

# **RRHA** OF TEXAS



**JULY 17-19, 2018** 🌊 **CORPUS CHRISTI**

Omni Corpus Christi Hotel  
900 North Shoreline Boulevard  
Corpus Christi, Texas 78401  
361.887.1600

## REGISTRATION INFORMATION

RRHA's 40<sup>th</sup> Annual Convention and Trade Show will be held July 17-19, 2018 at the Omni Corpus Christi Hotel, 900 North Shoreline Boulevard, Corpus Christi, Texas 78401. Telephone numbers are direct: 361.887.1600, Omni Reservations Toll Free Number: 800-843.6664, or <https://www.omnihotels.com/hotels/corpus-christi/meetings/rrha-annual-conference-2018> -- group code: 14500813947

- **Guest Room** | \$142 (single or double) .... Group room rate honored 2 days pre and post – *based on availability*
- **Parking** | Self-parking - \$5.00 daily ..... Valet - \$22.00 daily
- **Internet** | Complimentary wireless internet access in guest rooms and lobby space

## REGISTRATION POLICIES

Your 2018 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 **June 23, 2018** to take advantage of the early registration rate. After **June 23<sup>rd</sup>**, you must pay the full fee. All registration forms must be accompanied by payment in full, or approved billing. RRHA of Texas accepts MasterCard, Visa, and American Express for payment of services and products.

## HOTEL ACCOMMODATIONS

Reservations must be made directly with the Omni Corpus Christi Hotel by **June 23<sup>rd</sup>** directly at 361.887.1600, toll free at 800.843.6664, <https://www.omnihotels.com/hotels/corpus-christi/meetings/rrha-annual-conference-2018> -- group code: 14500813947, or for *anyone needing to book more than 10 rooms*, you may call Ms. Amanda Campbell at 361.886.3558. To receive the special room rate, \$142 for single or double occupancy, you must be enrolled in RRHA's convention and trade show. After **June 23<sup>rd</sup>**, reservations will be accepted on a space available basis and prices may vary. Changes and cancellations should also be made directly with the hotel. Hotel will extend the discounted group rate 2 days pre and 2 days post, based on hotel availability.

## REGISTRATION HOURS

Pre-registered attendees may pick up their packets from 3:30 p.m. to 5:30 p.m. on Tuesday, July 17<sup>th</sup>. You may enroll on-site during convention hours. The registration/information desk will typically be open beginning at 7:30 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 **\$475** for RRHA of Texas members and **\$595** 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 \$300; otherwise, individual event tickets can be purchased. Set-up personnel may gain entrance to the exhibition area beginning at 3:00 p.m. on Tuesday, July 17<sup>th</sup>, and breakdown must be completed by 5:00 p.m. on Thursday. Accommodations for only two representatives are provided at each booth.

## GENERAL INFORMATION, *CONTINUED*

### 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.

### PRIZE DRAWINGS

Prize drawings for paid registrants will be conducted as shown on the agenda. Your name tag will be used for prize drawings and you must be present and show your badge to be eligible as a prize winner. Door prize winners will not be eligible for subsequent door prize drawings; however, all winners will be returned to the drawing box for the grand finale drawings.

***BACK BY POPULAR DEMAND ... we will be raffling off numerous really nice gift baskets – Tickets: \$1 each or 6 for \$5. Raffle to be held on Thursday afternoon/evening.***

### 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

### WELCOME & OPENING SESSION | **WEDNESDAY MORNING**

President Beverly Banks will open the meeting with a special welcome to all convention attendees and give her "State of the Association" address. Ms. Banks will recognize the recipients of the RRHA of Texas Certified Rural Housing Manager awards.

### LUNCH & GENERAL MEMBERSHIP MEETING | **WEDNESDAY NOON**

The winners of the RRHA of Texas "Site Managers of the Year" awards will be announced and honored at this time.

