



GAHRA ANNUAL CONFERENCE

Savannah, Georgia
September 17-19, 2017

Opening
Doors
to Create
Opportunities

Georgia Association of Housing & Redevelopment Authorities
www.gahra.org



Georgia Association of Housing and Redevelopment Authorities

MESSAGE FROM THE PRESIDENT



To the entire GAHRA Membership

WITH PRIDE, I WELCOME YOU TO THE 2017 ANNUAL CONFERENCE OF THE GEORGIA ASSOCIATION OF HOUSING AND REDEVELOPMENT AUTHORITIES

I can't believe it is near the end of my term as your President. As I have said in the past, it has been an honor to serve and represent you as your President of this great organization. I certainly hope and trust I have not let you down in my efforts to move this organization forward in the manner that is positive for us all.

With that said, it is time to hold our 78th Annual Conference which will be held in the beautiful city of Savannah, Georgia where all of us thoroughly enjoy visiting. The conference will be held at the Savannah Marriott on the Riverfront located at 100 General McIntosh Blvd.

On behalf of your Officers and Committee Members of GAHRA, it is my pleasure to extend an invitation to you, all of your staff, Commissioners and guests to join us at our annual conference and business meeting on September 17 – 19, 2017. I want to thank the Convention Committee, Professional Development committee and the Registration committee for their tremendous work to prepare this great experience for you at your annual conference. The Convention Committee is chaired by Shaundra Clark from Tifton with co-chairs Mark Watson from Jesup and Bruce Herring from Elberton, the Professional Development committee is chaired by Marie Harris from Roberta and co-chaired by Gary Erwin from Conyers and Buddy Brantley from Soperton. The Registration Committee is chaired by Sharon Sexton from LaFayette, Vice-chaired by Candice Drake from Dawson and co-vice chaired by Kathy Morgan from Colquitt, GA.

Our theme for our conference is **"Opening Doors to Create Opportunities"**. With 185 plus Housing and Redevelopment Authorities, we must join together to open the right doors to find the best opportunities we can find to provide better opportunities for our customers we serve.

I hope you will take the time to register yourself, staff, commissioners and guests as soon as possible. We are limited with a certain number of rooms so please only reserve what you need so that others will have an opportunity to secure rooms also. Believe me when I say this, **YOU DON'T WANT TO MISS THIS ANNUAL CONFERENCE.**

Again, I am delighted to invite you to this conference for a super learning experience to share information with our colleagues. As always, if there is anything I can do for you as your President and colleague, please do not hesitate to call me at any time.

I look forward to seeing all of you in Savannah,

Russell L. Nast, President

HOTEL INFORMATION
Completely remodeled.



MARRIOTT SAVANNAH RIVERFRONT
100 GENERAL MCINTOSH BLVD., SAVANNAH GA 31401

GAHRA Rate: \$155.00 CODE: 2017 GAHRA ANNUAL

Phone number: 888-865-3292

Or

Reservations can be made on-line by following the link below:

[Book your group rate for 2017 GAHRA Annual Conf](#)

Cut- off date for reservations is August 17, 2017

HOTEL RESERVATIONS CANNOT BE MADE UNTIL YOU REGISTER FOR CONFERENCE

Ask for GAHRA rate using the code above. Acceptable methods of payment are Checks, Credit Cards, Money Orders or Cash. Remember to bring your Tax Exempt Forms with you. Parking fee is \$10.00 a day. There is a fourteen day cancelation policy.

2017 GAHRA ANNUAL CONFERENCE INFORMATION AND POLICIES

Registration Fees:

Fees cover the cost of the workshop including meals, breaks, speaker fees, and audio/visual equipment.

	Regular	Late/On-Site
Member	\$425.00	\$500.00
Non-Member	\$525.00	\$600.00
Guest	\$225.00	\$300.00

Regular Registration:

Regular Registration will end on September 5, 2017. Mailed registrations received bearing a postal date after this date will be considered late and the late/on-site registration rate will be applied. An invoice will be mailed to the Housing Authority for the additional fee.

Late or On-Site Registration:

Late Registration will be accepted after September 5, 2017, but will need to be made with credit card on-line. If you wait until the Conference/on-site we will accept cash or check only. Credit/Debit cards cannot be accepted for on-site registration.

Method of Registration and Payment:

1. On-line (**Preferred**) registration using a credit card (VISA, Master Card or American Express).
2. Copies of the registration form may be printed and mailed along with a check to the address indicated on the registration form.
3. On-line using a check as payment; the **check must be received within 10 days or the Registration will be void.**

Methods 1 and 3 will provide an automatic receipt by e-mail. For method 2, a confirmation e-mail will be sent upon receipt of the registration to the e-mail address listed.

