

# MassNAHRO Fall Conference

November 15-16

[Four Points Sheraton - Norwood](#)

## **MONDAY, NOVEMBER 15**

**9:15 - 10:30 AM**

### **The 2010 Election, 2011 Legislation and DHCD Update**

The impact of the recent elections on public housing, including prospects for legislation in 2011, the fiscal 2012 state budget and the on-going DHCD program initiatives, will be analyzed by knowledgeable speakers from the Legislature, the Mass. Department of Housing and Economic Development, insider political observers, and key public housing officials.

Moderator: Thomas J. Connelly Jr. Connelly, Executive Director, MassNAHRO

Panelists: Representative Kevin G. Honan; Lizbeth Heyer, Acting Associate Director for Public Housing and Rental Assistance, DHCD; Neil O'Brien and Jeffrey Haggerty, Consultants, Brian S. Hickey Associates

**10:45 - 12:15 PM**

### **The DHCD Express Liner is leaving the station, Destination: Formula Funding**

Climb aboard and customize your LHA's own journey. Take advantage of exciting travel itineraries, including the Capital Improvement Management System (CIMS), the Accelerated Independent Modernization and Management (AIMM) Program, and CIP Field Assistance at no additional cost. Whistle stops will allow you to visit places like Sustainability, Mixed-Finance and Regional Service Agencies. The views seen from every cabin window will show new ways in which the capital and operating landscapes are coming together. This excursion is sure to sell out quickly. Please join us to hear the details of this travel package and the adventure that awaits you.

Moderator: Steve Merritt, Executive Director, Norwood H.A.

Panelists: Ray Frieden, Director, Bureau of Housing Development & Construction; Roberta Strongin, Director, Project Management Unit; Debra Hall, Developer for Sustainability Programs; Laura Taylor, Director, Bureau of Housing Management, DHCD

### **Sexual Harassment in the Workplace**

Despite heightened awareness of the issue and employment policies addressing it, sexual harassment and other forms of discrimination continue to be a significant problem for employees and employers alike. Through this presentation, you should be better able to prevent, recognize, and respond appropriately to sexual harassment claims. The presentation will address as well

the various “costs” and harmful effects of sexual harassment, and the “do’s and don’ts” of avoiding sexual harassment in the workplace.

Instructor: Jack F. Donald, Attorney in the Labor and Employment practice at Kopelman and Paige, P.C.

### **Commissioners Committee - Addressing Needs & Issues**

This session is geared to providing delegates the opportunity to interact with the NAHRO leaders who represent board members at the national and state levels. The objective is to generate an action agenda to address the needs and concerns of Board Members, to exchange ideas, to solve common issues and to network with other commissioners.

Moderator: Thomas J. Connelly Jr. Connelly, Executive Director, MassNAHRO

Panelists: William J. Quirk, Commissioner, Warwick (RI) H.A. and National Vice President for Commissioners, NAHRO; Michael Lyckland, Executive Director, Warwick (RI) H.A.; Rick Leco, Commissioner, North Attleboro H.A. and Vice-President for Commissioners, MassNAHRO; Bob Powilatis, Chairman, Holbrook H.A.

### **12:30 PM**

Lunch Speaker: Inspector General Gregory W. Sullivan

### **1:45 PM - 4:30 PM**

#### **DHCD Resource Room**

“All Aboard” Advanced ticket offering for the DHCD Express Liner are available for a limited time only. Offer good on Monday, November 15, 2010 & Tuesday, November 16, 2010 only. DHCD staff will be stationed in the DHCD Resource Room to provide guided tours. Come tour Capital Improvement Management System (CIMS) and CIP Field Assistance Program. Exclusive whistle shops and side trips will be provided and include Sustainability, Mixed Finance, Wage Match, EIV, Housing Stabilization and much more. Don’t miss this opportunity.

### **1:45 - 3:15 PM**

#### **State Budget Guidelines, Fiscal Policies & Role of the CPA**

This session will outline the key points that are in the 2010-2011 Budget Guidelines. It will deal with understanding the financial standards that are sent by DHCD in determining your housing authority’s financial condition or standing. We will also outline the different roles that a contract Fee Accountant can play at your housing authority. We will define the basic tasks that are performed by the Fee Accountant and discuss the importance of the relationship that is established between the Fee Accountant and the Board/Management of the housing authority.

