



Transforming Lives & Communities

Colorado NAHRO Conference

May 10-11, 2010

Maintenance Conference

May 12-14, 2010

Management Conference

Pueblo Convention Center, Pueblo, Colorado

**WELLS
FARGO**

Rinnai

About the Management Conference

Colorado NAHRO is happy to present the 2010 Management Conference, ***Transforming Lives and Communities***, at the Pueblo Convention Center in colorful Pueblo, Colorado. This year's event takes place Wednesday, May 12, through Friday, May 14. An exceptional program has been organized to expand your knowledge and skills. Executive Directors, Commissioners, and professional staff will all benefit from some 40 educational sessions and great networking opportunities.

Pueblo's great flood of 1921 left a city in ruins. Almost 90 years later the community has been transformed into a thriving urban landscape featuring the lovely Arkansas Riverwalk, a historic downtown and a modern convention center. The Housing Authority of the City of Pueblo, our host for this year's conference, has been an integral part of the community's transformation. Come experience Pueblo's transformation, share your own experiences and learn about new ways that our industry is *Transforming Lives and Communities*.

General Sessions & Featured Speakers

Opening Session – Doug Nielsen, Taking Life by the Helm - Transforming Your Life Courageously - Wednesday, May 12, 9:00 - 10:30

A keynote presentation that combines humor, music, magic and martial arts to help you discover how to transform your life, revitalize your spirit, and contribute as never before! You will explore core principles for personal power and achieve the ownership advantage by learning to consistently steer your course and create opportunity from challenge.

Inside the Houser's Studio Luncheon Session Wednesday, May 12 at 12:15pm

Colorado is fortunate to have a wealth of expertise, knowledge and humor in its cadre of housing authority Executive Directors. During this fun and insightful lunch session, four long-time Executive Directors will be interviewed similar to the Bravo TV series *Inside the Actors Studio*.

Awards Luncheon – Thursday, May 13 at 12:15pm

Please submit your award nominations in one or more categories (see the nomination form insert for details).

Multifamily Weatherization Program Breakfast Roundtable Thursday, May 13 at 7:30am

Energy Outreach Colorado (EOC) will explain the eligibility requirements and the process that is involved in applying for and implementing a federal weatherization program being funded by the U.S. Department of Energy and the American Recovery and Reinvestment Act (ARRA).

Housing, Community Design, and Revitalization Efforts in Israel Thursday, May 13 at 7:30am

NAHRO sent a six-member delegation to Israel in May 2009 to provide for an exchange of information about programs and approaches of common interest. See the different challenges Israel faces in this fascinating presentation.

General Session – National Outlook on Housing and Community Development - Thursday, May 13 at 9:00am

Join this lively panel of national experts to learn about the impacts on your local community.

Breakfast – Colorado NAHRO Annual Membership Meeting Friday, May 14 at 8:30am

Colorado NAHRO will be conducting its annual membership meeting featuring a recap of activities and a forum on how NAHRO works.

Networking & Special Events

Early Bird Registration – Tuesday, May 11, 3:00 pm - 5:00 pm Convention Center Lobby

Avoid the rush by registering Tuesday afternoon in the Convention Center Lobby. You may also register on Wednesday morning.

Educational Scholarship Golf Outing

Tuesday, May 11, 12:00pm - 3:00 pm

Join us for a fun-filled round of golf at Pueblo's premier Walking Stick Golf Course. Proceeds for the event will go to the Colorado NAHRO Educational Scholarship Fund (see insert for complete details and registration).

Pueblo Housing Authority Tour

Tuesday, May 11, 4:00 pm - 5:30 pm

The Pueblo Housing Authority will provide a unique and informative bus tour of its award winning developments combined with a visit through Pueblo's transformed downtown area. The tour will depart from the lobby of the convention center at 4:00pm. Pre-registration is required for the tour (see registration insert).

A Hot Pueblo Night – Social Gathering at the Riverwalk Amphitheater - Tuesday, May 11, 5:30 pm - 8:00 pm

Come experience a taste of Pueblo like you've never had before. Join us for food, drinks, music and lots of fun at the Riverwalk Amphitheater! Directions will be provided at the conference registration desk and will be posted at www.conahro.org.