### BEACH/LUAU INDOOR PARTY | **WEDNESDAY NIGHT**

Take advantage of the leisure and relaxed mood in Corpus Christi and dress accordingly. Boho chic is the favorite as everyone likes flowy maxi dresses but summer dresses and floral frocks can look pretty as well. For the women, go for a tropical and colorful sundress because that's what you will likely be comfortable in. If you want a nice and authentic touch then throw a flower in your hair because it will make you beautiful and ensure that you embrace the culture. For the men, all you need is a flashy but classy Hawaiian shirt and everybody has one. This is something that everybody can dress for, just go for colorful and tropical in your costume ideas and you are sure to find something to wow! Leis will be given at the door! The band "RetroFit" will be playing your favorite 60's, 70's, and 80's rock-n-roll. ***So come and be ready to ROCK OUT to the OLDIES!***

## SPECIAL EVENTS, *CONTINUED*

### NETWORKING HOUR | REFRESHMENTS | RAFFLE | DOOR PRIZES | **THURSDAY NIGHT**

Following our last session of the convention, we will gather to enjoy refreshments, basket raffles, and door prizes.

### TEXAS STATE AQUARIUM | **THURSDAY NIGHT**

***Where Lifetime Memories Are Made*** .... After years in the making, the Caribbean Journey, part of the original vision, opened its doors in 2017 at the Texas State Aquarium. The Caribbean Journey provides homes to an exciting collection of sea and land creatures. It is here that you can break into the mesmerizing secrets of the underwater and jungle world. With animal encounters, special presentations, and the Dolphin Show, everywhere you turn, there's something new to discover. Buses will transport attendees between the Omni Hotel and Texas State Aquarium. A cash bar, along with dinner and the Dolphin Show, will be provided for RRHA of Texas guests. ***For those wishing to spend time in an extraordinary place, a promising unforgettable experience awaits.***

## ACTIVITIES

### SKEET | TRAP SHOOT | **TUESDAY MORNING**



The Ed Ipser Memorial Skeet Shoot continues to grow each and every year. This 14<sup>th</sup> Annual event is being held at the Corpus Christi Pistol and Rifle Club. 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 shells - and come join the fun! All skill levels are welcome. **\$75 PER PERSON**

### GOLF SCRAMBLE | **TUESDAY MORNING**



Our golf scramble continues to be a popular pre-convention event. Come ready for a good time and join your RRHA friends for our 20<sup>th</sup> Annual Neal "Dirty Sox" Johnson Golf Classic at NorthShore Country Club. Our Championship links style course features golfing along the shores of Corpus Christi Bay. **\$125 PER PERSON**

### SUNRISE STROLLIN' AND STRUTTIN' (aka Fun Run|Walk) | **THURSDAY MORNING**



Ahh, the fresh sea air! Meet in the Hotel lobby and join us for a scavenger hunt – stroller's vs. strutter's. This game will be a fun social activity for anyone. The hunt will be an effective way to get players to explore the people and places in Corpus Christi. The game also helps everyone to get moving and burn off some energy. Come join the fun for the "health" of it. ***NEW THIS YEAR .... You must participate in this activity to receive a complimentary Fun Run t-shirt.*** **FREE**

# EDUCATIONAL SEMINARS

## [PROJECT SITE MANAGERS]

- FILING EVICTIONS EFFECTIVELY and COMMON MISTAKES TO AVOID
- MAINTENANCE MANAGEMENT: PRIORITIZING MAINTENANCE, MAINTENANCE on a DIME, LANDSCAPING
- HANDLING THE HATERS: CONFLICT RESOLUTION – EFFECTIVELY COMMUNICATING, DEALING with NEGATIVITY
- MARKETING: TAGLINES, TOOLS & TIGHT BUDGETS
- SAFETY, SECURITY and DRUG AWARENESS
- HOW TO AVOID BURN-OUT & GET THE JOB DONE
- EMERGENCY PREPAREDNESS
- RD SUPERVISORY and PHYSICAL INSPECTIONS
- TRUE COLORS ....

