

# NLHA Bulletin

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NLHA'S2020 Mid-Year Meeting

## Mid-Year Meeting Goes Virtual

NLHA MEMBERS will not want to miss “Assisted Housing Trends and Opportunities” conference **February 4-6, 2020 in Indian Wells, CA**. HUD staff and industry experts will provide important updates on issues impacting ownership and agency operations. The agenda follows:

### Wednesday, February 3

2:00 -3:15 pm Plenary

**The View from Washington: New Administration – New Directions:** What to expect from a Biden Administration. *Denise B. Muha, NLHA; David Gasson and Bob Moss, Housing Advisory Group*

3:45 to 5:00 pm Plenary

**Voucher Inspections in a COVID World:** A discussion of best practices for conducting HQS inspections during COVID and how lessons learned will inform operations going forward. HUD will also discuss its pilot program for remote video inspections. This session is important for both voucher administrators and voucher landlords. *Moderator: Amy Waxman, CGI Federal; \*Kevin LaBiano, U.S. Dept. of HUD/REAC; Brian Lackey, CGI Federal*

### Thursday, February 4

#### Concurrent Sessions

12:30 to 1:45 pm

- I. **Multifamily HUD Update:** HUD MF and REAC staff will be on hand to provide relevant information for owners, agents and PBCAs involved in PBRA and FHA operations. *Moderator: Denise B. Muha, NLHA; Toby Halliday; Thomas C. Davis; \*Robert Iber; \*C. Lamar Seats U.S. Department of HUD and David Vargas, HUD/REAC*
  
- II. **HUD PIH Voucher Update:** Learn how HUD is providing flexibility and offering guidance on program policies and procedures along with FY21 funding issues. *Moderator: Nan McKay, NMA Associates; Steve Durham and \*Miguel Fontanez Sanchez, U.S. Department of HUD.*

2:15 to 3:30 pm

- I. **Preservation Trends and Cautionary Tales:** A look at current development efforts and partnership challenges relating to preserving quality affordable housing. *Moderator/Speaker: Laura E. Burns, Eagle Point Companies; Steve Greenbaum, Senior Housing Group LLC; Mary Wright, Wisconsin Housing Preservation Corporation.*
- II. **Leasing Projections and Forecasting in the Voucher program:** The panel will provide an overview of the relationship between leasing and SEMAP, best practices in monitoring and projecting leasing, and the proper use of the HUD Two Year Tool and other HUD products. *Moderator/Speaker: Michael Tonovitz: CVR Associates; Michael LaRicca, Chad Ruppel, U.S. Dept. of HUD*

3:45 to 5:00 pm

- I. **Accessing Debt & Equity in Today's Market:** Hear from industry experts who will discuss the latest structures and trends in the 4 percent tax credit equity and debt markets including developments with FHA, Fannie Mae, Freddie Mac and major banks. The panel will also focus on the increasing use and scarcity of private-activity bonds volume cap nationwide and what it means for affordable housing developers over the next several years. *Moderator/Speaker: Kent Neumann, Esq., Tiber Hudson, LLC; Other speakers TBD*
- II. **Voucher Landlord Outreach & Retention Strategies:** Always challenging but more so in a COVID environment. *Moderator/Speaker: Claribel Shavers, RI Housing; Lea E. Anderson, \*Chalita Brandly, U.S. Dept. of HUD.*

**Friday, February 5**

12:30 to 1:45 pm

**Early 202 PRAC to RAD Conversions and Lessons Learned:** *Moderator/Speaker: Mike Laskey, Salus Development; John Ardovini, U.S. Dept. of HUD; Leigh Poltrock, Troutman Pepper.*

2:00 to 3:15 pm

**Understanding Rent Comparability vs. Rent Reasonableness:** Understanding the distinctions of two processes that affect rent setting and adjustments in the voucher and the PBRA programs. Discussion will include the impact of COVID on market evaluations. *Moderator/Speaker: Monica Sussman, Nixon Peabody; Michael Adamson, Cheiktha Dowers, Quadel; Jen Dionne, The Signal Group*

**How to Register**

To register for our 2021 meeting, please go to our homepage at [www.hudnlha.com](http://www.hudnlha.com) and click on the registration link under "Upcoming Events". Also, we would like to encourage you to be a sponsor for this program, and we have included a sponsorship form. Sponsorship at any level includes at least one

registration for the program, in addition to recognition before, during and after the event. We would also appreciate it if you could share the sponsorship form with others in the housing community.

**The registration fees are as follows:**

Sustaining members: first person: no charge: all others from the same organization: \$89 per person

NLHA members: \$179                      Non-members \$225