



2024 Conference and Vendor Fair AGENDA

May 14-16, 2024

Day One

8:00am – 8:30am

General Session

Welcome / Introduction of the Board of Directors

Sonja Bennett

Windsor

Vendor Introductions

Trainer Introductions

Break-Out Sessions

8:30am – 10:00am

LIHTC & HOTMA Compliance Part 1

Natalie Meador

Windsor 1

Provided by Zeffert and Associates, this training will inform you about Section 42 of the IRC and HUD 4350.3. Covering property compliance and qualifying households. Additionally, you will learn what Tax Credits are, how to retain them, and how to safeguard your assets from any non-compliance situations.

Adjusted Income (under HOTMA) HUD, RD & HOME

Randy McCall

Windsor 2

The Housing Opportunity through Modernization Act has substantially changed how adjusted income is calculated for HUD, Rural Development, and at times, the HOME Program. In this 90-minute training session, Randy McCall, Housing Compliance Trainer with US Housing Consultants, will provide a comprehensive review of determining adjusted income under HOTMA. This session will not only cover the HOTMA changes but will also provide a refresher on how to determine adjusted income that was not impacted by HOTMA.

HOTMA & PHA-Sections 102-103-105

Joe Henry

Augusta

Background of HOTMA & Impact on PHA

Joseph Henry with Professional Compliance Solutions will dive into HOTMA changes that affect PHA programs. This will include looking at changes in definition of income, over-income households and thresholds for families that remain over income. In addition, PCS will take you into the rabbit hole of asset limitations and the HOTMA changes that impact PHA programs.

Advanced Bed Bug Detection & Treatment Options

Tim Bulger

Matson

10:00am-10:30am

BREAK - Food & Beverages

Windsor Lobby

Missouri Council for Affordable Rental Housing (MOCARH)

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Break-Out Sessions

10:30am -12:00pm

LIHTC & HOTMA Compliance Part 2

Natalie Meador

Windsor 1

Continued from part I, this training will explain how to qualify a household's income and assets with the guidance from Section 42 of the IRC and HUD 4350.3, along with how to verify income and assets.

Additional topics in this training will go over Tenant Income Certifications.

Calculating Income under HOTMA Layered Programs

Randy McCall

Windsor 2

The rules for determining household income found in 24 CFR Part 5 are the basis of all major funding programs. But when it comes to income in affordable housing, the differences are the distinction. There are subtleties between each source of income that can make all the difference, especially with the changes HOTMA has made to calculating annual income. In this 90-minute training session, Randy McCall, Housing Compliance Trainer with US Housing Consultants, will provide an overview of how HOTMA has changed how we determine a household's annual income and how it can affect their eligibility.

Reexaminations & Income Calculations; Assets, Deductions & Expenses for PHA Part 1

Joe Henry

Augusta

How has HOTMA affected reexaminations and income calculations? What are the key take-away points that all PHA's need to know? Joseph Henry with Professional Compliance Solutions as he takes a more in depth look at the rules related to income and reexaminations for changes relative to HOTMA (continued in Part 2).

Solutions for What Bugs You

Tim Bulger

Matson

12:00pm-1:00pm

Lunch

Atrium Level 2

Break-Out Sessions

1:00pm-2:30pm

Understanding the Violence Against Women Act

Natalie Meador

Windsor 1

The Violence Against Women Act of 1994 or "VAWA" is a United States federal law, which provides housing protections for survivors applying for and living in affordable housing. In 2005 VAWA housing rules applied for the first time to Section 8 properties. The 2013 re-authorization of VAWA dramatically expanded the applicability of the law to most forms of affordable housing, including RD, LIHTC and HOME. In this class we will discuss the new statute including any new updates in 2022, what we know along with what we need to know to apply VAWA to all of the housing programs.

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Calculating Assets under HOTMA Layered Programs Randy McCall Windsor 2
Household assets can range from checking accounts to tenant-owned real estate. Knowing how to handle every kind of asset is vital in working with all affordable housing programs, especially since HOTMA has changed the way we will treat some assets. In this 90-minute training session, Randy McCall, Housing Compliance Trainer with US Housing Consultants will provide an overview of the HOTMA changes to assets and point out how the HOTMA regulations will impact household eligibility.

**Reexaminations & Income Calculations;
Assets, Deductions & Expenses for PHA Part 2 (continued from Part 1)** Joe Henry Augusta

HVAC Maintenance HD Supply Matson

2:30pm-3:00pm **BREAK - Food & Beverages** Windsor Lobby

Break-Out Sessions

3:00pm-4:30pm

Common Compliance Mistakes Natalie Meador Windsor 1
This session will provide a comprehensive review of the IRS 8823 Guidebook, offering practical insights to help attendees avoid receiving an 8823 Non-compliance notice and potential fines. Participants will learn key strategies for ensuring compliance with IRS regulations, understanding the common pitfalls that lead to non-compliance, and implementing best practices to mitigate compliance risks.

Gig Income -Layered Programs Randy McCall Windsor 2
What is "Gig Income"? In short, gig income consists of non-traditional self-employment from sources such as Uber, Upwork, and Only Fans. Gig workers are paid as subcontractors and as such, they can deduct eligible business expenses. This can present many issues, including obtaining proper verification, projecting future earnings, and creating proper documentation. Join Randy McCall, Housing Compliance Trainer with US Housing Consultants in this 90-minute session as he speaks about gig income and how HOTMA added "independent contractors" to our vocabulary.

