Expenditures

#2) Basic Budget Preparation – RAD vs PHA Budgets

 Subsidy Preparation and Submission

 Why are Utility Costs and Consumption Important

#3) Understanding Financial Statements and Year End Reporting

 Reporting to REAC and FDS Submissions

 Year End Submissions for RAD Projects

#4) Record Retention and Disposal

 Simple Ways to Avoid Financial Problems and Audit Issues

FINANCIAL q & A wiTH GAHRA Colleagues

A panel of GAHRA membership’s leading financial Directors will be discussing answers to your financial questions. You don’t want to miss this most important part of your management responsibilities. This will be your opportunity to strengthen your financial knowledge by taking what you learned on Monday into this session to discuss with your colleagues.

dEVELOPMENT as a public housing autority

This session will cover Department of Community Affairs programs related to construction and rehabilitation of new housing for HFA’s, such as the Housing Tax Credit and Rural Workforce Housing as well as the best ways to access these resources as in GICH.

addresing homelessness as a hOUSING authority

The Department of Community Affairs will present all of their programs that Housing Authority’s can access to help the homeless or those at risk of homelessness. This includes housing counseling, Geoorgia Housing Search, and emergency housing vouchers, etc.

MINDFULNESS STRATEGIES IN PUBLIC HOUSING

Ever needed to know how to easily incorporate a mindfulness approach to meet the specific wellness needs of those living and working in affordable housing. Well this is your chance to develop a mindfulness atmosphere using four modules: anxiety and frustration, wellness, depression and grief to support retention of staff and healthy residents.

THOUGHT ABOUT GOING PAPERLESS & DISCUSSING HOW AI CAN WORK FOR YOU

How many times have you thought about GOING PAPERLESS?? This session will be provided to those of you who wish to go paperless in your office and discuss how AI can work for you. This session will be a discussion amongst housing authorities about going paperless. This session will also address and discuss AI and how AI can be used by Authorities to achieve success.

NSPIRE FOR YOUR ADMINISTRATION AND MAINTENANCE STAFF

Can you navigate HUD’s new NSPIRE Standards? This session will be presented by HUD Staff to provide a clear understanding of the structural overview of the NSPIRE Standards. Each standard is organized in sections that present key components of an inspectable element. Be ready to learn about the items and identify each deficiency that will be evaluated. You will also hear about details on each applicable deficiency by its inspectable locations (Unit, Inside and outside). There will be two sessions on this, so catch one of them.

NSPIRE - AS WE SEE IT

If you attended the NSPIRE session on Monday, this session is a must on Tuesday morning. This session will be presented by colleagues who have had real life inspections that have been conducted and scored at Georgia authorities. A panel of colleagues will present their findings with photographs and will discuss each of their deficiencies found and their score. Hopefully this will cover many of the deficiencies that most Housing Authorities will be faced with.

HOW CASE LAW AND LANDLORD STATUES EFFECT YOU !!!

A must session to attend. We are joined by Chris Cosper, Attorney at Law, Jake Oglesby, Executive Director and Douglas Freeman, Deputy Executive Director of the Augusta Housing Authority along with Scott White of GHARRP to talk about the latest Georgia Sovereign Immunity and premise liability case and how it affects all housing authorities in a huge way. In addition, this session will cover lease enforcement and evictions, and the history of and the creation of the Augusta Housing Authority, it’s purpose and appointments of commission members.

EXECUTING EFFECTIVE SECTION 3 AND MWSBE PROGRAMS

Atlanta Housing Authority staff will be on board to describe how the AHA achieved enormous success in employing their residents and utilizing MWSBE’s on AHA/HUD funded projects.

HIRING STRONG PERFORMERS & RELEASING POOR ONES

This session will engage leaders on how to effectively hire high performers in the workplace. It will also provide guidance on how to manage low performers and turn them into great employees. You will also hear how to release poor performers.

FSS-RESIDENT SERVICES: A HOLISTIC APPROACH TO CLIENT ENGAGEMENT

This training will encompass client assessment, goal setting and effective case management. Exploring various models to setting goals with participants and effectively creating and laying them out in the Individual Training and Services Plan. We will discuss strategies to effectively engage with participants through active listening exercises, skills and learning. We will focus on building staff skills through education, developing techniques to apply motivational interviewing and trauma informed care.

FAIR HOUSING AND EQUAL OPPORTUNITY (FHEO)

Join us for an enlightening session on fair housing, where we delve into the core principles, current practices, and evolving policies that shape this crucial aspect of community development. Fair housing is not just a legal obligation but a moral imperative, ensuring equal access to housing opportunities regardless of race, color, religion, national origin, sex, familial status, or disability. This session is essential for policymakers, housing professionals, community advocates, and anyone committed to creating inclusive neighborhoods where everyone has the opportunity to live in dignity and fairness. Come prepared to engage in meaningful discussions and leave with actionable insights to drive positive change in your community. Don't miss this opportunity to deepen your understanding of fair housing principles and contribute to the dialogue on creating more equitable communities for all.