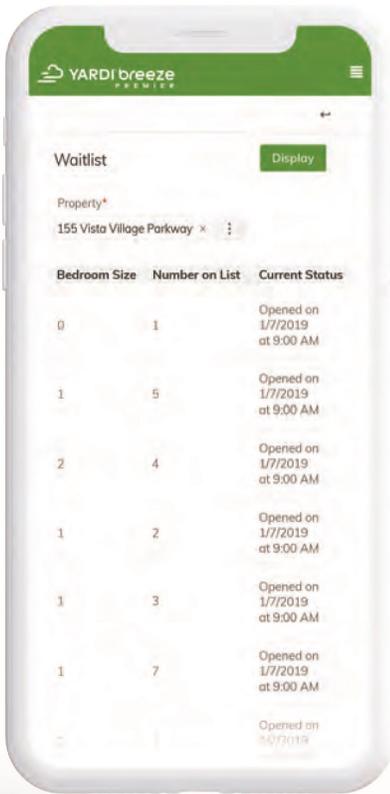






# Discover intuitive & powerful PHA software



## Everything you need to manage your agency

- ✓ Easy setup & free live chat support
- ✓ Property accounting
- ✓ Manage HCV, PBV, public housing & major affordable housing programs
- ✓ HUD 50058 validation
- ✓ MTCS file generation for PIC uploads
- ✓ Subsidy payments & reports
- ✓ Post rent/HAP Manager
- ✓ HUD payment reconciliation
- ✓ Customizable financial statements
- ✓ Built-in property & corporate accounting
- ✓ VMS & PHAS reporting
- ✓ Online applications & certifications\*
- ✓ Applicant portal\*
- ✓ Resident portal\*
- ✓ Landlord portal\*
- ✓ Invoice approval & processing
- ✓ Email & text communications
- ✓ Vendor payments
- ✓ Resident screening\*

\*Additional fees apply

Get a **personalized demo** to see why Breeze Premier is the perfect tool to run your business from anywhere

YardiBreeze.com/PHA | (800) 866-1144



# WELCOME TO THE 2021 NCRC NAHRO VIRTUAL CONFERENCE

Greetings!

As President, I'd like to personally welcome each of you to the 2021 NCRC NAHRO Virtual Conference! We are excited to host our very first conference hosted solely by NCRC!

This year we are excited to offer relevant sessions covering topics such as Affirmatively Furthering Fair Housing, Section 3, Communicating with Residents, and Equity in Housing. I would like to thank the many industry leaders who have volunteered their time to present on these important subjects. I'd also like to thank our premier sponsors for all of their support.

During this time, it is important that we continue to engage, learn, and inspire. As housing professionals, we have demonstrated how essential the service we offer is in our communities. Although we are living in a challenging moment, we are navigating through it and showing that we are Bigger than the Moment.

So colleagues, I want to extend my appreciation for your Leadership. I hope this conference reassures and gives the tools you need to continue the leadership you provide on a daily basis.

Lastly, be safe and please keep in mind we are all in this together!



George Guy  
NCRC NAHRO President

## **Thank you to the 2021 NCRC NAHRO Conference Planning Committee**

Cheryl Anne Farmer

George Guy

Keon Jackson

Anna Judge

Jessica Matuska

Ann McKenzie

Jackie Newman

Joe Pash

Steve Rackis

Peggy Rice

Renee Smith

Alan Zais

# Simplifying life for every member of your connected community

MRI's industry-best software solutions for managing a variety of funding programs for public housing authorities and city and state housing agencies, including HCV, MTW and RAD, take the complication out of compliance, and allow enhanced communication with clients.

PHAs are facing new challenges and MRI can help with solutions and services to operate more efficiently including:

- Self-service assistance portals/kiosks
- E-signatures
- Online and mobile payments
- Automated resident communications
- Online application management
- Resident screening
- PIC management services
- Fee accounting services

**Start your digital transformation**

[www.mrisoftware.com/contact](http://www.mrisoftware.com/contact)

+1 800 321 8770

**mri living™**





## ABOUT NAHRO

NAHRO has been a leader in advocating the funding of HUD low- and moderate-income programs, the production of low-income housing, in shaping housing modernization and assistance programs, and the continuing and strengthening of Community Development Block Grants (CDBG) and HOME programs.

