

IAHA Maintenance and Management Clinic Agenda

April 19, 20 & 21, 2023

Wednesday, April 19, 2023			
Time & Track	Title	Speaker	Company
9:00AM – 12:00PM Executive Director	Leadership Roundtable	Members	
Description: Join your peers to discuss the issues of the day.			
1:30PM – 4:30PM Executive Director	HUD Update	HUD Staff	HUD IL Office
Description: Join the IL HUD office staff to discuss what is happening and the changes that are coming.			
9:00AM – 4:30 PM PHA Operations – Maintenance	NSPIRE	John Emery	US Inspection Group
Description: 2023 is here bringing with it changes we have not seen in over two decades. HUD's transition from the legacy UPCS protocol to the new NSPIRE protocol causes us ALL to also be in transition. With NSPIRE no longer being a rumor, it is essential that your management team and maintenance staff all be on the same page to be most effective in making this crucial transition. You may have thought this new protocol would be similar, but the scoring would be dramatically different. As it turns out, it's ALL significantly different. Whether you and your staff felt like you had UPCS nailed or not, it is going to be essential that we start over from scratch. Knowing the UPCS does not prepare you for NSPIRE. From the mouths of HUD, "We need to retrain our minds". In this training, the entire new NSPIRE protocol will be explained and understood.			
9:00AM – 12:00PM PHA Operations	Financial Training	Jason Race and Lisa White	Bedrock Housing Consultants
Description: Join us for financial training in public housing and capital fund financial management. Also included is a repositioning overview.			
9:00AM – 4:30PM Public Housing	PIH Training Sessions	Daryle Ensley	Nan McKay
Description: On day one we will discuss Public Housing updates, including, conducting remote hearings, setting flat rents, family eligibility and more.			
9:00AM – 4:30PM LIHTC & Multi Family	Multi Family & Tax Credit Training	Heather Sievers	Nan McKay
Description: On day one we will discuss HOTMA, SSPIRE update for PBRA and MOR prep.			
9:00AM – 4:30PM Maintenance	Range Maintenance	Ish Moorman	AC/C Tech
Description: This program will develop skills in servicing gas and electric ranges. Students will learn how to repair surface heating components, oven (bake and broil) components, the clock, timer and/or lights, and most importantly, how to make the repairs in a safe, efficient, and productive manner. Students will also learn how to interpret the schematic wiring diagram and perform planned maintenance activities. <i>Please bring your own diagnostic tools: VOM Meter, clamp on Amp Probe, large cooking thermometer, 2 pocket thermometers (range -10 to 250 degrees Fahrenheit), manifold pressure gage set, valve core removal, telescopic inspection mirror, halogen leak detector, soap bubbles, micron gauge, and hose-clamp pliers.</i>			
Thursday, April 20, 2023			
Time & Track	Title	Speaker	Company

1:30 PM – 4:30 PM Executive Director	Legislative Update	Tim McAnarney & Chris Blechle	Lobbyist & Randolph County HA
Description: Mr. McAnarney and Mr. Blechle will update attendees on what's happening in Springfield that may affect the housing authorities.			
9:00AM – 4:30 PM PHA Operations – Maintenance	NSPIRE (Repeat)	John Emery	US Inspection Group
Description: 2023 is here bringing with it changes we have not seen in over two decades. HUD's transition from the legacy UPCS protocol to the new NSPIRE protocol causes us ALL to also be in transition. With NSPIRE no longer being a rumor, it is essential that your management team and maintenance staff all be on the same page to be most effective in making this crucial transition. You may have thought this new protocol would be similar, but the scoring would be dramatically different. As it turns out, it's ALL significantly different. Whether you and your staff felt like you had UPCS nailed or not, it is going to be essential that we start over from scratch. Knowing the UPCS does not prepare you for NSPIRE. From the mouths of HUD, "We need to retrain our minds". In this training, the entire new NSPIRE protocol will be explained and understood.			
9:00AM – 4:30PM PHA Operations	Financial Training	Jason Race and Lisa White	Bedrock Housing Consultants
Description: During this full day of education, we'll discuss LIHTC budgeting and financial management. Then we'll talk about year-end closeout, audit prep and FDS. After lunch we dive into HCV funding and reporting and a two-year tool, plus HCV financial management.			
9:00AM – 4:30PM Housing Choice Voucher	Housing Choice Voucher	Daryle Ensley	Nan McKay
Description: Housing choice voucher updates with Nan McKay.			
9:00AM – 4:30PM LIHTC & Multi Family	Multi Family & Tax Credit Training	Heather Sievers	Nan McKay
Description: On day two we will discuss LIHTC Basics and understanding eligibility in blended units, including HOME.			
9:00AM – 4:30PM PHA Operations	CFP/EPIC	Chris Granger, Sarah Culligan and Emily Haeckel	HUD Staff Chicago Office
Description: Session 1: Introduction to The Capital Fund Planning & EPIC In this breakout session, participants will become acquainted with the Capital Fund planning principles and necessary steps behind the workflows in EPIC. PHAs are responsible for the long-term viability of the PHA and its properties. The Capital Fund plays a pivotal role in financing activities to achieve the PHA's mission and goals as it concerns their public housing properties. Annually PHAs are also required to complete the Capital Fund Submission and planning is major component, which is largely completed in EPIC. We will provide an overview of each of the modules in EPIC and explain how they relate to the Capital Fund submission and planning process. <i>Session 2: Capital Fund Eligible Activities, Reporting Requirements & EPIC</i> In this breakout session, we will also cover different budget line items and which activities are eligible under the Capital Fund and how fulfill the reporting requirements in EPIC. We will review each module in EPIC. For example, we will learn how to submit a document package and the 5-year action plan. Participants will also learn about making revisions to the 5-Year Action Plan and Annual Statement/Budget. <i>Session 3: Capital Fund Grant Lifecycle & EPIC</i> In this breakout session, participants will learn about the importance of Capital Fund Obligation, Expenditure, and Fiscal Closeout. We will touch on procurement and contract management. In this session will cover additional features in EPIC such as how to use EPIC to exercise fungibility, how to report on RAD transactions, or Debt Service Obligations. We will briefly discuss when and how to submit Performance and Evaluations Reports, and the newer features available such as Monitoring and Close-out Packages. We will cover how to use EPIC for non-formula Capital Fund Grants, including Emergency/Disaster Capital Fund Grants, Emergency Safety & Security Capital Fund Grants, Lead-Based Paint Capital Fund Grants, and Housing-Related Hazards			

