

# *National NAHRO Training & Test*

**Public Housing Assessment System (PHAS) Seminar with Proficiency Test  
(Hosted by Nebraska NAHRO in Lincoln, NE)  
Monday-Tuesday, March 26-27, 2018**

## **Training Site/Lodging:**

**Country Inn and Suites North Hotel and Conference Center  
5353 North 27th Street, Lincoln, NE 68521**

**Call (402) 476-5353 (Lodging Code: NAHRO):**

**Or, click on [NAHRO](#) (Group Booking Code: \_\_\_\_\_):**

**Sunday, March 25th– Monday, March 26th - \$76/night**

**(Attendees book on their own—Lodging RSVP Cut-off Date: March 8, 2018)**

**Public Housing Assessment System (PHAS) Seminar with Proficiency Test Provided by Beth Turner, NAHRO:**

PHAS is designed to measure the management performance of all PHAs nationwide.

Tentative Schedule:

Registration Day One: 8:00 - 8:30 a.m.

Daily Program for Day One - Day Two: 8:30 am - 4:30 pm

- Introduction
- Overview of the Public Housing Assessment System (PHAS)
- Relationship of PHAS to Asset Management
- Physical Assessment Sub-System (PASS) and Uniform Physical Conditions Standards
- The Physical Inspection Scoring Process Definitions
- Dictionary of Deficiency Items, Definitions and Levels
- Physical Inspection Summary Report
- Management Operations: Vacancy Rate; Unit Turnaround Time; Rents Uncollected
- Management Assessment Sub System (MASS)
- Financial Assessment Sub-system (FASS)
- Financial Reporting Requirements
- Financial Condition Scoring and Thresholds
- GAAP-Based Scoring Process and Elements of Scoring
- Resident Service and Satisfaction
- Data Collection
- Failure to Submit Data
- Review of Audit
- Scoring and Appeals
- Withholding, Denying, and Rescinding Designation
- Modernization/Capital Fund Program (CFP)
- Capital Fund Indicator (CFP)
- Capital Fund Program Scoring and Thresholds
- Proficiency Test

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**Registrations must be received by March 8, 2018.  
Late registrations WILL NOT be accepted.**

**Copy this form for each additional registration. A separate form is required for each person.**

Name: \_\_\_\_\_  
Attendant Email: \_\_\_\_\_  
Housing Authority: \_\_\_\_\_  
Housing Address: \_\_\_\_\_  
Housing Contact and Phone Number: \_\_\_\_\_

**\*This is NE NAHRO's 2018 Spring Workshop and Free National Training Pilot Seminar. (HA's will be required to pay for training material and meals, these amounts are included in the prices below.) To qualify for the NE NAHRO Member registration price, the attendant must be a current member of NE NAHRO. You are only allowed one free National Training a year. You will have the choice to attend either the PH Seminar (PHAS - March 26-27, 2018) or the Section 8 Seminar (SEMAP - March 28-29, 2018, see SEMAP registration form for more information). If you wish to attend both seminars, you will need to pay the NE NAHRO Member registration price for one seminar and the NE NAHRO Member second Seminar registration price for the other seminar.**

## Training Only Registration Price

\_\_\_\_\_ @ \$200 NE NAHRO Member  
\_\_\_\_\_ @ \$325 NE NAHRO Member second Seminar  
\_\_\_\_\_ @ \$475 Non NE NAHRO Member

## REGISTRATION FOR PROFICIENCY TEST

\_\_\_\_\_ @ \$50 per Participant

Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_

**Cancellation and Refunds:** To receive a refund of your registration fees, written notice of cancellation must be received 30 days prior to the training. Cancellation received within 30 days of the training will not be refunded. The agency can send a substitute attendee if the original registrant can't attend. No exceptions will be made.

**For questions, please contact**  
**Renee Williams at [sc40406@windstream.net](mailto:sc40406@windstream.net) (402) 367-3587**  
**Patti Reick [clarksonha@hotmail.com](mailto:clarksonha@hotmail.com) (402) 352-2431**

Mail Check and Registration Form to:  
**NE Chapter of NAHRO**  
**% Heather Looper**  
**6223 Princess Margaret Drive**  
**Lincoln, NE 68516**

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**Instructor: Elizabeth (Beth) A. Turner**



Beth Turner recently retired as the Executive Director of the Lycoming County Housing Authority after 17 years of service with the agency. During her tenure at the housing authority, she managed a staff of 33 employees specializing in the maintenance and property management of 649 public and privately held housing units and management of a 675 rental voucher program. Her responsibilities included fiscal management, personnel management, property oversight, housing rental voucher program administration, capital needs planning, construction contract oversight, physical needs assessments, preventative maintenance program development, safety and quality control, and overall management of an organization owning and operating more than \$53 million in property assets.

In related experience, she has worked in planning and development of new housing properties, acquisition and rehabilitation of multi-unit sites, tax credit housing development and Section 8 project based administration. Previous to her housing authority experience, her career included nearly 10 years of management in the operation of mortgage brokerage companies specializing in FHA/VA new construction. Her certifications include PHM and SPHM and she served as a member of the NAHRO National Housing Committee from 2000-2003. Her agency has been the recipient of several NAHRO Awards of Excellence and NAHRO Awards of Merit for innovation in the management of affordable housing.