## [MID-MGMT. | SR. SUPERVISOR | SMALL OWNERS]

- FAIR HOUSING COMPLAINTS
- RD PROJECT FINANCIALS
- SOUTHWEST HOUSING COMPLIANCE CORP.

## [OWNERS, DEVELOPERS]

- TRANSFER APPLICATION DISCUSSION
- CNA's, PLANS & SPECS
- DISCUSSION WITH 538 LENDERS, SYNDICATORS, RD AND TDHCA
- 4% LIHTC/BOND PORTFOLIO REHABS
- HOW TO DO A REHAB WITHOUT TAX CREDITS
- TDHCA – MULTIFAMILY DIRECT LOAN PROGRAM (HOME & NHTF)
- RD MFH – PRESERVATION VS. EXIT STRATEGIES: SHOULD I STAY OR SHOULD I GO?

**RURAL RENTAL HOUSING ASSOCIATION OF TEXAS, INC.**

**40TH ANNUAL CONVENTION & TRADE SHOW**

OMNI CORPUS CHRISTI HOTEL | 900 NORTH SHORELINE BLVD. | CORPUS CHRISTI, TEXAS 78401 |  
361.887.1600

**JULY 17-19, 2018**

**PRELIMINARY AGENDA**

**Site Mgr.** Project Site Managers  
**Sr. Mgmt.** Senior Supervisors | Mid-Management | Small Owners  
**Own/Dev.** Owners | Developers

**TUESDAY, JULY 17, 2018**

10:00 a.m. SKREET SHOOT | Corpus Christi Pistol & Rifle Club  
10:00 a.m. GOLF – TEE-OFF | NorthShore Country Club  
1:00 p.m. EXHIBITOR SET-UP  
3:30 p.m. – 5:30 p.m. REGISTRATION  
DINNER ON YOUR OWN

**WEDNESDAY, JULY 18, 2018**

7:30 a.m. - 5:00 p.m. REGISTRATION  
8:00 a.m. - 8:45 a.m. GRAB 'N GO BREAKFAST  
8:00 a.m. - 11:00 a.m. EXHIBITOR SETUP  
9:00 a.m. - 9:50 a.m. WELCOME & OPENING SESSION (Certified Rural Housing Manager Awards)  
9:50 a.m. - 10:05 a.m. REFRESHMENT BREAK

**Concurrent Sessions:**

**Sr. Mgmt.** 10:05 a.m. – 10:55 a.m. FAIR HOUSING COMPLAINTS  
Speaker: Seth Sullivan, RRHA Consultant

**Site Mgr.** 10:05 a.m. – 10:55 a.m. MAINTENANCE MANAGEMENT  
Speaker: Ron Ipock, Hamilton Valley Management

**Own/Dev.** 10:05 a.m. - 10:55 a.m. TRANSFER APPLICATION PROCESS  
Panelists: Tim Chandler, USDA, Washington, DC  
Jonathan Bell, USDA, Texas  
Kenneth Earl, USDA, Texas

10:55 a.m. – 11:10 a.m. BREAK

**Concurrent Sessions:**

**Site Mgr.** 11:10 a.m. – 12:00 noon SAFETY, SECURITY & DRUG AWARENESS  
Trainer: Corpus Christi Police Dept.

**Own/Dev.** 11:10 a.m. - 12:00 noon TRANSFER APPLICATION PROCESS (CNA'S, APPRAISALS, PLANS & SPECS)  
Panelists: Tim Chandler, USDA, Washington, DC  
Jonathan Bell, USDA, Texas  
Kenneth Earl, USDA, Texas

12:00 noon - 1:30 p.m. LUNCH (Site Manager of the Year Awards)

## WEDNESDAY, JULY 18, 2018, continued

### Concurrent Sessions:

- Site Mgr.** 1:30 p.m. - 2:20 p.m. FILING EVICTIONS EFFECTIVELY  
Trainer: David Fritsche, Law Offices of R. David Fritsche, San Antonio
- Own/Dev.** 1:30 p.m. - 2:20 p.m. 4% LIHTC/BOND PORTFOLIO REHABS  
Panelists: Will Eckstein, Greystone Affordable Development  
Teresa Morales, TDHCA  
Tim Chandler, USDA, Washington, DC  
Tammy Daniels, USDA, Washington, DC
- 2:20 p.m. - 2:35 p.m. BREAK