Sponsor Reception – Wednesday, May 12, 5:15pm - 8:00pm

Learn about the products and services that support our industry. Visit each exhibitor and you'll qualify for special prizes to be raffled off at the event. Enjoy some food, drinks and entertainment.

Banquet – La Fiesta de Pueblo – Thursday, May 13, 6:00pm - 11:00pm Olde Towne Carriage House

A Happy Hour boat tour of the Historic Arkansas Riverwalk that will take you to the Olde Towne Carriage House for a Mexican buffet and entertainment by Randy Rodriguez.

Sessions

Public Housing and Section 8

Capital Fund, ARRA & Procurement: How ARRA you doing? – Get the latest updates on the Recovery Act, Capital Fund, Procurement and other compliance requirements.

Portability – Learn how to handle people "dropping in" from around the country.

Calculating Rent and Income Disregards – The basics and details for all experience levels.

Client Fraud/HUD OIG Audits – Suspect tenant fraud? Learn more about your role and responsibilities. Find out how HUD can assist with fraud situations. Learn the "do's and don'ts" of handling tenant fraud.

Public Housing Update – Get the latest information from the Denver Office of Public Housing regarding your Low Rent Public Housing program. What's new with asset management, operating fund and capital fund? Find out what's new in occupancy and with resident services.

Section 8 Update – Get the latest information from the Denver office of Public Housing regarding your Section 8 Housing Choice Voucher Program. What is the status of 2010 funding? What is new in occupancy?

VMS & PIC – Get the latest update on VMS and PIC from the Denver Office of Public Housing PIC coach. Learn how to use VMS and PIC data and reports to maximize management of your Section 8 Housing Choice Voucher program.

EIV & PIC – Get the latest update on EIV and PIC from the Denver Office of Public Housing PIC Coach. Learn how to use EIV and PIC data and reports to maximize management of your Low Rent Public Housing program.

Budget Success for High Performer Status – See how high performing agencies manage the financial guessing game.

Fair Housing Issues – Learning how to talk and think Fair Housing lingo in every conversation.

Management Conference Program Table

TUESDAY, MAY 11						
12:00 - 3:00	Golf Outing / Tournament					
3:00 - 5:00	Early Registration					
4:00 - 5:30	Pre-Conference – Housing Tour					
5:30 - 8:00	Pre-Conference – Social Gathering at Riverwalk Amphitheater					
WEDNESDAY, MAY 12						
7:30 - 9:00	BREAKFAST / REGISTRATION					
9:00 - 10:30	OPENING SESSION – Taking Life by the Helm with Doug Nielsen					
10:45 - 12:15	Capital Fund, ARRA & Procurement... PH	Portability S8	Delegating While Maintaining Management Excellence PD	Bridges Out of Poverty RS	Aging in Place RH	HUD CPD Update CD
12:15 - 1:45	SPEAKER LUNCHEON – Inside the Houser’s Studio					
2:00 - 3:30	Calculating Rent & Income Disregards PH/S8	Housing Development 101 HD	Negotiating Win-Win PD	Case Management and Resident Services RS	Financial Fitness RH	HUD IDIS Session with TA Provider CD
3:45 - 5:15	Client Fraud/ HUD OIG Audits PH/S8/CD	Housing Development 102 HD	Preparing for Management Review 1 PB	Best Practices in Communication with Residents/Clients RS/PH/S8	Rental Rehab RH	Legislative Advocacy PD
5:15 - 8:00	SPONSOR COCKTAIL RECEPTION					
THURSDAY, MAY 13						
7:30 - 9:00	BREAKFAST (option a) – Energy Outreach Weatherization Roundtable					
7:30 - 9:00	BREAKFAST (option b) – NAHRO International in Israel					
9:00 - 10:30	GENERAL SESSION – National Outlook on Housing					
10:45 - 12:15	Public Housing Update PH	Section 8 Update S8	Preparing for Management Review 2 PB	Adoption RS	Getting Everyone on the Same Boat PD	CDBG/HOME Nuts and Bolts CD/RH
12:15 - 1:45	AWARDS LUNCHEON					
2:00 - 3:30	VMS & PIC S8	Budget Success for High Performer Status PH/S8	Contract Renewal Training 1 PB	Data Collection RS	New Building and Energy Codes RH	Accessing Local Resources CD
3:45 - 5:15	EIV & PIC PH/S8	Fair Housing Issues PH/S8	Contract Renewal Training 2 PB	Finding, Recruiting, and Engaging Board Members CM	Colorado’s Energy Resources and Rebates RH	Recovery Act/ Stimulus Reporting CD
6:00 - 11:00	BANQUET – Olde Town Carriage House					
FRIDAY, MAY 14						
8:30 - 10:00	BREAKFAST – CoNAHRO Annual Breakfast Meeting					
Key to Tracks: PH= Public Housing; S8= Section 8; PB= Project Based Section 8 Contracts; RS= Resident Services; CD= Community Development; RH= Rehab; HD = Housing Development; CM= Commissioners; PD= Professional Development						