NAHRO has also championed deregulation of programs and the design of programs which provide the maximum flexibility at the local level. The organization played a major role in the debate and consideration of program reforms during the 1995 Congressional session.

The Association has worked steadily to promote tax policies that serve as tools for redevelopment and housing finance; and it has worked to create and provide the initial funding for the Housing Development and Law Institute (HDLI), a subscription-based organization that provides legal assistance to housing and community development agencies.

Today NAHRO continues to make its position known at HUD and in the halls of Congress. With policies based on research and analysis, NAHRO is working through these efforts to enhance the quality of life for the beneficiaries of our programs and to create strong, dynamic communities throughout the United States.

## Patricia Wells, CME, Senior Vice President CANDIDATE FOR NATIONAL PRESIDENT



I am proud and honored to announce my candidacy for the position of President for the biennial 2021-2023 term.

As the world around us changes, one thing remains the same: HOME. Home is where families gather and where people feel a sense of security that allows them to follow their dreams. At NAHRO, we work across our regions and through our varied lenses, to come together to create homes and opportunities for the families we serve. It is our unified voice and shared commitment that makes the difference in the lives of millions of Americans from coast to coast.

As we move forward, we do so with a unified purpose and the knowledge learned from our past challenges and successes. We can do this—together—using all of the best tools NAHRO has to offer:



- Increase access to NAHRO Professional Development trainings, workshops and Housing America events to potential members to grow our membership using the improved technological tools;
- Encourage and support active participation in leadership roles for smaller PHA's, rising leaders and new professionals on chapter, regional and National committees;
- Nurture the partnership amongst our Chapters, Regions, State Associations and National committees thereby amplifying NAHRO's powerful advocacy work from the local to national levels, mutually benefiting the collaborative team.
- Cultivate opportunities to support diversity, equity and inclusion in NAHRO programs, services and professional opportunities.

**Wells for President 2021-23**  
*A Driver of Collaboration for NAHRO*

As we move forward, we will do so in a spirit of unity, for our shared goals will get us further than those we pursue alone.

Patricia Wells, CME, Executive Director • Oakland Housing Authority • PWells@oakha.org

# GEORGE GUY

for NAHRO Senior Vice President

**HOUSING. EQUITY. COMMUNITY.**



## Vision

### HOUSING

I believe we should advocate for increased federal funding and local flexibilities for public housing authorities and community development agencies. Together we will work to protect smaller agencies and provide resources that will better meet local needs.

### EQUITY

Public Housing Authorities can serve and empower people and communities that have been marginalized. This includes those impacted by systemic inequities, small and rural communities, the homeless, victims of the global pandemic and others. Collectively we can advance critical conversations and Implement programs that will empower all.

### COMMUNITY

We will work to grow our community through expanded professional development, networking, and advocacy. Together we will elevate the conversations to reduce the disparities in health, housing, and education.

George Guy is a proven housing leader who knows the difference housing and community development programs make to low-income families. He has a proven track record within the affordable housing industry having spent over 25 years developing solutions to improve the quality of life for families in underserved communities.



Looking forward to seeing you at the NCRC NAHRO Meet the Candidates forum April 29, 2021



@gguyfwha



@gguyfwha



george-guy-5ba7931b3/



## Section 3

10:45am CST

**Speakers: Keith Swiney**

### Session Overview

The U.S. Department of Housing and Urban Development (HUD) announced the release of the Section 3 final rule implementing the "Section 3" statute. Section 3 requires that recipients of certain HUD funds make economic opportunities available for low- and very low-income individuals, especially recipients of government assistance for housing, living in the areas where HUD funds are spent, which we all support. An "interim rule" has been in effect since 1994. The final rule is designed to improve a focus on economic opportunity outcomes while simultaneously reducing the regulatory burden on those entities that receive those funds. BUT WAIT!! The current rule at 24 CFR Part 135 is DEAD! The rule does not allow for any grandfathering of the current rule for PHA's. The NEW Section 3 regulation is parked at 24 CFR Part 75 There are MAJOR changes in the final rule -- join us at our NCRC Conference to learn more about what the new Section 3 requirements mean for you and your organization from industry expert Keith Swiney.

