

RURAL RENTAL HOUSING ASSOCIATION OF TEXAS, INC.

43RD ANNUAL CONVENTION & TRADE SHOW

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

JULY 18-20, 2023

PRELIMINARY AGENDA

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

TUESDAY, JULY 18, 2023

10:00 a.m. **GOLF – TEE-OFF** | Oso Beach Golf Course
1:00 p.m. **EXHIBITOR SET-UP**
4:00 p.m. – 6:00 p.m. **REGISTRATION**
DINNER ON YOUR OWN

WEDNESDAY, JULY 19, 2023

7:30 a.m. - 5:00 p.m. **REGISTRATION**
7:45 a.m. - 8:30 a.m. **BREAKFAST – ON YOUR OWN**
8:00 a.m. - 5:00 p.m. **EXHIBITS OPEN**
8:15 a.m. - 8:45 a.m. **WELCOME & OPENING SESSION** (Site Manager of the Year Awards)

Concurrent Sessions:

Site Mgr. 8:45 a.m. – 9:45 a.m. **HOW TO USE SUPPORTIVE SERVICES: DISCUSS PARTNERS TO HELP WITH RESIDENT RETENTION & BUILDING A POSITIVE ENVIRONMENT AT YOUR PROPERTY**
Rachel Spakes, Hamilton Valley Management
Deborah Walker, Mockingbird Management

Own/Dev. 8:45 a.m. - 9:45 a.m. **DEVELOPMENT CHALLENGES**
Justin Meyer, Arx Advantage
Jason Rabalais, MAC Real Estate

9:45 a.m. – 10:00 a.m. **BREAK**

Concurrent Sessions:

Site Mgr. 10:00 a.m.– 11:00 a.m. **GIG INCOME & NEW AGE ASSETS**
Gwen Volk

- Focus: Numerous online platforms make it possible for our residents and applicants to generate income from assets they possess such as boats and homes, and connect with customers to provide other goods or services like rides, household chores, or technology services, to name but a few. Meanwhile, assets have expanded from the sticks and bricks bank down the street and a plot of land to include cyber-currency and on-line payment, banking and fund-raising options. Finding out about and then verifying and calculating

income from the gig economy and new age assets is a challenge for the property manager. And regardless of the program, neither the oversight agencies nor our rule books give us much help on how to do this. This course shows you the basics of working with these 21st century sources and doing your due diligence to help ensure that the right benefits are going to the right individuals.

Own/Dev. 10:00 a.m. - 11:00 noon

USDA ROUNDTABLE, PART 1 OF 2

Byron Waters, Southern Regional Director, Southern Region, Field Operations Division, Multifamily Housing, Rural Development

Saykorn Kannika, Team Leader for Texas (as of July 1), Multifamily Housing, Rural Development

Concurrent Sessions:

Site Mgr. 11:00 a.m. – 12:00 noon

FAIR HOUSING: THE LETTER & THE SPIRIT

Gwen Volk

- Focus: An interactive look back at the origins and evolution of Fair Housing laws in the United States: Where we are, how we got here, and where we might be headed. This is not a "nuts and bolts" course - it is a course designed to re-energize jaded housing providers to approach the rules in the spirit of the law. This course is interactive and engaging including a "Price is Right" style intro with prizes, a matching game of dates and events, and an inspirational Power Point.

Own/Dev. 11:00 a.m. - 12:00 noon

USDA ROUNDTABLE, PART 2 OF 2

Byron Waters, Southern Regional Director, Southern Region, Field Operations Division, Multifamily Housing, Rural Development

Saykorn Kannika, Team Leader for Texas (as of July 1), Multifamily Housing, Rural Development

12:00 noon 1:30 p.m.

LUNCH (Certified Rural Housing Manager Awards)

Concurrent Sessions:

Site Mgr. 1:30 p.m. - 2:30 p.m.

TAKE 1: GETTING YOUR DELINQUENCIES DOWN TO 0
(Re-Enactments/Skits)

Facilitator: **Carrie Hoover**, Hamilton Valley Management

Skits provided by: Hamilton Valley Management | Integra-Peak Management | MAC Real Estate | Mockingbird Management

Own/Dev. 1:30 p.m. - 2:30 p.m.

