

The 2026 Oregon AHMA, OHCS Spring Symposium

Salem Convention Center, Salem Oregon

Thursday, May 21, 2026

Skillbuilding Track Sessions for Upper Management & Front Line Staff

Time Frame: 9 am to 10:30 am & 10:45 am to 11:30 am

Session Name: The Budget Process for RD Properties

Presenter: Marsha Zimmerman, Pinehurst Management

Description: This session will walk participants through the RS budget process from initial planning and expenses projection to completing required forms. Attendees will leave equipped with hands-on strategies to avoid common budgeting pitfalls, justify cost projections, manage reserve requirements and confidently navigate submission timelines.

Time Frame: 9 am to 10:30 am & if needed, 10:45 am to 11:30 am

Session Name: NSPIRE Through the Lens of the OHCS Inspectors

Presenters: Tina Esther and Allen McCartt, OHCS

Description: This session will cover HUD's NSPIRE inspection protocol, highlighting its new standard and scoring methodology for property assessments. Participants will learn how NSPIRE differs from previous models and gain practical tips to prepare for compliance under the updated requirements.

Time Frame: 9 am to 10:30 am & if needed, 10:45 am to 11:30 am

Session Name: The ABCs of TSPs (all program funding types)

Presenter: Tari Bradley, OHCS

Description: Tenant Selection Plans serve as a blueprint to assist management staff to navigate overlapping, and sometimes conflicting rules when layered with multiple programs, such as HUD, Section 42 LIHTC, HOME, HTF and possibly LIFT. Learn the purpose and importance of the Tenant Selection Plan and what should be included in accordance with ALL programs and Fair Housing requirements.

Time Frame: 9 am to 11:30 am

Session Name: Understanding and Responding to Abuse in Housing Programs

Presenter: Jaidra Hennessey, Multnomah County

Description: Domestic Violence is a common occurrence that has a profound impact on residents, staff and entire communities. This workshop will take you beyond lease enforcement and VAWA compliance to build skills for discussing concerns about abuse directly with residents using a trauma-informed, person-centered approach. We will explore the dynamics of abuse, why it happens and why people don't just leave. We will discuss real life situations to develop practical skills and tools for navigating conversations, encouraging connection to DV services, and helping survivors understand their rights, as well as your role and limitations as property management staff.

Break: 10:30 am to 10:45 am

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Session Name: "Ask Your Portfolio Management Expert" Panel

Presenters: Chrislyn Prantl, Allen McCartt, Tanya Stagray, Angela Yardley, and John Wright, OHCS

Description: Here is your opportunity to bring your burning questions to the Portfolio Management expert panel! From the perspective of asset management including compliance, this panel features four Portfolio Management Managers, each of which has different experiences and knowledge on issues related to compliance in general, physical inspections (including NSPIRE), asset management, and development. Expect to hear questions about the newest Technical Advisory release regarding the Notification Policy, a consolidation of Casualty Loss Reporting, Construction Project Planning (NI), and other ambiguous occurrences or less obvious events that are important to report. Or maybe CCPC Non-Compliance status, or other questions that may come to mind!

Extended Lunch with our Trade Show in the Dining Hall: 11:30 am to 1:30 pm

Afternoon Plenary for All Attendees

Time Frame: 1:45 pm to 3:30/4:00 pm

Session Name: Landlord-Tenant Law & Fair Housing Plenary & Door Prize Drawing

Presenter: Leah Sykes, Attorney at Law

Description:

Topic #1: Sharpening Your Reasonable Accommodation Communication Skills

So you've got the basics down. Now, let's sharpen your R.A. communication skills needed for those times when a request must be declined, for when a tenant wants to appeal a decision, for when other tenants say, "I want that, too." Other topics include responding to resident requests for assistance and how to effectively enforce the lease when a protected class is being bullied or is doing the bullying.

Topic #2: Avoiding Slips and Falls When Dealing with ICE

Rigorous changes to U.S. immigration enforcement policies have rendered many of us confused, nervous, and uncertain about management staff's rights and responsibilities – and our tenants' rights and responsibilities – when it comes to the possibility of ICE visiting our properties. Our speaker will discuss issues such as: how to distinguish the different types of warrants and subpoenas; how to deal with tenants who call ICE as a form of retribution against their neighbors, and how to communicate with ICE agents should they appear at your leasing office.



Door Prize Drawing
End of Symposium