

National NAHRO Training & Test

**Section Eight Management Assessment Program (SEMAP) Seminar
(Hosted by Nebraska NAHRO in Lincoln, NE)
Wednesday - Thursday, March 28-29, 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](#) (Code: NAHRO located under more search options):

Tuesday, March 27th – Wednesday, March 28th - \$76/night

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

Section Eight Management Assessment Program (SEMAP) Seminar with Proficiency Test Provided by Beth Turner, NAHRO:

SEMAP is used to measure the performance of the Housing Choice Voucher/Section 8 program. This training will focus on how to prepare for the SEMAP certification and improve program performance by developing and/or using quality controls, tracking systems, etc.

Tentative Schedule:

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

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

Section 8 Management Assessment Program (SEMAP) Training Overview

- A. Review of the HUD requirements for the Section 8 Management Assessment Reports
- B. Knowing how your program will score
 - a. What are the assessed areas of the Section 8 Program?
 - b. Review of each indicators and it's impact on the overall score
 - c. How to keep the appropriate ongoing records to comply with the SEMAP audit rules
 - d. Retention rules
 - e. Quality control issues
- C. Exercises to reinforce SEMAP processes
- D. What all this have to do with me?
 - a. How your work affects the SEMAP score
 - b. How we each play a part in a successful program
 - c. Working together ensures success for everyone
- E. Improving your score
 - a. What has the greatest impact?
 - b. What has the quickest impact?
 - c. Periodic review of anticipated scores
- F. Getting to high performer status
- G. Maintaining high performer status

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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, see PHAS registration form for more information) or the Section 8 Seminar (SEMAP - March 28-29, 2018). 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 Registration Price

_____ @ \$140 NE NAHRO Member
_____ @ \$265 NE NAHRO Member second Seminar
_____ @ \$415 Non NE NAHRO Member

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 (402) 367-3587
Patti Reick clarksonha@hotmail.com (402) 352-2431

Mail Check and Registration Form to:
NE Chapter of NAHRO
% Heather Loper
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.