



# MOCARH 2019 ANNUAL CONFERENCE AGENDA

Date: September 30-October 2 • Location: Branson Convention Center, Branson, Missouri

Continental Breakfast  
Served Daily from  
6:30am to 8:30am  
(Atrium top of Escalator)

**Day One (September 30)** ALL meetings today are held in Taneycomo A

Registration will be open in the Atrium outside Taneycomo A at 7:00am

8:30am - 8:45am	<b>Welcome:</b> Connie Lasher, MOCARH President	10:30am - 12:00pm	<b>Fair Housing for the Affordable Housing Professional</b> ( <i>the law, protected classes, discrimination, advertising and protecting your property</i> ): Joe Henry, PCS	2:30pm -2:45pm	<b>Break</b>
8:45am - 9:15am	<b>Vendor Intros:</b> Alison Barton & Megan Schellhorn		<b>Lunch</b> (Atrium at the top of the Escalator)	2:45pm -4:15pm	<b>The Funny Thing About Stress</b> (valuable stress management strategies): Kay Francis
9:15am - 10:00am	<b>Helping Affordable Housing Professionals Succeed in an On-Line World:</b> Mitch, Copman, Streamroll	12:00pm - 1:00pm	<b>Fair Housing for the Affordable Housing Professional</b> ( <i>reasonable accommodations, service animal vs companion animal</i> ):	4:15pm -4:30pm	<b>A Little Magic!</b> David Sandy
10:00am - 10:30am	<b>Break</b> – Coffee & Donuts w/Vendors in Atrium	1:00pm - 2:30pm		4:30pm -6:30pm	<b>Vendor Fair and Networking Event</b> (Atrium and Patio) Be entertained with magic by David Sandy. Meet the Vendors and enjoy beverages, appetizers and networking with peers. Prize drawings throughout the event.