Waiting List & Overall Goals for Public Housing Authorities Joe Henry Augusta
Public Housing Authorities

Understanding thoroughly the process of waiting lists and the goals of an effective process has never been more important. In this session, Joseph Henry will take a close look at the objectives of a properly held waiting list and what the goals should be. We must always track the disposition of all applications and a great process is always the key!

Maintenance for the Leasing Professional HD Supply Matson

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Networking Event & Vendor Fair

4:30pm-6:00pm

Strolling Magic Show, Scratch Off Tickets, Prizes

David Sandy

Portland Room

Day Two

8:00am

General Session

Opening Comments & Introductions

Sheila Calvert

Windsor

CARH (National Program Information)

Colleen Fisher

Missouri Housing Development Commission

Scott Hanak

10:00am-10:30am

BREAK - Food & Beverages

Windsor Lobby

10:30am-12:00pm

USDA Rural Development

Eric Siebens

Windsor

12:00pm-1:00pm

Lunch

Atrium Level 2

Break-Out Sessions

1:00pm-2:30pm

HOTMA & The Tenant Selection Plan HUD, MFH

Natalie Meador

Windsor 1

This introduction to tenant selection plans (TSPs), marketing, and waiting lists will provide an overview of the required and recommended TSP topics. Since the TSP is the formal, written policy that Owners use to operate their property, it is vital to know what to include and how to apply it. Screening criteria, rejecting applicants, and VAWA are also covered.

LIHTC Fundamentals Part 1

Randy McCall

Windsor 2

Without Low-Income Housing Tax Credit (LIHTC) experience, even the most seasoned property management professionals can find themselves overwhelmed when taking on an LIHTC property. The management of a LIHTC property is much more than just leasing units, collecting rents, and processing work orders. There is a myriad of additional requirements that must be followed to protect the tax credits. This includes requirements that relate to the processing of applications, tenant selection, and eligibility, rent charges, and maintaining the physical project, just to name a few. Join Randy McCall, Housing Compliance Trainer with US Housing Consultants for this two-part, 3-hour training session, which will provide information on what they need to know to maintain compliance on day one of the job! (continued in Part 2)

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Rural Development A-Z Part 1

Joe Henry

Augusta

In this session, PCS will look at the aspects concerning the application process, waiting lists, and determining Earned income and unearned income. This will include an overview of annual income and the concepts surrounding each one.

Water Heater Repair & Maintenance

HD Supply

Augusta

2:30pm-3:00pm

BREAK - Food & Beverages

Windsor Lobby

Break-Out Sessions

3:00pm – 4:30pm

Recertifications / Interims (under HOTMA) HUD, MFH

Natalie Meador

Windsor 1

This class will dive into the HUD Handbook 4350.3 section on lease requirements including accompanying documents, deposits, fees, and the recertification and interim process.

LIHTC Fundamentals Part 2

Randy McCall

Windsor 2

Continued from Part 1

Rural Development A-Z Part 2

Joe Henry

Augusta

Joseph Henry with Professional Compliance Solutions as we discuss all aspects of Assets, what is counted, what is not and how to calculate them accurately. This overview will help you understand what the definition of market and cash values are and how to handle the toughest calculations. Deductions? Yes, we got them covered as well.

Maintenance Round Table

HD Supply

Matson

Kyle Land/Moberly Housing Authority

Day Three

8:00am

General Session

Opening Comments & Introductions

Sheila Calvert

Windsor

NSPIRE for Management and Maintenance

Jeffrey Promitz

Windsor

10:00am-10:30am

BREAK - Food & Beverages

Windsor Lobby

10:30am-12:00pm

Mental Health Discussion

Michelle Hovarth

Windsor

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12:00pm-1:00pm	Lunch		Atrium Level
1:00pm-3:00pm	Fair Housing Game Show: ALL IN for Fair Housing (prizes for the winners)	Joe Henry	Windsor
3:00pm	Closing Remarks / Dismissal	Sheila Calvert	Windsor

SAVE THE DATE
MOCARH 2025
May 20-22, 2025
Embassy Suites by Hilton
Saint Charles, MO



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2024 Conference In Person Attendees Survey

Please place an X in the box that best describes your level of satisfaction for each question.

Survey Questions	1 (not very)	2	3	4	5 (very much)
How satisfied were you with the following?					
Accommodations					
Venue					
Registration					
Food and Beverage					
Location					
Which sessions did you find most relevant?					
Fair Housing					
Rural Development					
LIHTC Tax Credit					
Combined Programs					
Public Housing Authorities					
Maintenance					
How satisfied were you with the session content?					
Fair Housing					
Rural Development					
LIHTC Tax Credit					
Combined Programs					
Public Housing Authorities					
Maintenance					
How satisfied were you with the presenter/trainer?					
Fair Housing					
Rural Development					
LIHTC Tax Credit					
Combined Programs					
Public Housing Authorities					
Maintenance					
How relevant and helpful do you think it was for your job?					
How satisfied were you with the overall event?					
How likely are you to recommend MOCARH training to others?					
What were your key take-aways from the event?					
Do you have any recommendations for improving the conference?					

Thank you for your participation in our conference and this survey.

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