Substitutions and Refunds:

Substitutions for registered participants may be made at any time. Refunds will be made for cancellations less a \$25 fee, if a notice of cancellation is received in writing, by fax (706-638-7407) or by e-mail (srs1ha@windstream.net) no later than 4:30 PM on Tuesday, September 5, 2017. **NO REFUNDS WILL BE MADE AFTER SEPTEMBER 5, 2017.**

78TH GAHRA ANNUAL CONFERENCE REGISTRATION FORM

PAYMENTS:

Mail completed registration form(s)
And payment (made payable to
GAHRA) to:

GAHRA Registration
LaFayette Housing Authority
Attn: Sharon Sexton
P.O. Box 567
LaFayette GA 30728

Or register on GAHRA's Web Page and
pay with a Credit Card/or mail check
to above.

Name: _____

Agency: _____

Title: _____ Badge Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email _____

Registration Fees through September 5, 2017 (Please mark only one option below);

- \$425 Member (Agency/Organization, Employee, Commissioner)
- \$525 Non-member
- \$225 Spouse/Guest with individual from GAHRA member agency

SPOUSE/GUEST BADGE NAME _____

Registration fees after September 5, 2017 (Please mark only one option below):

- \$500 Member (Agency/Organization, Employee, Commissioner)
- \$600 Non-member
- \$300 Spouse/Guest with individual from GAHRA member agency

SPOUSE/GUEST BADGE NAME _____

PLEASE CHECK EACH CATEGORY THAT APPLIES TO YOU

- First GAHRA Conference Lifetime Member GAHRA Executive Committee Member
 Past President GAHRA Officer (Title) _____

Substitutions and Refunds:

Substitutions for registered participants may be made at any time. Written notice of cancellation must be received by September 5, 2017 to obtain a refund, less a \$25 fee per participant that will be deducted from the refund. For further questions/changes/etc., contact Sharon Sexton 706-638-2733(phone), 706-638-7407(fax), or srs1ha@windstream.net.

Diet request, for banquet and lunch, vegetarian, etc., please send email to srs1ha@windstream.net, we will do our best to accommodate you.

2017 GAHRA ANNUAL CONFERENCE

TRAINING SESSIONS OVERVIEW

Monday, September 18, 2017 - 9:00 a.m. until 5:00 p.m.

ASSISTED HOUSING

THE INS AND OUTS OF EIV

Come join us as Michelle D. Dow, EIV Coordinator, Atlanta HUD Office, reviews the Enterprise Income Verification System and how to best use the information received.

EIV Roundtable Discussion: Come join us for a roundtable discussion regarding the EIV System and share your thoughts.

COMMISSIONERS

HOUSING ISSUES COMMISSIONERS MAY FACE 2017

Commissioner responsibilities are the governance of the Housing Authority. Therefore, they must understand and be aware of federal, state and local laws concerning housing regulations to be effectively prepared to handle any issues they may face.

FINANCIAL MANGEMENT

THE AUDIT: HOW TO PREPARE YOUR MD&A AND FOOTNOTES

This session will cover the portion of the audit the PHA is responsible for preparing. This will be a hands-on session with a class exercise where we will go through an example of the MD&A and Footnotes and will notate the FDS lines the information is taken from. The goal is to provide each attendee with the knowledge and ability necessary to return to their respective PHA and complete their own MD&A and Footnotes.

HOUSING AND DEVELOPMENT

FAMILY SELF SUFFICIENCY

Learn how to start a FSS Program. What is the role of the FSS Coordinator? How to maintain a successful FSS Program.

HUMAN SERVICES – RESIDENT SUPPORT

STAY ON THE CUTTING EDGE OF DRUG AWARENESS

Learn to spot current drug trends and signs of drug abuse. This class will focus on different drug indicators, how socio-economic status plays a role in drug use, and what to look for in homes when drug use is suspected. Also, learn what to expect from your local Police Department and how you can help or hurt their investigations.

BRIDGING THE GAP

Building relationships with your local law enforcement is one of the most important things you can do in Public Housing. In this class, we will address how to bridge the gap between community and law enforcement agencies. We will look at ways to demonstrate that law enforcement is not always punitive in nature. This class will help your residents feel more comfortable when approaching Police Officers, which will initiate trust, and in turn, build community relationships.

MAINTENANCE

INSPECTION AND INVENTORY USING THE DESKTOP AND WORK ORDER TABLET

This class will provide a comprehensive and detailed look at the SACS Inspection and Inventory system. This includes desktop and live tablet software demonstrations. The class will have a review of the desktop setup screens. Users will learn how to schedule inspections using the original scheduler and the new scheduler application, and will also learn how to manually request an inspection. Users will learn how to enter inspections and inventory in the desktop application. The session will then move to the tablet inspections where the user will learn about the PDA server and how it interacts with the tablet application. The user will learn how to set up the tablet application and import data. The process of performing an HQS and UPCS inspection will also be covered. The session will then proceed to generating work orders from inspections, along with the review of letters, forms and available reports.