HUD Web Resources – How to find what you need online. Visit a HUD resource table in the vendor area to hear about HUD Web Resources.

Community Development

HUD CPD Update – HUD Region VIII leadership will provide an overview of national priorities, local initiatives, and areas of concentration for 2010.

HUD IDIS Session with TA Provider – This session will provide an overview of the new and challenging IDIS system, tips on how to obtain the most from it, and answer questions agencies might have related to the conversion.

CDBG/HOME Nuts & Bolts; The Non-Stimulus Programs – A workshop that will provide information for the novice, as well as the seasoned professional. Receive general overviews, regulatory information and ask questions related to these foundational programs.

Community Revitalization: Accessing Local Resources – Learn how the Urban Renewal Authority of Pueblo’s partnership with the housing authority and others created a redevelopment plan to rehabilitate the once vibrant Fountain Creek Community. The project includes the creation of affordable and market-rate housing in a historically underserved area of the City.

Recovery Act/Stimulus Reporting Requirements Overview –

Reporting, Reporting, Reporting; requirements seem to increase with every dollar gained. This session is an opportunity to finally decipher and organize the requirements so agencies are able to comply with regulations efficiently and effectively.

Housing Development

Developing Affordable Housing #101 – This workshop, the first of two, will discuss getting started, site selection, timelines, procurement, pre-development, concept plan design, and preliminary financial modeling. Designed for people just getting started, or who have yet to be involved in an affordable housing project, and using an interactive format, it will focus on what can go wrong (and it will), and what to do about it.

Developing Affordable Housing #102 – This workshop, the second of two, will discuss zoning, financing, construction and conversion to management. Designed for people just getting started, or who have yet to be involved in an affordable housing project, and using an interactive format, it will focus on what can go wrong (and it will), and what to do about it.

Project Based Section 8 Contracts

Preparing for a Management Review – This two-part session is designed to acquaint you with the entire process of the Management and Occupancy Review (MOR), starting with the receipt of your scheduling letter to closing out any findings. Learn the importance of a positive exchange of information between you and your Section 8 compliance officer.

Contract Renewal Training – Every year project-based Section 8 properties must submit to receive their Section 8 funding and it can be a confusing and frustrating experience! The various contract renewal options, and the requirements and eligibility for each will be covered in this two-part session, including Rent Comparability Studies (RCS) requirements.

Professional Development

Delegating While Maintaining Management Excellence – Smart delegation helps develop the next generation of leaders and frees the current leaders to focus on agency growth. This session will provide you with tools to delegate efficiently and professionally while maintaining agency excellence.

Negotiating for Win/Win – Come examine, understand and experience the phases of the negotiation process: analysis, preparation and discussion. Participants will learn tactics for win/win outcomes.

Legislative Advocacy – This session will present information on effective federal legislative advocacy, the CoNAHRO Legislative Network, and 2010 NAHRO Legislative priorities.

