32nd Annual Convention & Trade Show
June 22-25, 2010
Hilton College Station
801 University Drive East
College Station, Texas 77840
979.693.7500
REGISTRATION INFORMATION
RRHA's Annual Convention and Trade Show will be held June 22-25, 2010 at the Hilton College Station, 801 University Drive East, College Station, Texas 77840. Telephone number is 979.693.7500.

REGISTRATION POLICIES
Your 2010 dues must be paid to enroll at the member rate. If your Project is not a current member of Rural Rental Housing Association of Texas and you are not an Associate member, please enroll at the non-member rate. Your registration fee must be received by May 31, 2010 to take advantage of the early registration rate. After May 31st, you must pay the full fee. All registration forms must be accompanied by payment in full, or approved billing. RRHA of Texas also accepts MasterCard, Visa, and American Express for payment of services and products.

HOTEL ACCOMMODATIONS
Reservations must be made directly with the Hilton Hotel in College Station by May 31st at 979.693.7500, or for anyone needing to book more than 10 rooms, you may call Ms. Lydia Godfrey at 979.694.4903. To receive the special room rate, $119 for single or double occupancy, you must be enrolled in RRHA's convention and trade show. After May 31st, reservations will be accepted on a space available basis and prices may vary. Changes and cancellations should also be made directly with the hotel.

REGISTRATION
Pre-registered attendees may pick up their packets from 4:00 p.m. to 6:30 p.m. on Tuesday, June 22nd. You may enroll on-site during convention hours. The registration/information desk will typically be open beginning at 8:00 a.m. during the convention.

SPOUSE/CHILDREN’S PROGRAM
No formal spouse or children's programs are planned. To participate in convention activities, spouse/children must be enrolled at the appropriate rate. A parent or guardian must accompany children at all times for RRHA events.

EXHIBITORS
Booths are available at a cost of $395 for RRHA of Texas members and $495 for non-members for the entire trade show. Each exhibitor is provided one full registration with the purchase of a booth. Full registration includes seminars, refreshment breaks, trade show, lunches, dinners, and other networking events. If a second, or any additional person in the booth, wants a full registration to all planned activities, the price will be $100; otherwise, individual event tickets can be purchased. Set-up personnel may gain entrance to the exhibition area beginning at 12:00 noon on Tuesday, June 22nd, and breakdown must be completed by 5:00 p.m. on Thursday. Accommodations for only two representatives are provided at each booth.

ATTIRE
Obviously, we want to dress appropriately for each event. Attire is casual throughout the convention; therefore, no ties or formal wear are required. Casual business wear is suitable for convention activities within the hotel, including training sessions. You may choose to dress even more casual and comfortable for special events and activities outside the hotel.

BADGE IDENTIFICATION
Your name badge is your official passport to all on-premise convention activities and trade show and should be worn to all events. Participants are also encouraged to wear their name badge at off-premise social networking events.
GENERAL INFORMATION, CONTINUED

PRIZE DRAWINGS
Prize drawings for paid registrants will be conducted as shown on the agenda. A ticket number will be assigned on your name badge for prize drawings and you must be present and show your badge to be eligible as a prize winner. Prize winners will be eligible for subsequent door prize drawings since winning ticket numbers will be returned to the drawing box.

SPECIAL NEEDS
If any attendee needs accommodations such as additional space for a wheelchair at a seminar table, a reserved seat or other assistance for those with physical, hearing or visual disabilities in order to participate in any convention activity, please talk to an RRHA of Texas staff person at the registration/information desk. Every effort will be made to accommodate your needs.

SPONSORSHIP AND DOOR PRIZE INFORMATION
Call RRHA at 254.778.6111 for more information about sponsoring a function or donating a door prize.

