



# 2021 ASSET MANAGEMENT CONFERENCE POST PANDEMIC RECOVERY

## Asset Management Conference/Webinar

October 12, 2021

10am - 12pm

**Welcome**

**Troy Thelen, Director of Asset Management, MSHDA**

**Session 1: Compliance**

**Nate Thelen, MSHDA**

Current compliance expectations (updated guidance). Physical Inspection Process (How we started-VPI and option to decline for tenant. Where we are currently (full IRS inspections), what the future holds for PI's?) Quality Assurance (QA) inspections (Why we do QA inspections. Virtually vs in-person).

**Session 2: CORE Operations and Capital Needs Assessments**

**Matt Bergeon, MSHDA**

Insight into Core Operations-INTAKE. Capital Needs Assessment (CNA) timeline and processes.

**Session 3: AM Operations**

**Paul Bursley, MSHDA**

Electronic Submissions (Budget Season - Resilience and Adaptation = Results). Audit Fees (Removal of the maximum audit expense requirement). Insurance Policy (Revision of 2006 Insurance Requirement Policy).

**MSHDA Q&A**

**Maureen Carden, MSHDA**

**Session 4: Cinnaire AM Portfolio Overview**

**Luan Nguyen, Cinnaire**

Portfolio overview and intro subject matter experts and why it's important. Relevant portfolio stressors during pandemic and forward-looking things.

**Session 5: Construction Costs, Insurance Costs and Overall Opex**

**Beth Baar, Cinnaire**

You want how much? Over the last eighteen months we have seen a significant increase in lumber, labor and insurance cost. Join Beth Baar, Construction Asset Manager at Cinnaire in discussion about how these higher costs are affecting construction, lease up and operations of affordable house projects and what can be done to minimize these effects.

**Session 6: How Not to Lose Credits: Acquisition Rehab and Leasing Complications**

**Ben Logue, Cinnaire**

Acquisition rehabs are on rise. With this comes increased complexity and risk. Join Ben Logue, Compliance Specialist of Cinnaire to talk about what step you can take to minimize the risk. From understanding your current tenant pool to tracking tenant movement and knowing key deadlines. We will give you tips to successfully leasing up qualifying your property.

**Cinnaire Q&A**

**Luan Nguyen, Cinnaire**

**Session 7: CHAM Opens Doors to Asset Management Careers**

**Julia Pierson, CHAM**

CHAM is the only national professional association for affordable housing asset managers. Hear how our virtual training options and upcoming programs will give you a deeper understanding of the topics covered in this conference.

**Session 8: Preservation Programs, Chapter 15 renewals and Interest Rate Reductions**

**Andrew Uzzle / Bonnie Spurling, HUD**

Preservation of affordability is a critical topic as assistance contracts begin to mature and properties age. Join HUD in a discussion regarding preservation programs through Section 8(bb) and Section 209 transfers of budget authority as well as recapitalization through Chapter 15 renewals. Additionally, given historically low interest rates, we will also be discussing a high-level overview of the interest rate reduction program for properties with eligible FHA insured mortgages.

**Session 9: REAC-HUD**

**Denise Williams, HUD**

Following an unprecedented and challenging year, HUD began to resume REAC inspections in June of 2021. Join us as we discuss the current status of inspections and conduct a brief refresher on the inspection process including updates to policy addressing concerns during the pandemic.

**Closing Remarks**