Capital Fund Grants. Finally, we will touch upon how to request to use Operating Funds for Capital Fund purposes. <i>Session 4: Office Hours: Capital Fund & EPIC follow-up to sessions 1, 2 & 3</i> During this time, we are happy to answer any follow-up questions you have during your attendance in Capital Fund & EPIC sessions 1, 2 & 3.			
1:30PM – 4:30PM PHA Operations	Interactive Dialogue: Best Practices in Fair Housing	Hannah Lamore	Mahoney, Silverman & Cross, LLC
Description: Applying legal authority, guidance from HUD and questions from the audience, this training will address fair housing issues facing public housing authorities and identify best practices for maintenance and management, including how to respond to requests for reasonable accommodations – generally and in specific instances such as keeping of service/support animals and use of cannabis – and what to be aware of through all stages of housing from applicant to tenant and complainant.			
9:00AM – 12:00PM General Interest	Safety & Security	Josh Sturgeon	Knox County Housing Authority
Description: The purpose of this course is to help PHAs implement safety and security measures for the benefit of agency staff and residents. Topics to be discussed include personal safety tips, identifying security issues and vulnerabilities, strengthening physical security (doors, glass and locks), strengthening physical security (lighting, surveillance and alarms), controlling access and monitoring visitors, disaster planning and more.			
9:00AM – 4:30PM Maintenance	Refrigerator Maintenance	Ish Moorman	AC/C Tech
Description: This program will help students understand how a refrigerator works. Each component and its operation are explained in detail and the wiring diagram is explained in sequence of operation for simplicity. Students will also develop skills in diagnostic and repair tips, planned maintenance, and installation procedures. <i>Please bring your own diagnostic tools: VOM Meter, clamp on Amp Probe, large cooking thermometer, 2 pocket thermometers (range -10 to 250 degrees Fahrenheit), manifold pressure gage set, valve core removal, telescopic inspection mirror, halogen leak detector, soap bubbles, micron gauge, and hose-clamp pliers.</i>			
Friday, April 21, 2023			
Time & Track	Title	Speaker	Company
9:00AM – 12:00PM Executive Director	Ask the Attorney	Eric Hanson	Mahoney, Silverman & Cross, LLC
Description: Eric Hanson will lead participants in a general discussion of common PHA legal issues under this Q & A forum. The session will be an open discussion among participants with an emphasis on legal advice and counseling participants on “best practices”. Bring your legal questions and issues that you have wondered about but were too afraid (or cash-strapped) to ask your regular PHA attorney.			
9:00AM – 12:00PM PH&HCV Occupancy	PH/HCV Occupancy Roundtable	Membership	
Description: Join your peers to discuss the issues of the day.			
9:00AM – 10:15AM Maintenance	Blood Borne Pathogens and Hazard Communication	Ramneek Chitkara	AHRMA
Description: Blood Borne Pathogens: The purpose of this course is for those who are at risk for on-the-job exposure to blood and other bodily fluids in the workplace. The course teaches staff how bloodborne pathogens are spread, how to avoid exposure and what to do if exposed to infectious material. Hazard Communication: This course discusses chemical safety in the workplace, including how to read safety data sheets (SDS) and use of personal protective equipment (PPE) to protect workers from chemical exposure.			
9:00AM – 12:00PM Maintenance	Introduction to Apartment Maintenance	Ish Moorman	AC/C Tech
Description: This course is designed to help students understand the role of a maintenance technician and to help them realize career opportunities in the apartment industry. The students will gain exposure to different job levels, Job assignments and work expectations for each level, work order procedures, service			

calls during and after normal business hours, compensation trends, overtime pay requirements, customer satisfaction and resident retention, plus more.			
10:30AM – 12:00PM Maintenance	Blood Borne Pathogens and Hazard Communication (Repeat)	Ramneek Chitkara	AHRMA
Description: Blood Borne Pathogens: The purpose of this course is for those who are at risk for on-the-job exposure to blood and other bodily fluids in the workplace. The course teaches staff how bloodborne pathogens are spread, how to avoid exposure and what to do if exposed to infectious material. Hazard Communication: This course discusses chemical safety in the workplace, including how to read safety data sheets (SDS) and use of personal protective equipment (PPE) to protect workers from chemical exposure.			