### Concurrent Sessions:

- Site Mgr.** 2:35 p.m. - 3:25 p.m. MARKETING ON A DIME  
Speaker: Katie Rigsby, CAPS, CAM, NALP
- Own/Dev.** 2:35 p.m. - 3:25 p.m. TDHCA – MF DIRECT LOAN PROGRAM (HOME & NHTF)  
Panelists: Andrew Sinnott, TDHCA
- Sr. Mgmt.** 2:35 p.m. - 4:45 p.m. HOSPITALITY with VENDORS **[SPECIAL INVITATION ONLY]**
- 3:25 p.m. - 3:40 p.m. REFRESHMENT BREAK

### Concurrent Sessions:

- Site Mgr.** 3:40 p.m. - 4:30 p.m. HOW TO AVOID BURN-OUT & GET THE JOB DONE  
Speaker: Katie Rigsby, CAPS, CAM, NALP
- Own/Dev.** 3:40 p.m. - 4:30 p.m. Multifamily Housing Preservation & Revitalization Program (MPR) and 538 Program  
Panelists: Tim Chandler, USDA, Washington, DC  
Tammy Daniels, USDA, Washington, DC
- 6:15 p.m. - 6:45 p.m. NETWORKING TIME
- 6:45 p.m. - 7:30 p.m. DINNER
- 7:30 p.m. - 10:30 p.m. BEACH/LUAU INDOOR PARTY ... Take advantage of the leisure

and relaxed mood in Corpus Christi and bring your best tropical wear. For the women go for boho chic with a flowy maxi or tropical and colorful sundress or a floral frock. Throw a flower in your hair because it will make you beautiful and help you embrace the culture. For the men, pull out your flashy but classy Hawaiian shirt (we know you have one). This is something that everybody can dress for, just go for colorful and tropical in your costume ideas and you are sure to wow! Leis will be given at the door! The band "RetroFit" will be playing your favorite 60's, 70's, and 80's rock-n-roll. ***So come and be ready to ROCK OUT to the OLDIES!***

## THURSDAY, JULY 19, 2018

- 7:00 a.m. FUN RUN/WALK
- 7:30 a.m. - 3:00 p.m. REGISTRATION
- 7:30 a.m. - 8:15 a.m. GRAB 'n GO BREAKFAST
- 8:00 a.m. - 3:30 p.m. EXHIBITS OPEN
- Sr. Mgmt.** 8:00 a.m. - 8:50 a.m. RD PROJECT FINANCIALS  
Speakers: Michael Resnik, USDA, Washington, DC  
Dana Daugherty, USDA, Washington, DC

## THURSDAY, JULY 19, 2018, continued

**Concurrent Sessions:**

- |                  |                        |   |
|------------------|------------------------|---|
| <b>Sr. Mgmt.</b> | 9:00 a.m. - 9:50 a.m.  | RD PROJECT FINANCIALS, <i>continued</i><br>Speakers: Michael Resnik, USDA, Washington, DC<br>Dana Daugherty, USDA, Washington, DC |
| <b>Site Mgr.</b> | 9:00 a.m. - 9:50 a.m.  | EMERGENCY PREPAREDNESS<br>Speaker: Billy Delgado, Corpus Christi Emergency Management,<br>Corpus Christi                          |
| <b>Own/Dev.</b>  | 9:00 a.m. - 9:50 a.m.  | PRESERVATION VS. EXIT STRATEGIES<br>Speaker: Larry Anderson, Get RD Done Right  |
|                  | 9:50 a.m. - 10:05 a.m. | REFRESHMENT BREAK   |