SPECIAL EVENTS

OPENING RECEPTION | FISH FRY | Tuesday Night
RRHA kicks-off its Opening Reception “Brazos Valley” style . . . What better way to kick off our convention and mingle with friends and acquaintances? Our Opening Reception will begin with a fish fry [fried catfish, hushpuppies, cole slaw, French fries, and dessert]. During dinner we will enjoy the new game in town – “Who Am I?” It’s the opening night party that NOBODY misses! Unwind, spend some quality time with your associates, and make invaluable networking connections. ALTHOUGH THIS EVENT IS OPEN TO EVERYONE, IT IS NOT INCLUDED IN THE CONVENTION REGISTRATION FEE. FISH FRY - $18 PER PERSON | $20 AT THE DOOR

OPENING LUNCH & GENERAL MEMBERSHIP MEETING | Wednesday Noon
President Billie Shelburn will open the meeting with a special welcome to all convention attendees and give her "State of the Association" address. The winners of the RRHA of Texas annual awards will be announced and honored at this time. The program will also include the presentation of the President's Award, the coveted W.S. Allen Memorial Service Award, and recognition of the recipients of the RRHA of Texas Certified Rural Housing Manager designation.

TEXAS HALL OF FAME | Wednesday Night
After a long day of educational seminars, Wednesday night’s activity will be just what the doctor ordered. Our party will be held at the largest dance hall in central Texas – the Texas Hall of Fame. Food, refreshments, games, and music will be provided. For those people that want to “cowboy up”, we will have a mechanical bull, or if you just want to boogie down, a DJ will be available to play your all-time favorites. Food provided by Royer’s Roundtop Café [featured on CBS and in Texas Monthly magazine]. Transportation will be provided to and from the Hilton to the Texas Hall of Fame. A terrific party for mingling with your friends, while enjoying good food, drinks, and plenty of fun.
**SPECIAL EVENTS, CONTINUED**

**CASINO PARTY | Thursday Night**
We’re **ALL IN** for our members . . . On the last night of the convention, following dinner, we will host Casino Night, with more tables available, so all can have more playing time. Professional dealers, equipment, and décor will set you in the mood for this lively event. Come and take your chance at some wonderful prizes. This is the place to be as the convention comes to a close - **there’s no doubt about it - you won’t want to miss this grand finale party! Now that’s a SURE BET!**

**ACTIVITIES**

**GOLF SCRAMBLE | Tuesday Morning**
Our golf scramble continues to be a popular pre-convention event. Enjoy the sport with the laughter and camaraderie of friends at the Pebble Creek Country Club. This Arnold Palmer designed masterpiece was nominated for Golf Digest’s Best New Public Golf Course for 2009. Come ready for a good time and join your RRHA friends for our 14th Annual Neal "Dirty Sox" Johnson Golf Classic. **$150 PER PERSON**

**SPORTING CLAYS HUNT | Tuesday Morning**
This 6th Annual event is being held at Tonkaway Ranch in College Station. Tonkaway Ranch is the home of the area’s most challenging ten-station sporting clays walk through course. All skill levels are welcome. We vow to create an atmosphere of healthy competition and meaningful fellowship within our shooters. So check your ego at the door - fill your pockets with shotshells - and come join the fun! **$50 PER PERSON**

**WINERY TOUR & TASTING | Tuesday Morning**
Discover the beauty of a central Texas vineyard at Messina Hof Winery & Resort. In a community already filled with many traditions, Messina Hof Winery & Resort brings these traditions together with their own unique atmosphere. Messina Hof has had a rich wine heritage for over 200 years and is the most award winning winery in the state of Texas. You will begin your journey of Texas wines by taking a tour of the beautiful vineyard and winery. See how Messina Hof’s award-winning wines are made, from the vineyard, to the barrel, to the bottle. You will experience a sampling of the tastes of the Brazos Valley in the wine tasting room. Messina Hof encompasses an extraordinary atmosphere with the scenic view of the vineyard and a country feel. **$12 PER PERSON | PARTICIPANTS WILL NEED TO FURNISH THEIR OWN TRANSPORTATION | Please plan to arrive at the winery 10-15 minutes before the scheduled tour time.**

**FUN RUN/WALK | Thursday Morning**
Thursday morning will find "early birds" walking or jogging along the routes near the Hilton Hotel. Meet in the hotel lobby, pick up a RRHA of Texas Fun Run/Walk T-Shirt and join us for the "health" of it.
CONTRARY TO THE ORDINARY . . . Tiffany Yelverton is the President of Creative Apartment Marketing, LLC, and specializes in Sales and Marketing Evaluations, Competitive Market Studies and Analyses, Marketing Plans, Front-line Training, and offers enthusiastic seminars based on tried and true strategies stemming from years of experience.