Getting Everyone on the Same Boat – Boulder Housing Partners and the Loveland Housing Authority have made a commitment to the deliberate alignment of all of their performance related documents. Learn how these two housing authorities strive to coordinate decision-making and align policies and resource allocation to achieve their mission, vision, and values through the integration of performance expectations.

Rehab

Aging Gracefully in Place – As the population ages, many people are looking for ways to remain living in the familiar environment of their homes by making modifications with home accessibility products and services. Learn how to rehab homes utilizing new accessibility products and help people remain self-sufficient.

Financial Fitness for the Rehab Program – As financing options become more and more elusive for the housing Rehab program, Rehab Specialists are finding creative ways to keep their programs running. Come hear from industry innovators and members of the banking industry.

Rental Rehab: Expanding the Supply of Quality Housing – The current economy and lack of investment in rental housing has resulted in deteriorating rental housing in most communities. Find out how a Rental Rehab program can be used as a financial tool to support responsible investors.

New Building & Energy Codes – Most building departments within Colorado are now utilizing the 2009 IRC and IECC. As Rehab specialists, we need to be up-to-date on current building and energy codes. Come hear from building officials and other professionals in the field of construction.

Colorado's Energy Resources & Rebates – New energy programs and rebates are emerging everyday that benefit homeowners. Learn about the latest DOE programs, Energy Star rebates, renewable energy and more from a special guest from the Governor's Energy Office.

Resident Services

Understanding the People We Serve: Bridges out of Poverty – Bridges out of Poverty is a powerful tool designed for professional service providers who want to better serve their clients in poverty. If you didn't grow up in poverty, you may not know what the hidden rules are that govern the aspects of life for the poor.

Case Management and Resident Services – A roundtable discussion about incorporating resident services into your FSS program.

Best Practices in Communication with Residents/Clients – An expert panel will present strategies for communication success and provide lots of time for group discussion and questions.

Adoption – An examination of the legal process of adoption in Colorado and how to help your clients who may be facing this very important decision.

Data Collection – What are the essentials in developing successful resident service programs, staffing, funding, space, and more. How do we target program needs and make sure one has the resources and expertise to carry them out. What does it take to develop a program model and capture outcomes so that one is measuring program efficacy.

Commissioners

Finding, Recruiting and Engaging Board Members – To make the most of a Housing Authority Board's potential, careful thought needs to be put into the parts that make up the whole: the Board's composition, structure, operations and culture. Learn ways to improve Board performance by implementing best practices. Participants will acquire useful tools that can be applied immediately to ensure an optimally engaged and highly effective Board.

Registration

**Register on-line at www.conahro.org
or use the enclosed registration form!**

Friday, April 9 is the early registration deadline. All registrations after that date will be processed at the late registration rate. We are offering a single day only rate (Wednesday or Thursday) and a one-day rate including banquet. We are also continuing to offer the special rate for Commissioners. **Please see the registration insert form for details.** One registration form should be filled out per attendee. **You may also register and pay with a credit card as well as obtain materials and complete conference information on the Colorado NAHRO website: www.conahro.org.**

Hotel & Conference Center

The Pueblo Convention Center is the site for all sessions, breakfasts, lunches, and the sponsor reception. Adjacent to the Conference Center is the Marriott Hotel and across the street is the Cambria Suites Hotel where our two room blocks have been booked.

- **Hotel rooms at both hotels are available for \$89.00 single or double occupancy.**
- **For Marriott reservations and lodging information, call 719-542-3200 or 800-228-9290.**
- **For Cambria Suites reservations and lodging information, call 719-546-1234.**
- **Please identify yourself as part of the Colorado NAHRO group to get special room rate.**
- **The room block release deadline for the Marriott is Monday, April 19.**
- **The room block release deadline for the Cambria Suites is Friday, April 23.**

Location

The Pueblo Convention Center and the Pueblo Marriott are located in the heart of historic downtown Pueblo. From Interstate 25 take Exit 98B to First Street, and proceed west 1.5 blocks. The Marriott Hotel and the Convention Center are on your left.

Questions?

Call 303-447-0690 or email- MartensB@aol.com or visit the Colorado NAHRO web site at www.conahro.org.

