

IAHA Maintenance and Management Clinic Agenda

April 2, 3, & 4, 2025

Wednesday, April 2, 2025			
Time & Track	Title	Speaker	Company
9:00AM – Noon - Attendees, unless you are attending Hands-On Appliance	HUD Field Office Representative	TBD	HUD Chicago Office
Description: This tentatively scheduled session will include HUD representatives from the Chicago Field Office providing updates. Specific topics to be determined.			
1:30 PM – 3:00 PM Leadership	Legislative Update	Tim McInerney and Dan Cruz	
Description: Tim McInerney and Dan Cruz will provide updates on hot topics that PHAs need to know. They will cover the latest issues, bills and rules impacting the work of PHAs.			
3:15 PM – 4:30 PM Leadership	Leadership Roundtable		
Description: Join with other agency leaders to share ideas, discuss challenges, build relationships and get support.			
1:30 PM -4:30 PM Public Housing	The PH Program: A Management Perspective	Kati Gray	Nelrod
Description: Do Your SOPs Reflect Your Updated Policies, PIC Error Corrections: Where You're at, Where You Should Be, and How to Get There, Strategies for Improving PHAS, and More.			
1:30 PM – 4:30 PM Housing Choice Voucher	The HCV Program: A Management Perspective	Janice Gibbons	Nelrod
Description: SEMAP: A Tale of Two Incomes, Planning & Preparing for a HAP Shortfall, NSPIRE-V & The Landlord, and More.			
9:00 AM -4:30 PM Maintenance	Hands-On Appliances	Jason Wietting	Barton Carroll
Description: This course will help you to develop skills necessary to maintain, diagnose and repair refrigerators, stoves, washers and dryers. Will be repeated on Thursday. a.m. Refrigerators and Stoves p.m. Washers and Dryers Limit of 50 participants, and you must pre-register			
9:00 AM – 4:30 PM Maintenance	OSHA 10-Hour	TBD	Lincoln Land Community College
Description: This 10-hour Occupational Safety and Health Administration (OSHA) course is intended as an orientation to OSHA standards and covers safety and health hazards workers may face on work sites. The course places special emphasis on hazard identification, avoidance, control and prevention.			
1:30 PM – 4:30 PM Maintenance	Inventory Management & Maintenance Plan	Justin Ford and Jimmy Porter	Jackson County Housing Authority
Description: This session will include ways to develop, implement, and maintain a PHA's assets used for daily operations. These fundamentals expose ways to save both time and money, making daily operation easier and more efficient. This session will also cover the key points of why a Maintenance Plan is needed, what it should include, who should be involved, and the benefits of having it in practice.			

Thursday, April 3, 2025

Time & Track	Title	Speaker	Company
9:00 AM – 4:30 PM Leadership	Employment Legislative and Case Law Update	Ben Gehrt, Partner	Clark Baird Smith
Description: This session will provide PHAs an employment legislative and case law update. Subjects covered include addressing employee behavior, providing information on state and federal legislative changes, and reviewing case laws that may impact housing authorities. This session will provide the necessary information to housing authorities to ensure their employee policies and procedures are in compliance with recent and upcoming state and federal legislative changes. There have been a significant number of state employment law changes and violations that can be detrimental. This is a one day only track! You do not want to miss this!			
9:00 AM – 4:30 PM PHA Operations	Financial Reporting and Training for Executive and Deputy Directors	Lisa White and Jason Race	Bedrock Housing Consultants
Description: Covering the Financial Reporting Timelines for all programs (LIPH, HCV, CFP and LIHTC). What reporting is submitted by the Executive Directors. Roadmap for monthly financial statement reviews for Executive staff. Review of the EPIC process and Capital Fund closeout process and the Executive Directors role in that process. HUD held reserve requests for the Housing Choice Voucher program. The key HUD financial forms to be submitted throughout a fiscal year.			
9:00 AM – Noon PHA Operations	Unlocking the Legal Mysteries of Housing	Eric Hanson	Mahoney, Silverman & Cross, LLC
Description: TBD			
1:30 PM – 4:30PM PHA Operations	Grievance Process	Brent Newman	Grundy County Housing Authority
Description: This session is designed to educate agency staff on the established procedures for handling tenant complaints and grievances, ensuring residents have a proper avenue to raise concerns about PHA actions or failures to act that may affect their rights, duties, or welfare within their lease agreement, all while adhering to relevant federal regulations and local laws. This will also cover the steps of the grievance process, how to document complaints, conduct investigations, facilitate hearings, and make informed decisions regarding tenant disputes.			
9:00 AM – 4:30 PM Public Housing	A Day in the Life of Public Housing Program	Kati Gray	Nelrod
Description: This session will include Applicant & Tenant Interviews—the Art of Preparation; Processing VAWA Related Incidents; Processing, Verifying and Tracking Reasonable Accommodation Requests; and PH Task Management Specialist.			
9:00AM – 4:30PM Housing Choice Voucher	A Day in the Life of the Housing Choice Voucher Program	Janice Gibbons	Nelrod
Description: This session will include Applicant & Participant Interviews—the Art of Preparation; Annual Reexaminations—Are You Ready for It?; Communicating with the Landlord; and HCV Task Management Specialist.			
1:30 PM – 4:30PM PHA Operations	Community Action Poverty Simulation	Jessica Donaldson and Melinda Dixon	Regional Office of Education #33
Description: This is a tool that helps participants rethink the challenges that millions of low-income individuals must face each and every day. More importantly, this tool helps people identify areas of change that can directly impact the effects of poverty on individuals, families and communities. Must pre-register for this class.			
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9:00 AM – Noon Maintenance	OSHA 10-Hour	TBD	Lincoln Land Community College
Description: This is the end of the class.			
9:00 AM – 4:30 PM Maintenance	NSPIRE Update	John Emery	US Inspection Group
Inspection updates, latest news, appeal process and more—an all-inclusive session with the most up-to-date information!			
1:30 AM – 4:30 PM Maintenance	Community Action Poverty Simulation	Jessica Donaldson and Melinda Dixon	Regional Office of Education #33
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Friday, April 4, 2025			
Time & Track	Title	Speaker	Company
9:00AM – 12:00PM Leadership	Understanding the CCMR Review	Kati Gray	Nelrod
Description: This session will help your agency prepare for the HUD Comprehensive Compliance Monitoring Review (CCMR). The CCMR is a review of the agency's operations, management and financial condition and its purpose is to determine if the agency is in compliance with HUD's regulations and requirements.			
9:00AM – 12:00PM Maintenance	Fair Housing for Maintenance	Janice Gibbons	Nelrod
Description: In this course, maintenance employees will learn the types of fair housing issues that may arise and how to respond when they do. Topics to be discussed: Essential Fair Housing Procedures for Maintenance; Maintenance Do's and Don'ts; Sexual Harassment, Bullying, and Hostile Environment in Housing and Employment; Pets, Assistance and Service Animals; Reasonable Accommodations and Reasonable Modifications; and Compliance with Uniform Federal Accessibility Standards.			