Tiffany has over twenty years in multifamily housing, enjoys, and readily embraces new challenges with enthusiasm. With an emphasis on strategic planning, her expertise complements current client cultures by providing solutions to refine existing workflow processes resulting in immediate profitable results. She has participated in development, lease up and repositioning for: mixed use projects, new construction developments, high-rise to garden style properties including conventional, student housing, senior housing, and tax credit property types.

Tiffany is a highly sought-after consultant and a dynamic speaker who has trained thousands of multi-family professionals. Her expertise in assessing a property’s potential has increased the net operating income for numerous properties with her key ingredients of facilitating and training the on-site and supervisor teams with customized ‘how to’ steps in achieving profitable goals.

This seminar enforces one of the most tried and true dynamic marketing efforts. In today’s economic times, we need to maximize every phone call, every Internet lead, and every piece of traffic that enters our office. **Guaranteed to have a positive impact on your management skills! A session you don’t want to miss.**

**SESSION:**

**MARKETING WITH LITTLE OR NO MONEY...“IT’S NOT MISSION IMPOSSIBLE, BUT MISSION POSSIBLE”**

**WEDNESDAY, JUNE 23, 2010 | 3:15 P.M. TO 5:00 P.M.**

This seminar is packed with tried and true ideas that can work within anyone’s budget!

- Marketing on a Shoe String Budget
- Marketing & Advertising Ideas
- Marketing Offsite
- The Importance of Tracking Marketing Sources
- Marketing Budget—What SHOULD you have?
- Marketing at the Property
- Marketing Online

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**EDUCATIONAL SEMINARS**

**TRACK I**

[PROJECT SITE MANAGERS]

**SHCC – HUD’S “FINAL RULE” UPDATE** - Come hear representatives from Southwest Housing Compliance Corporation discuss HUD’s “Final Rule” which addresses among other things, the new requirements for EIV, obtaining Social Security numbers from all residents, what to do when it is discovered that a tenant hasn’t reported income, and you have to collect it - through a Repayment Agreement. There will also be discussion regarding what to do if the resident “leaves in the middle of the night” when confronted with having to repay money to HUD due to undisclosed income. Attendees will learn how to navigate the HUD Special Claims process which can help a property recover funds.

**LOSS CONTROL** – Liability and casualty loss continues to be a huge problem for property owners and managers. As we become a more litigious society it is more important that ever to take all steps necessary to insure property safety. Come hear tips from industry experts on how to keep your property safe and insurance premiums low.
EDUCATIONAL SEMINARS, CONTINUED

TRACK I
[PROJECT SITE MANAGERS]

CHANGES TO LEASE | AUTOMATION - 2010 brings new versions of the Rural Development 515 and Section 8 leases. Come hear about the changes to these leases and how they will affect your certification process. In addition, you will learn about the new techniques available to managers to help automate their office and office procedures.

DRUG AWARENESS | REASONS FOR EVICTIONS – Narcotics trafficking and usage is at an all-time high and apartments are huge targets for this type of activity. Come listen as panelists share their insight in how to detect problems on your property and how they can be effectively cured. A Justice of the Peace will also be present to share his thoughts on how to carry out an eviction process through the court system.

APPLICATIONS & WAITING LISTS – The easiest part of a supervisor’s job is to tell a manager how to carry out the application, verification and certification process, along with managing the waiting list. Unfortunately that is not as easy to do as it sounds. Our speakers share their experiences with this process and give you proven techniques that will allow you to swiftly and effectively carry out this task.