## Day Two (October 1)

RD Compliance (Taneycomo A)	LIHTC Training (Taneycomo B)	HUD Compliance (Short Creek 1)	Management (Short Creek 3)	Government (Cooper Creek 1)	Maintenance (Cooper Creek 2&3)
8:30am -10:00am	8:30am -10:00am	8:30am -10:00am	8:30am -10:00am	8:30am -10:00am	8:30am -10:00am
<b>RD Compliance Certification Course</b> <i>Joe Henry, Professional Compliance Solutions (Optional PCS 3560 Exam On Line) Topics include:</i>	<b>LIHTC Compliance Certification Course</b> <i>Tari Bradley, Zeffert &amp; Associates (Optional Zeffert HCM:ATC Certification Exam On Line) Topics include:</i>	<b>HUD Compliance - 4350.3 Chapter 5</b> <i>Gary Kirkman, E&amp;A Team Determining Annual Income</i>	<b>Management Training</b> <i>John Turner, Professional Compliance Solutions</i>	<b>Asset Management Training</b> <i>Scott Hanak, Missouri Housing Development Commission</i>	<b>Heating - Gas &amp; Electrical</b> (Cooper Creek 2) <i>Charles Bringardner, HD Supply (understand the how and why of heating systems both gas and electrical)</i>
<b>The Application Process &amp; Marketing</b> <i>-Civil Rights -AFHMP and Marketing</i>	<b>Introduction &amp; Key Parties Involved</b> <i>-Form 8609 -Important Property Details -Income Limits &amp; Rent Limits</i>	<b>Determining Annual Income</b>	<b>How to Produce &amp; Follow an RD Budget</b>	<b>Income Averaging</b>	<b>Rodent Retirement</b> - Cooper Creek 4 <i>Timothy Bulger, BBG Consulting</i>
10:00am -10:30 Break	10:00am -10:30 Break	10:00am -10:30 Break	10:00am -10:30am Break	10:00am -10:30am Break	10:00am -10:30am Break
10:30am -12:00pm	10:30am -12:00pm	10:30am -12:00pm	10:30am -12:00pm	10:30am -12:00pm	10:30am -12:00pm
<b>The Application Process &amp; Marketing</b> <i>-The Application Process + Application requirements + Waiting List + Notices and Postings</i>	<b>Maximum Allowable Gross Rent</b> <i>-Non-Compliant Rent Issues -Eligible Basis &amp; Applicable Fraction -Non-Compliance &amp; Tax Credits</i>	<b>Determining Adjusted Income</b>	<b>How to Produce &amp; Follow an RD Budget (continued)</b>	<b>New Rent Increase</b>	<b>Heating - Gas &amp; Electrical (continued)</b>
12:00pm -1:00pm Lunch	12:00pm -1:00pm Lunch	12:00pm -1:00pm Lunch	12:00pm -1:00pm Lunch	12:00pm -1:00pm Lunch	12:00pm -1:00pm Lunch
1:00pm -3:00pm	1:00pm -3:00pm	1:00pm -3:00pm	1:00pm -3:00pm	1:00pm -3:00pm	1:00pm -3:00pm
<b>Occupancy Requirements</b> <i>-Requirements for Eligibility -Calculation of Income and -Assets -Deductions -Lease and Lease -Requirements -Recertification Process + Annual Recertification + Income Changes + Occupancy Changes + Ineligible Residents</i>	<b>Certification Steps and Qualifying Households</b> <i>-Student Status -Verifications: Methods and Lifespan -Annual Income &amp; Whose Income is Counted -Overview: Income &amp; Assets</i>	<b>Verification</b>	<b>CARH Update from Washington</b> <i>Colleen Fisher, CARH</i>	<b>Rural Development Training</b> <i>Rachelle Long and Cheryl Baker, USDA Rural Development</i>	<b>Safety on Site</b> (Cooper Creek 2) <i>Charles Bringardner, HD Supply (Identify workplace hazards and avoid injuries before they happen).</i>
3:00pm -3:30pm Break	3:00pm -3:30pm Break	3:00pm -3:30pm Break	3:00pm -3:30pm Break	3:00pm -3:30pm Break	3:00pm -3:30pm Break
3:30pm -5:00pm	3:30pm -5:00pm	3:30pm -5:00pm	3:30pm -5:00pm	3:30pm -5:00pm	3:30pm -5:00pm
<b>Tenant Warning &amp; Termination</b> <i>-Warning Requirements -Termination of Tenancy -Tenant Grievance</i>	<b>Overview: Income &amp; Assets (Continued)</b> <i>-Special Asset Rules: Imputing and Assets Disposed Of -Continued Compliance: Recertification and AUR -Vacant Units &amp; Unit Transfers -Available General Public Rule: Fair Housing</i>	<b>Rental Calculations</b> (continued)	<b>Affirmative Fair Housing Marketing Plan (AFHMP), John Turner</b>	<b>The Lease Agreement</b>	<b>Entry Door Safety</b> <i>Don Freudenberg, Auto Out</i>
			<b>Combined Programs</b> <i>(How does RD act when combined with other programs)</i>	<b>The Lease Agreement</b>	<b>Unattended Cooking Fires</b> <i>Don Freudenberg, Auto Out</i>
				<b>Other Topics as time allows</b>	<b>Sidewalk and Walkway Safety</b> <i>Mike Zatelli, Grind All</i>
					<b>Safety on Site (continued)</b> <i>Charles Bringardner, HD Supply (Identify workplace hazards and avoid injuries before they happen).</i>

actual class schedule times may vary

actual class schedule times may vary

actual class schedule times may vary

## Day Three (October 2)

ALL meetings today are held in Taneycomo A

8:30am - 10:00am	<b>Wings of Positive Change</b> <i>Toni Blake, Apartment Smarts One small change can make a large difference.</i>
10:00am - 10:15am	Break

10:15am - 11:00am	<b>Treating the Creepy Crawly Things</b> <i>Timothy Bulger, BBG</i>
11:00am - 11:45am	<b>Medical Marijuana In Affordable Housing</b> <i>Ray McCarty, Metro K9</i>

The Annual Meeting of Members will convene after the close of the general session. All Members are encouraged to attend.