Instructors: Teresa Ewald, CPA, Richard Fenton, CPA, Sue Honeycutt, Stephen Cote; Staff of Fenton, Ewald & Assoc., P.C.

### **Developing Affordable Housing Successfully - A Workshop**

During these times of low real estate prices and community housing needs many housing authorities as well as non-profit affordable housing groups are able to come up with innovative ways to combine funding programs and to create new affordable housing for low and moderate income individuals and families. We will relate some success stories for those who strive to “think outside the box”. Our panel will provide important information about housing creation, partnering with non-profit organizations and funding opportunities in Massachusetts.

Moderator: Peter Garbati, Program Coordinator, Malden Redevelopment Authority

Panelists: Joanne Graves, Executive Director, Stoneham & Manchester-By-the-Sea H.A.; John Griffin, Executive Director, Arlington H.A.; Tanya Hahnel, HOME Program Director, Malden R.A.; Alice E. Krapf, Krapf Associates

### **Worker Compensation 101**

This session will cover the basics of the law, the coverage afforded by the insurance and important considerations that LHAs should be aware of that may impact their costs.

Panelist: David Matosky, Operations Manager, CMS Associates

### **3:30 - 4:30 PM**

Coming up on 60 Minutes ... Pets in c. 667 Elderly/Handicapped Housing Investigative reporter Carrie Sousa will uncover the history of pets in state-aided public housing, then and now. She has gone deep into the government’s files and will not only report on the discovered history, but will bring to you one of those who has been involved from the beginning. This reporter will conclude with a town hall meeting where the audience will be engaged in discussing the future of “pets in public housing.” Come be a part of this discussion. Bring your ideas and solutions for enhancing the administration of this statutory program.

Moderator: Thomas J. Connelly, Executive Director, MassNAHRO

Panelist: Carrie Sousa, Housing Management Specialist DHCD

### **Smoking and Public Housing - Planning for the Future**

Those contemplating drafting of local smoke-free policies should attend this session to hear how other public housing officials are addressing this resident-driven hot issue in their low income developments locally.

Moderator: Attorney Jeffrey L. Driscoll

Panelists: Gene Capoccia, Executive Director, Leominster H.A; John Kane, Senior Project Manager, Boston H.A.

### **Urban Authority Roundtable – Issues and Priorities**

A freewheeling informal session is intended primarily for the administrators of large PHAs. The goal is to provide input and feedback to MassNAHRO, and to foster a discussion on the key issues and priorities at urban authorities.

Facilitators: Bob McNabb, President, MassNAHRO; Bob Hill, Vice-President for Large Agencies, MassNAHRO; Donna Brown, Esq., Deputy Director, MassNAHRO

### **5:00 - 6:30 PM Delegate Networking Reception**

*Sponsored by MassNAHRO Insurance Group, Inc.*

## **TUESDAY, NOVEMBER 16**

### **9:15 AM - 4:30 PM**

#### **DHCD Resource Room**

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### **9:15 - 10:30 AM**

#### **HUD Legislative Update – Appropriations and Programs**

A lame duck session of the 111th Congress might advance several provisions intended to benefit public housing. Additionally, the future of reform legislation, program initiatives and funding in the 112th will be covered.

Moderator: Thomas J. Connelly Jr. Connelly, Executive Director, MassNAHRO

Panelists: John Bohm, Senior Director - Congressional Relations, Public Affairs & Field Operations, NAHRO; Rick Leco, Commissioner, North Attleboro H.A. & Legislative Network Member

#### **Avoiding Pitfalls as an LHA Commissioner**

This workshop will discuss issues that today's LHA Commissioners should be aware of so that they can effectively govern their housing authorities. Specific topics will include confidentiality, procurement, liability and more.