MARKETING WITH LITTLE OR NO MONEY – The one constant complaint heard from managers is “how do we market our vacant units when we don’t have any money for that function? Come hear this dynamic speaker share her thoughts on “Marketing with Little or No Money”. This should be one of the highlights of the convention.

UNIFORM PHYSICAL CONDITION STANDARDS – Property condition is the hot button for all governmental agencies these days. No matter the program, the intent of each is to provide decent, safe and sanitary housing. As the agencies step up their inspection process, come hear Michael Garrett from TDHCA explain the inspection process according to the UPCS inspection guidelines and what is required to pass those inspections.

TxRD | TDHCA | HUD – [Changes in Handbook | Compliance | Income Verification] – Come hear representatives from all three agencies answer your questions on a wide range of topics. Attendees will be queried to submit questions and panelists will answer giving each agencies perspective. No questions are too unimportant.

SHOP TALK - An opportunity for you, through small group interchange, to voice your concerns and share experiences that might enable your peers to more effectively handle similar situations. An ideal chance to solicit assistance in solving difficult circumstances you encounter. No topic is off-limits!

TRACK II
[OWNERS, DEVELOPERS, SENIOR MANAGEMENT]

RURAL DEVELOPMENT PRESERVATION – As the 515 portfolio ages, it becomes more difficult to find the dollars available to keep these properties in tip-top condition and in compliance with Rural Development. Come hear this round table discussion with Rural Development staff as we devise strategies to keep these valuable assets from further deterioration.
EDUCATIONAL SEMINARS, CONTINUED

TRACK II
[OWNERS, DEVELOPERS, SENIOR MANAGEMENT]

EXIT STRATEGIES AND THEIR IMPACT ON MARKETABILITY OF PROPERTIES - As properties near the end of their compliance period, it is appropriate to discuss how participants can exit from these partnerships without suffering a huge tax bite. Our expert tax accountants and attorneys will detail exit strategies from partnerships and how those strategies can be utilized to market the property to potential new buyers.

MEET OUR EXHIBITORS – A key ingredient of our convention is vendor participation. It is important to ensure that they have an opportunity to meet and be able to present their products or services in front of the owner/managers or other decision makers. At most conventions, the vendors hope these people come by their booths, but at our convention, we make sure they get together.

TDHCA NITTY GRITTY | LEGISLATIVE RE-CAP - Come hear TDHCA staff discuss the new developments associated with their programs. We will have members of the property development group, compliance, underwriting, and the legislative staff. TDHCA will be undergoing Sunset review in the next legislative session and this will be a good time to hear their plans.

CERTIFIED RURAL HOUSING MANAGER PROGRAM

TRACK III
[CERTIFIED RURAL HOUSING MANAGER CERTIFICATION]

The Rural Rental Housing Association of Texas has created an innovative program for the best and brightest in the rural property management industry. The Certified Rural Housing Manager [CRHM] program is designed to provide the rural housing manager with a wealth of information that will make them more effective and efficient. The Certification requires successful completion of four Pillar Courses within a three [3] calendar year period of time. Courses include 101-A or 101-B or 101-C and 102, 103, and 104. We are offering 104 during this Annual Convention and Trade Show.

FAIR HOUSING AND ACCESSIBILITY – 104: This 4 hour class is often the class managers and owners dread the most but leave feeling they’ve learned the most. This class has been tailored to the rural housing manager and addresses issues such as reasonable accommodations, accessibility modifications, companion animals, and the reality of Fair Housing violations. Managers who attend this class will obtain a wealth of specific information they can apply at their apartment communities. [WEDNESDAY MORNING ONLY] [Carolyn Turner, Civil Rights Coordinator, Texas Rural Development]