MAINTENANCE ROUNDTABLE DISCUSSION

This session is designed for maintenance personnel at all levels. It will offer the opportunity to share information in a non-formal roundtable-type setting. Some of the topics to be discussed include REAC inspection preparation, unit turnaround, bedbugs, dealing with contractors, as well as other issues and problems. Feel free to ask questions and learn strategies being used by other Housing Authorities

MANAGEMENT

“LIKE IT UP”

Learn to use social media to market your housing authority and inform your residents of events and news more effectively. Bring your laptop and we will walk you through the basics of setting up a Facebook account and Instagram account for your authority. Information will also be provided for those who have active accounts but need some help promoting their page.

“BUTT OUT”

This class will discuss smoke free policy language, policy adoption, policy implementation, policy enforcement, and will provide cessation information for residents.

RAD

RAD ROUNDTABLE

Come join us in this session to discuss current events in the RAD Arena, Best Practices, Post RAD Challenges etc.

POST RAD TRAC/DATA PROCESS

This session will explore the process for post RAD properties when submitting the months HAP Voucher to HUD. This session will also explore the new 2.0 3-A version of TRACS.

Tuesday, September 19, 2017 - 9:00 a.m. until Noon

ASSISTED HOUSING

ROUNDTABLE MISCELLANEOUS ITEMS

Discussion between Housing Authorities on training needs/suggestions on how GAHRA can help your Authority.

COMMISSIONERS

Continuing session from Monday: “HOUSING ISSUES COMMISSIONERS MAY FACE 2017”

FINANCIAL MANAGEMENT

HUD UPDATE

Come hear the latest information on Public Housing and Housing Choice Voucher funding, plus other items of interest that will help us to better provide for our residents. This will be followed by a roundtable discussion of pertinent topics. Bring your ideas!

HUMAN SERVICES – RESIDENT SUPPORT

EFFECTIVE COMMUNICATION

This session will engage the participants in both dialogue and interaction designed to improve the key interpersonal skill of effective communication between correspondents/communicators in all levels of leadership.

MAINTENANCE

HVAC INDUSTRY CHANGES

Learn about the most recent updates in HVAC changes going on in our industry including troubleshooting, diagnostics/repair, and solutions to some of the new requirements. The session includes helpful information on how to charge using Super-heat and Sub-cooling and how to convert to Dew Point and Bubble Point as will be required for some of these new refrigerants. This session will be very beneficial to everyone who has HVAC equipment.

MANAGEMENT

“BACON” – IT’S MORE THAN BREAKFAST

The presentation will cover the requirements under the Davis-Bacon and Related Acts (DBRA), which requires payment of prevailing wages to laborers and mechanics employed of federal and federally-assisted construction projects. The presentation will provide contracting officials with information on the process of obtaining wage determinations; adding classifications to wage determinations (conformances), compliance principles, and the enforcement process under DBRA.

Technology Opportunity-Special Session

Branding & Best Website Practices for Public Housing Authorities & Affordable Housing Industry

This session will focus on developing a stable, professional brand and information source for your housing authority which can inspire and elevate expectations for clients and help promote pride in your communities! This 2 part presentation features information on the importance of creating and promoting a consistent, professional brand for your housing authority, including examples and case-studies. Will feature best practices and latest techniques for creating a dynamic, effective website for your housing authority. Will explore ways to utilize your site as a 24/7 communications tool and resource for your staff, HA clients and the general public including examples and case-studies.

2017 GAHRA Annual Conference Proposed Schedule of Events

Sunday, September 17th

12:00 p.m. until 6:00 p.m.	Registration and Banquet Ticket Exchange
5:00 p.m. until 6:30 p.m.	Opening General Session
6:30 p.m. until 8:30 p.m.	Exhibitors' Reception & Prize Drawing

Monday, September 18th

7:30 a.m. until 3:00 p.m.	Registration and Banquet Ticket Exchange
7:30 a.m. until 9:00 a.m.	Continental Breakfast
9:00 a.m. until Noon	Morning Training Sessions
10:30 a.m. until 10:45 a.m.	Morning Break
Noon until 2:00 p.m.	Keynote Luncheon and Awards
2:00 p.m. until 5:00 p.m.	Afternoon Training Sessions
3:15 p.m. until 3:30 p.m.	Afternoon Break
5:30 p.m. until 7:30 p.m.	Exhibitors' Reception & Prize Drawing

Tuesday, September 19th

7:30 a.m. until 9:00 a.m.	Continental Breakfast
8:00 a.m. until 10:00 a.m.	Banquet Ticket Exchange/Registration
9:00 a.m. until Noon	Training Sessions
10:30 a.m. until 10:45 a.m.	Morning Break
Noon until 7:00 p.m.	Free Time/Golf
7:00 p.m. until 9:00 p.m.	Banquet and Annual Business Meeting