Instructor: Atty. Jeffrey L. Driscoll

#### **Financial Statements for the 'Non-Financial' Board Member, the Audit Process and Common Audit Results**

Knowledgeable and experienced representatives from the Office of the State Auditor DeNucci will explain the key elements of LHA financial statements and operating budgets as well as a presentation of the Audit Process and Common Audit Results. This session is geared primarily for board members and others without "Accounting 101" backgrounds, who must still certify budgets and review financial reports from the LHA's fee accountant.

Moderator: Bob Powilatis, Commissioner, Holbrook H.A.;

Panelists: Steve Concilio, Audit Manager; Henry Malioneck, Director of Housing Audits; Christopher Thompson, Audit Manager, Office of the State Auditor DeNucci

### **10:45 - 12:00 PM**

#### **HUD Public Housing Management and Regulatory Recap**

In this popular session, top officials from HUD's Boston Office of Public and Indian Housing will present the latest information on HUD initiatives and on revisions to HUD public housing management and modernization, including PHA regulatory requirements. Questions are welcome.

Moderator: Colleen Doherty, Executive Director, Taunton

Panelists: Donna Ayala, Director, and Robert Cwieka, Deputy Director, Office of Public Housing, U.S. Department of HUD, Region I, Boston

#### **Dealing Effectively with Bed Bug Infestation**

The blight of bedbugs has infiltrated all housing including that owned by housing authorities. This session will look at LHA efforts at eradication, the procedures proven effective, treatment costs and the important role to be played by the residents in halting the epidemic.

Panelists: Lori Luce, Systems Manager, Boston Housing Authority; George Williams Jr., A.C.E., Staff Entomologist, EHS; David Matosky, Operations Manager, CMS; Brian Costello, Maintenance Supervisor, Watertown H.A.

#### **How a Bill Becomes a Law - When and Why Advocacy Works**

Experts in legislative advocacy will explain how a bill becomes a law, highlight the best time to advocate for or against a bill, and entertainingly list proven techniques aimed at making local advocacy successful.

Moderator: Thomas Connelly Jr., Executive Director, MassNAHRO

Panelists: Jeffrey Haggerty, Consultant, Brian S. Hickey Associates; Neil T. O'Brien, Consultant, Brian S. Hickey Associates; Rick Leco, Commissioner, North Attleboro H.A. and Legislative Network Member

### **12:15 PM**

Lunch Speakers:

Senator Steven Tolman; NERC/NAHRO President Stephen O'Rourke

## **2:00 - 3:30 PM**

HUD Guidance to PHAs on Program Integrity: Waste, Fraud and Ethics

A panel discussion on the pitfalls commissioners and PHA staff should avoid and a discussion about ethical conduct.

Moderator: Colleen Doherty, Executive Director, Taunton H.A.

Presenters: Boston HUD staff: Jack Brandwein, Associate Regional Counsel for Fair Housing, Personnel, and Administrative Law; Gene E. Westerlind, Assistant Special Agent in Charge, Office of Inspector General for Investigations; Robert P. Cwieka, Deputy Director of the Office of Public Housing

## **Managing Funding and Utilization in the Housing Choice Voucher Program**

In support of the HUD National and Regional goal of increasing voucher utilization, HUD staff will present and demonstrate a tool that will enable PHAs to stabilize utilization presently and into the future. Avoid the roller coaster and get into the optimization zone.

Moderator: Joseph D'Ascoli, Director of Rental Assistance, Springfield H.A.

Presented by: Maura O'Brien, Public Housing Revitalization Specialist, Alan Ramos, Financial Analyst, Bill Blanchette, Division Director and all from the Boston Office of Public Housing at HUD

## **Small Agency Operations - Questions and Answers**

By popular request this interactive forum is being provided for delegates from smaller housing authorities to request answers to common questions pertaining to the operation of LHAs with very limited staff and resources.

Moderator: Mark Roy, Executive Director, Canton H.A.

Participants: Thomas J. Connelly Jr., Executive Director, MassNAHRO; Lizbeth Heyer, Acting Associate Director for Public Housing and Rental Assistance, DHCD; Laura Taylor, Director, Bureau of Housing Management, DHCD