ADDITIONAL $50 PER PERSON
★ LIMITED TO THE FIRST 100 PEOPLE ★
**RURAL RENTAL HOUSING ASSOCIATION OF TEXAS, INC.**  
32nd ANNUAL CONVENTION & TRADE SHOW  
Hilton College Station | 801 University Drive East | College Station, Texas 77840 | 979.693.7500  
JUNE 22-25, 2010

**CONVENTION-AT-A-GLANCE**

- **TRACK I** – Project Site Managers
- **TRACK II** – Owners, Developers, Senior Management
- **TRACK III** – Certified Rural Housing Manager Certification Seminar

### TUESDAY, JUNE 22, 2010

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
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<tbody>
<tr>
<td>9:30 a.m.</td>
<td>Golf – Check In [Pebble Creek Country Club]</td>
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<tr>
<td>10:00 a.m.</td>
<td>Golf - Tee Off [Pebble Creek Country Club]</td>
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<tr>
<td>10:00 a.m.</td>
<td>Sporting Clays Hunt [Tonkaway Ranch]</td>
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<td>11:30 a.m.</td>
<td>Winery Tour [Messina Hof]</td>
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<tr>
<td>4:00 p.m. - 6:30 p.m.</td>
<td>Early Registration</td>
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<tr>
<td>6:30 p.m. - 7:30 p.m.</td>
<td>Opening Reception</td>
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<tr>
<td>7:30 p.m.</td>
<td>Fish Fry [Hilton]</td>
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### WEDNESDAY, JUNE 23, 2010

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
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<tbody>
<tr>
<td>8:00 a.m. - 5:00 p.m.</td>
<td>Registration</td>
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<tr>
<td>8:00 a.m. - 11:00 a.m.</td>
<td>Exhibitor Setup</td>
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<tr>
<td>7:30 a.m. - 9:15 a.m.</td>
<td>SHCC – HUD’s “FINAL RULE” UPDATE  [EIV</td>
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<td>8:00 a.m. - 9:15 a.m.</td>
<td>LOSS CONTROL</td>
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<td>8:00 a.m. - 10:30 a.m.</td>
<td>FAIR HOUSING  [CERTIFIED TRAINING]</td>
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<tr>
<td>9:15 a.m. - 10:30 a.m.</td>
<td>CHANGES TO LEASE</td>
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<tr>
<td>10:30 a.m. - 10:45 a.m.</td>
<td>Refreshment Break</td>
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<tr>
<td>10:45 a.m. - 12:15 p.m.</td>
<td>FAIR HOUSING, continued  [CERTIFIED TRAINING]</td>
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<td>10:45 a.m. - 12:15 p.m.</td>
<td>DRUG AWARENESS</td>
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<td>10:45 a.m. - 12:15 p.m.</td>
<td>BOARD OF DIRECTORS MEETING</td>
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<td>12:15 p.m. - 1:30 p.m.</td>
<td>LUNCH</td>
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<tr>
<td>1:30 p.m. - 3:00 p.m.</td>
<td>APPLICATIONS &amp; WAITING LISTS</td>
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<tr>
<td>1:30 p.m. - 3:00 p.m.</td>
<td>RURAL DEVELOPMENT PRESERVATION</td>
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WEDNESDAY, JUNE 23, 2010 . . . CONTINUED

3:00 p.m. - 3:15 p.m. Refreshment Break

3:15 p.m. - 5:00 p.m. MARKETING WITH LITTLE OR NO MONEY [Tiffany Yelverton]
   6:00 p.m. Hall of Fame [Buses will be provided to and from the Hilton College Station to the Hall of Fame]
   6:15 p.m. Refreshments [Upon Arrival]
   6:15 p.m. Mechanical Bull
   7:00 p.m. Dinner [Royer’s Roundtop Café]
   7:30 p.m. Entertainment [DJ]