Session Sponsored By:



ENERGY EFFICIENCY PROGRAMS

## Closing Plenary

12:00pm CST

**Speakers: George Guy, Keon Jackson, Barbara Dacy, and Anna Judge**

### Session Overview

Keon Jackson Presenting:

Alvira B. Long

Rising Star Award

Earnest J. Bohn Education Scholarship

Barbara Dacy Presenting:

Charles A. Thompson Award

George Guy Presenting:

Presidential Award

Anna Judge Presenting:

2021 NCRC Poster Contest Winners

.....

## Thursday, April 29, 2021

## Opening Plenary

8:45am CST

**Speakers: George Guy**

### Session Overview

Join George Guy, NCRC NAHRO President, as he welcomes everyone to the 2021 NCRC NAHRO Virtual Conference.

## **This Just In....An Update From NAHRO Staff**

9:00am CST

**Speakers: Eric Oberdorfer, Georgi Banna, and Tushar Gurjal**

### **Session Overview**

Join NAHRO's Policy team members for an overview of all the latest Housing and Community Development news. They will share with conference attendees where we currently are, and what they see coming down the pike. There will also be time for attendees to ask their own burning questions to NAHRO staff.

Session Sponsored By:



## **Best Mistakes We've Ever Made**

10:45am CST

**Speakers: Barbara Dacy, and Tony Schertler**

### **Session Overview**

Join a panel of housing experts as they share some of the interesting twists and turns of how they've risen to the positions they've held and what it's taken to get there. The stories of their "glory days" will be sprinkled with brilliant "mistakes" that ended up being stepping stones. They'll also 'fess up to one or two "mistakes" that took some time to get past. Leadership is about calculated risk and this panel will be sure to have a fun way to share advice for the next generation of trail blazers. Their session will include great examples of how to recognize, cultivate, and celebrate leadership skills in yourself or in others.

Session Sponsored By:



## **Communicating with Residents**

10:45am CST

**Speakers: Panel**

### **Session Overview**

How we both get information to our residents—and how we hear from our residents—are equally important. COVID-19 has shown the further urgency of the need to communicate with residents. But how can we best do this with the challenges of the digital divide. And how are communications best received from residents, and how can they best communicate with PHAs? Can we take this further, and partner with our residents on how to get and receive messaging and even how they can help advocate for our programs when communication exists.

Session Sponsored By:



## **Meet the Candidates**

12:15pm CST

**Speakers: Patricia Wells, George Guy, and Marsha Parham-Green**

### **Session Overview**

Meet the Candidates for NAHRO President and NAHRO Senior Vice President

## **Closing Plenary**

1:00pm CST

**Speakers: George Guy**

### **Session Overview**

Join George Guy, NCRC NAHRO President, as he wraps up the 2021 NCRC NAHRO Virtual Conference.

# A HOUSE IS MORE THAN A HOME.



At Johnson Controls, we know that a house is greater than the space between the four walls. It's someone's home. And even more, their safe haven.

We can provide the access controls, life safety systems and other equipment you need to secure your housing units. But even more important, we can provide the expertise to plan for and protect your residents.

We call it Building Efficiency. You'll call it a smart way to secure your

Contact Johnson Controls' Public and Affordable Housing Solutions Account Executive, Joe Pash, today at 317.677.3080, or email Joe at [joe.pash@jci.com](mailto:joe.pash@jci.com).