**Concurrent Sessions:**

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|------------------|-------------------------|---|
| <b>Site Mgr.</b> | 10:05 a.m. - 10:55 a.m. | RD SUPERVISORY AND PHYSICAL INSPECTIONS<br>(How to prepare; what RD looks for, and common<br>deficiencies/mistakes to avoid)<br>Speakers: Michael Resnik, USDA-Rural Development<br>Dana Daugherty, USDA, Washington, DC  |
| <b>Own/Dev.</b>  | 10:05 a.m. - 10:55 a.m. | HOW TO DO A REHAB WITHOUT TAX CREDITS (538; RD Loan<br>Deferral; CNA & Reserve Account Increase)<br>Panelists: Tim Chandler, USDA, Washington, DC<br>Tammy Daniels, USDA, Washington, DC<br>Jonathan Bell, USDA, Texas<br>Kenneth Earl, USDA, Texas<br>Chris Mullen, Bonneville Multifamily Capital |
|                  | 10:55 a.m. - 11:10 a.m. | BREAK   |

**Concurrent Sessions:**

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|------------------|-------------------------|---|
| <b>Site Mgr.</b> | 11:10 a.m. - 12:00 noon | HANDLING THE HATERS: CONFLICT RESOLUTION<br>Speaker: Katie Rigsby, CAPS, CAM, NALP  |
| <b>Own/Dev.</b>  | 11:10 a.m. - 12:00 noon | DISCUSSION WITH 538 LENDERS & SYNDICATORS<br>Panelists: Will Eckstein, Greystone Affordable Development<br>Chris Mullen, Bonneville Multifamily Capital |
|                  | 12:00 noon - 1:15p.m.   | LUNCH (general membership)<br>RRHA OF TEXAS BOARD OF DIRECTORS MEETING & LUNCH  |

**Concurrent Sessions:**

- |                  |                       |   |
|------------------|-----------------------|---|
| <b>SHCC</b>      | 1:30 p.m. - 2:20 p.m. | SOUTHWEST HOUSING COMPLIANCE CORPORATION<br>Speaker: Nancy McIlhaney, SHCC        |
| <b>Site Mgr.</b> | 1:30 p.m. - 2:20 p.m. | INTRODUCTION TO TRUE COLORS<br>Trainer: Rachel Spakes, Hamilton Valley Management |
| <b>Own/Dev.</b>  | 1:30 p.m. - 2:20 p.m. | LEGISLATIVE ISSUES<br>Speaker: Todd Kercheval, RRHA Legislative Lobbyist          |
|                  | 2:20 p.m. - 2:35 p.m. | REFRESHMENT BREAK   |
| <b>Site Mgr.</b> | 2:35 p.m. - 4:30 p.m. | TRUE COLORS<br>Trainer: Rachel Spakes, Hamilton Valley Management                 |



## THURSDAY, JULY 19, 2018, continued

4:30 p.m. – 5:30 p.m. BASKET RAFFLES | DOOR PRIZES  
6:30 p.m. LOAD BUSES  
6:45 p.m. DEPART OMNI HOTEL TO HEAD TO TEXAS STATE AQUARIUM

***Where Lifetime Memories Are Made*** ... After years in the making, the Caribbean Journey, part of the original vision, opened its doors in 2017. The Caribbean Journey provides homes to an exciting collection of sea and land creatures. It is here that you can break into the mesmerizing secrets of the underwater and jungle world. With animal encounters, special presentations, and the Dolphin Show, everywhere you turn, there's something new to discover. Buses will transport attendees between the Omni Hotel and Texas State Aquarium. A cash bar, along with dinner and the Dolphin Show, will be provided for RRHA of Texas guests. ***For those wishing to spend time in an extraordinary place, a promising unforgettable experience awaits.***

7:30 p.m. DOLPHIN SHOW  
7:45 p.m. DINNER @ AQUARIUM  
8:45 p.m. BUSES BEGIN TO HEAD BACK TO OMNI HOTEL

CONCLUSION OF RRHA OF TEXAS' CONVENTION and TRADE SHOW

**PLEASE NOTE THAT SOME TOPICS AND CONTENT ARE SUBJECT TO CHANGE**