9:00 | 10:00 | 11:00 p.m. Buses return to the Hilton College Station

THURSDAY, JUNE 24, 2010

7:00 a.m. Fun Run/Walk

8:00 a.m. - 3:30 p.m. Registration

9:00 a.m. - 10:15 a.m. UNIFORM PHYSICAL CONDITION STANDARDS

9:00 a.m. - 10:15 a.m. EXIT STRATEGIES & THEIR IMPACT ON MARKETABILITY OF PROPERTIES

10:15 a.m. - 10:30 a.m. Refreshment Break

10:30 a.m. - 12:00 noon UNIFORM PHYSICAL CONDITION STANDARDS, continued

10:30 a.m. - 12:00 noon MEET OUR EXHIBITORS

12:00 noon - 1:15 p.m. LUNCH

1:15 p.m. - 3:00 p.m. TxRD | TDHCA | HUD [Changes in Handbook | Compliance | Income Verification]

1:15 p.m. - 3:00 p.m. TDHCA NITTY GRITTY | LEGISLATIVE RE-CAP

3:00 p.m. - 3:15 p.m. Refreshment Break

3:15 p.m. - 5:00 p.m. SHOP TALK

5:30 p.m. - 6:30 p.m. Networking Reception
   6:30 p.m. Dinner
   7:00 p.m. Casino Night

Conclusion of RRHA of Texas’ Convention and Trade Show
REGISTRATION INFORMATION  
[Please use one form per registrant.]

Name: 
Project or Company: 
Address: 
City: State: Zip: 
Phone: E-Mail: 
☐ First Time Attendee  ☐ Please check here if you require a special accommodation to fully participate. Attach a description of your needs.

REGISTRATION for Spouse | Significant Other | Child 
Name: 

REGISTRATION FEES

Mark the appropriate category for each activity. Full registration includes seminars, refreshment breaks, trade show, lunches, dinners, and other networking events. The Fish Fry, Golf Scramble, Skeet Shoot, and Messina Hof Winery Tour are NOT included in the registration price.

TRACK I & II REGISTRATION  
[Educational Seminars, Convention & Trade Show]

☐ Member ........................................  225.00  250.00
☐ Member Spouse | Significant Other | Child ........................................  150.00  175.00
☐ USDA | HUD | TDHCA | SHCC | ORCA ...................................................  98.00  120.00
☐ Non-Member ........................................  275.00  300.00
☐ Non-Member Spouse | Significant Other | Child ........................................  225.00  250.00

TRACK III REGISTRATION  
[RRHA of Texas Certified Rural Housing Manager Certification Program, Convention & Trade Show]

☐ Fair Housing and Accessibility - 104 ...................................................  50.00  [ADDITIONAL]

EXTRA ACTIVITIES  |  THESE ARE IN ADDITION TO THE REGISTRATION FEE

☐ Fish Fry ........................................................................................................  18.00  20.00
☐ Golf Scramble ................................................................................................  150.00  175.00
☐ Sporting Clays Hunt ...........................................................................................  50.00
☐ Winery Tour ......................................................................................................  12.00

EXTRA TICKETS  (For NON-REGISTERED participants ONLY)

☐ Fish Fry ........................................................................................................  18.00
☐ Winery Tour ......................................................................................................  12.00
☐ Hall of Fame [Dinner & Entertainment] ..........................................................  40.00
☐ Casino Night [Dinner & Entertainment] ..........................................................  40.00

TOTAL DUE  $ _______  _______

➔ CONFERENCE T-SHIRT - COMPLIMENTARY to all paying registered participants, if registration form is received by 05/31/10 | T-Shirt is 100% preshrunk cotton | please mark your appropriate size

☐ Small  ☐ Medium  ☐ Large  ☐ X-Large  ☐ 2 XL  ☐ Other _______

☐ BILL MY ACCOUNT  ☐ MASTERCARD  ☐ VISA  ☐ AMERICAN EXPRESS  ☐ CHECK

Card Number: ___________________________ Exp. Date: __________
Cardholder Name: ___________________________
Signature: ___________________________

Return to: RRHA of Texas | 417-C West Central | Temple, TX 76501 | 254.778.6111 | Fax: 254.778.6110 | office@rrhatx.com