*Marsha Parham-Green*

**Marsha!**  
**Marsha!**  
**Marsha!**  
for  
**NAHRO Sr.**  
**Vice President**

**My Vision for NAHRO:**

***Educate***

- Increase capacity for Professional Development
- Continued Expansion of Scholarship Programs for Members
- Increase knowledge of our programs at the local, state, and federal levels

***Advocate***

- National Source of Income Legislation
- Increased funding for all programs
- Flexibility in program operations
- Equity and Inclusion

**My Experience:**

- Executive Director at Baltimore County Housing, MD
- Executive Director at Baltimore County Human Relations Commission, MD
- Finance Director at Housing Commission of Anne Arundel County, MD
- Past President, Maryland NAHRO
- Treasurer, Maryland NAHRO
- Immediate Past President, MARC NAHRO
- NAHRO Faculty
- NAHRO Professional Development Committee



# YOUR SINGLE-SOURCE MRO SUPPLIER

HD Supply's competitively awarded NAF, OMNIA Partners, and GSA Schedule contracts make government procurement easier.

## We offer:

- Free, next-day delivery\*
- More than 100,000 products
- Industry-leading support

## Trust us to make your job easier with:

- One-click checkout online
- **HD Supply Solutions™ App** for ordering anywhere
- Dedicated government call center
- Contracts and Compliance team
- Property improvement and renovation services

## WE'RE ON IT™

### 3 EASY WAYS TO ORDER



MOBILE APP



1.800.431.3000



[hdsupplysolutions.com](https://hdsupplysolutions.com)

\*On most orders to most areas.  
© 2020 HDS IP Holding, LLC. All Rights Reserved. For our terms and conditions, visit [hdsupplysolutions.com/terms](https://hdsupplysolutions.com/terms).



# BE THE AUTHORITY ON ENERGY SAVINGS

## Get cash incentives for energy-efficient upgrades.

From low- or no-cost improvements to large-scale projects, increasing efficiency will help you and your tenants improve comfort, manage usage, and reduce costs. The Ameren Illinois Energy Efficiency Program offers generous incentives to upgrade your property's individual units and common areas.

### Incentives are available for a number of projects, including:

- » Faucet aerators and high-efficiency showerheads
- » Lighting upgrades
- » Heating and cooling system improvements
- » Air sealing and insulation
- » Water heater upgrades
- » Smart thermostats
- » Weatherization products

Get started today —

Visit [AmerenIllinoisSavings.com/NAHRO](https://www.AmerenIllinoisSavings.com/NAHRO)

or call **1.866.838.6918**.

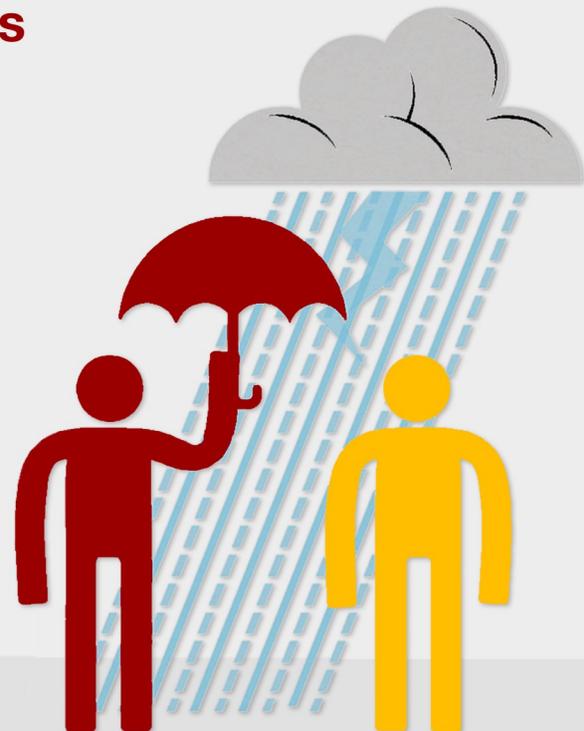


**ENERGY EFFICIENCY  
PROGRAMS**

# ahrma insurance program

*Between  
you <sup>and the</sup>  
bad stuff*

- **Designed Specifically for Affordable Housing Providers**
- **Comprehensive Property & Casualty Coverage**
- **Claims Management**
- **Loss Control Consulting & Inspection**
- **Safety Training**
- **Sample Administrative Policies**



# Thank you to our 2021 NCRC NAHRO Conference Sponsors!



ENERGY EFFICIENCY PROGRAMS