WASHINGTON WIRE | LEGISLATIVE UPDATE, PART 1 OF 2

Patrick Barbolla, Fountainhead Management

Colleen Fisher, Council for Affordable and Rural Housing (CARH)

Todd Kercheval, Kercheval & Associates

WEDNESDAY, JULY 19, 2023, continued

Concurrent Sessions:

Site Mgr. 2:30 p.m. – 3:30 p.m.

FAIR HOUSING: DO'S & DON'TS

Gwen Volk

- Focus: In this class, Ms. Volk will provide actual court cases and ask the attendees to determine how the judge decided the case and why. Then Ms. Volk will advise the class how the case was decided and then discuss the issues.

Own/Dev. 2:30 p.m. - 3:30 p.m.

WASHINGTON WIRE | LEGISLATIVE UPDATE, PART 2 OF 2

Patrick Barbolla, Fountainhead Management

Colleen Fisher, Council for Affordable and Rural Housing (CARH)

Todd Kercheval, Kercheval & Associates

3:30 p.m. – 3:45 p.m.

REFRESHMENT BREAK

Concurrent Sessions:

Site Mgr. 3:45 p.m. – 4:45 p.m.

WHAT YOUR LEASE REALLY SAYS: UNDERSTANDING YOUR RIGHTS & RESPONSIBILITIES AS EXECUTOR OF THE APARTMENT LEASE

Patrick Barbolla, Fountainhead Management

Sr. Mgmt. 3:45 p.m. – 5:45 p.m.

HOSPITALITY with VENDORS [\[SPECIAL INVITATION ONLY\]](#)

Own/Dev.

6:00 p.m. - 6:30 p.m.

UNPLUG & UNWIND (Networking Time)

6:30 p.m. - 7:15 p.m.

DINNER

7:15 p.m. – 10:00 p.m.

DANCIN' THROUGH THE DECADES PARTY ...

- It's a blast from the past - it takes you on a dazzling whirlwind tour of the decades from the 1920s to the 1990s. A celebration of the music from across the decades from 'Howl at the Moon' dueling pianos. "Howl2Go" is a sing-along, drink-along, have one-heckuva good time. The nature of this theme dictates that the party attire should be 1) roaring 20's; 2) dirty 30's; 3) fabulous 40's; 4) nifty 50's; 5) swingin' 60's; 6) super 70's; 7) big 80's; and 8) grungy 90's. **PRIZES WILL BE AWARDED FOR THE "BEST DRESSED" IN EACH DECADE REPRESENTED. So come and be ready to get this night howlin'!**

THURSDAY, JULY 20, 2023

7:00 a.m.

SCAVENGER HUNT

7:30 a.m. - 3:00 p.m.

REGISTRATION

8:00 a.m. - 8:45 a.m.

BREAKFAST – ON YOUR OWN

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

EXHIBITS OPEN

Concurrent Sessions:

Site Mgr. 8:45 a.m. – 9:45 a.m.

TIME MANAGEMENT TOOLS

Mark Livanec, Yardi

- Time is your greatest asset. Using your time effectively is one of the most important tools you offer your company. Distractions and unexpected interruptions are a daily reality in working in property management, so it's important to remain aware and maintain focus. The key is to set achievable goals, make flexible plans, and minimize the time distractions try to take away from you. This session discusses the use of planning and calendars, goal setting, and completing task lists. It is interactive engaging audience participation in role-playing in "trap resolution" exercises.

Outcome: Participants will be able to:

- ✓ Recognize the 5 Traps of Time Wasters
- ✓ Follow 7 Tips for Effective Time Management
- ✓ Use The 4 Ds Every Day: Do, Delay, Delegate, Delete

Own/Dev. 8:45 a.m. - 9:45 a.m.

FINANCING | REPOSITIONING PROPERTIES | POST YEAR 15

Blair Henderson, Churchill Stateside Group

Robbye Meyer, Arx Advantage

Chris Mullen, Bonneville Multifamily Capital

Sr. Mgmt. 8:45 a.m. – 9:45 a.m.

SR. MGMT. (Supervisor's Roundtable)

9:45 a.m. – 10:00 a.m.

BREAK

Concurrent Sessions:

Site Mgr. 10:00 a.m. – 11:00 a.m.

PROGRAM BASICS ... Top 5 things to know

Candice George, Mockingbird Management

Own/Dev. 10:00 a.m.- 11:00 noon

TDHCA ROUNDTABLE, PART 1 OF 2

Colin Nickells, Competitive Housing Tax Credit Manager, TDHCA

Concurrent Sessions:

Site Mgr. 11:00 a.m.– 12:00 noon

INSPECTIONS: A SURVIVAL GUIDE

Brandt Witte, Program Analyst, Asset Management Division, Multifamily Housing, Rural Development

Own/Dev. 11:00 a.m. - 12:00 noon

TDHCA ROUNDTABLE, PART 2 OF 2

Colin Nickells, Competitive Housing Tax Credit Manager, TDHCA

12:00 noon - 1:30 p.m.

LUNCH (general membership)

LUNCH (RRHA OF TEXAS BOARD OF DIRECTORS MEETING)

Concurrent Sessions:

Site Mgr. 1:30 p.m. - 2:30 p.m.

HELPFUL HINTS FROM AN OWNERSHIP GROUP
Patrick Barbolla, Fountainhead Management
Craig Barbolla, Fountainhead Management

Own/Dev. 1:30 p.m. - 2:30 p.m.

SUCCESSION PLANNING
Robbye Meyer, Arx Advantage
Seth Sullivan, Law Offices of Seth B. Sullivan

Sr. Mgmt. 1:30 p.m. - 2:30 p.m.

SOUTHWEST HOUSING COMPLIANCE CORPORATION
Danse Lewis, Compliance Manager, SHCC
Sarah Snow, Director of Operations, SHCC

- MOR Updates
- HOTMA
- Final Rule
- NSPIRE
- Working with the SHCC Resident Help Desk

Concurrent Sessions:

Site Mgr. 2:30 p.m. - 4:00 p.m.

SHOP TALK
Candice George, Mockingbird Management
Charles Tidmore, Tidmore Building

Own/Dev. 2:30 p.m. - 4:00 p.m.

RECAP | DEVELOPER SESSIONS
Facilitated by *Robbye Meyer*, Arx Advantage

- Will be a recap of the previous developer sessions; discussion on what comments to submit for the QAP, etc.

4:00 p.m. - 5:00 p.m.

BASKET RAFFLES | DOOR PRIZES

6:00 p.m.

LOAD BUSES

6:15 p.m.

DEPART OMNI HOTEL TO USS LEXINGTON

- On the last night of the convention, come join us for this unique idea for entertainment! This event will be held aboard the ‘*Blue Ghost*’ of World War II fame – the USS Lexington. The Lexington is as tall as a 19-story building and as long as three New York City blocks. One of the most decorated aircraft carriers in the history of naval aviation is now one of the top ten attraction in the State of Texas. Beginning with a self-guided tour, followed by dinner, and entertainment, this occasion promises to be an event you won’t want to miss! Transportation will be provided to and from the Omni Hotel to the USS Lexington. **WE WILL PRACTICALLY GO “OVERBOARD” TO MAKE THIS EVENT A SUCCESS, SO DON’T MISS THE BOAT!**

6:45 p.m.

DINNER @ LEXINGTON

7:30 p.m.

ENTERTAINMENT ON THE LEXINGTON:

Joseph Roberts, Comedy Hypnotist

- Joseph Roberts is a nationally touring Comedic Hypnotist from the great State of Texas. Joseph invites volunteers from the audience to get hypnotized on stage right before your eyes and makes them do some of the most outrageously funny things you can possibly imagine. If you are ready for something totally over the top, then this is the show for you! Joseph's comedy hypnosis show gets wilder and wilder as the night goes on.

**Artist will be videotaping the show for insurance and liability reasons. Artist maintains the right to duplicate the recording for use in marketing or sales.*

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