



OHAC 2025

DIRECTORS'

RETREAT

**OHAC 2025 Directors' Retreat**  
**October 22<sup>nd</sup> - 24<sup>th</sup>**  
**Salt Fork Lodge & Resort**  
**Kimbolton, Ohio**



**AGENDA**

**WEDNESDAY, OCTOBER 22<sup>ND</sup>**

6:00 p.m. – 7:00 p.m. WELCOME RECEPTION — MORGAN BALCONY

7:00 p.m. – 8:30 p.m. DINNER – MORGAN BALCONY

After Dinner NETWORKING

**THURSDAY, OCTOBER 23<sup>RD</sup>**

7:30 a.m. – 9:00 a.m. BREAKFAST — MORGAN BALCONY

9:00 a.m. – 4:00 p.m. **ALL-DAY TRAININGS** — MORGAN ROOM

9:00 a.m. – 10:45 a.m. **PIH NOTICE 2025-20/SF425 CHANGES**  
*Jason Casterline, CPA/Partner, Leggins Casterline & Company LLC (Remotely)*

10:45 a.m. – 11:00 a.m. BREAK

11:00 a.m. – 12:00 p.m. **PIH NOTICE 2025-20/SF425 CHANGES**  
*Jason Casterline, CPA/Partner, Leggins Casterline & Company LLC*

12:00 p.m. – 1:00 p.m. LUNCH — MORGAN BALCONY

1:00 p.m. – 2:00 p.m. **WASHINGTON UPDATE**  
*Michael Webb, PhD, Senior Policy Analyst (Remotely)*

2:00 p.m. – 4:00 p.m. **Cyber Security Training**  
*Mark Bell, Cyber Security Outreach Coordinator, State of Ohio Adjutant General's Department*

4:00 p.m. – 6:00 p.m. EXPLORE SALT FORK LODGE

6:00 p.m. – 7:00 p.m. SOCIAL HOUR — MORGAN BALCONY

7:00 p.m. – 8:30 p.m. DINNER - MORGAN ROOM

After Dinner NETWORKING

**FRIDAY, OCTOBER 24<sup>TH</sup>**

7:30 a.m. – 9:00 a.m. BREAKFAST — MORGAN BALCONY

9:00 a.m. – 10:00 a.m. **SECTION 5713.031 FEDERALLY SUBSIDIZED RESIDENTIAL RENTAL PROPERTY REPORTING STATUTE — MORGAN ROOM**  
*Tony DiBlasi - President, Affordable Housing Training Academy (AHTA), EVP, OCCH*

10:00 a.m. – 11:00 a.m. OHAC DIRECTORS' MEETING — MORGAN ROOM

11:00 a.m. ADJOURNMENT

**PIH Notice 2025-20/SF425 Changes**  
**Jason Casterline, CPA**

---

Jason Casterline, CPA, will be making a presentation at the September PHADA Legislative Conference in Washington DC regarding the impacts of HUD PIH Notice 2025-20 and the new requirement to submit form SF-425. He has agreed to expand this presentation into more detail for the OHAC Directors retreat.

***PIH 2025-20 and the related SF-425 form could have very significant impacts on financial conditions in the PHA's Public Housing program. HUD has expressed their intention to limit Operating Fund allocations to a 7-year period of performance, after which any unspent funds would be recaptured.***

***HUD has also indicated that they consider expenses to be paid from Rental Income and Other Income first, Operating Subsidy last, increasing the odds that PHAs will end up with left over Operating Subsidy to be reclaimed by HUD.***

***To make matters worse, the notice implies that Operating Subsidy drawdowns will be subject to the three-day rule, like CFP, and that after exhausting Rental Income and Other Income, Operating Subsidy may not be drawn down until the PHA has invoices in hand that may be paid within three days.***

The PIH notice has many unanswered questions, but we hope and expect that by October, we will have a lot more information from HUD to better understand the details.

**Topics will include:**

- a detailed review of PIH 2025-20, the SF-425 form, and portions of other related notices that were published before and after PIH 2025-20, giving us further clues of what this all means
- definition and importance of the 7-year period of performance
- review of the order of expenditures and what it means: Rental Income, Other Income, then Operating Subsidy
- definitions concerning these three funding streams
- record keeping recommendations, along with accounts payable cycle recommendations, to ensure that you are able to draw down the most amount of subsidy possible
- monitoring that your PHA should do, especially when nearing the end of the 7-year period of performance, to minimize return of subsidy funds to HUD
- other related topics

## Cyber Security Training

**Mark Bell, Cyber security Outreach Coordinator**

This training will include an overview of the cyber threat environment, threat actors, and types of attacks. Training on best cyber practices, and a review of state of Ohio and federal cyber programs and resources available to assist local governments.



Mark Bell is the Cyber Security Outreach Coordinator for the Adjutant General's Department of Ohio. Mark coordinates a wide range of cyber partners throughout Ohio, organized into the Ohio Cyber Collaboration Committee (OC3.) Mark is also the Chairman of the Ohio Cyber Range Institute's (OCRI) Executive Committee which provides strategic oversight for the Ohio Cyber Range.

Prior to working for the Ohio National Guard, Mark worked for 26 years as a congressional staffer serving in a variety of roles from case worker to Chief of Staff. Mark is also a retired USAR Military Police Command Sergeant Major. His last assignment was serving as the Division Command Sergeant Major of the newly created 87<sup>th</sup> Training Division located in Birmingham, Alabama.

**2025 OHAC DIRECTORS' RETREAT**  
**OCTOBER 22<sup>ND</sup> – 24<sup>TH</sup>**  
**SALT FORK LODGE & CONFERENCE CENTER**

**REGISTRATION FORM**

**REGISTRATION COST:** \$425 per person (includes training, all meals, breaks, and receptions)

**GUEST REGISTRATION COST:** See per event pricing below.

**REGISTRATION DEADLINE:** Wednesday, October 8<sup>th</sup>, 2025

NAME _____ Title _____	
Housing Authority _____	
Name: _____ Title _____	
Housing Authority _____	
<b>GUEST:</b> _____	
<input type="checkbox"/> Vegetarian OR <input type="checkbox"/> Gluten Free Option for Retreat	
<b>THURSDAY DINNER CHOICE:</b> Please check one:	
<input type="checkbox"/> Roasted Beef Tenderloin <input type="checkbox"/> Chicken Picatta	
REGISTRATION(S) (# ___ X \$425)	\$ _____
GUEST: Wed. night ___ (\$80)	\$ _____
Thursday Breakfast ___ (\$16) Thursday lunch ___ (\$20) Thurs. night ___ (\$80)	\$ _____
Friday Breakfast ___ (\$16)	\$ _____
TOTAL AMOUNT: Enclosed <input type="checkbox"/> Please Invoice <input type="checkbox"/> Credit Card * (4% surcharge) <input type="checkbox"/>	\$ _____
<i>Please make checks payable to: OHAC</i>	
<i>* If interested in paying with a credit card, please contact the OHAC Corporate Office and an invoice will be sent to your email which, you may pay via PayPal with any credit card.</i>	
<i>A 4% charge will be applied to credit card payments.</i>	

*Please mail or e-mail registrations to:*

OHAC Corporate Office: 88 West Third Street, Mansfield, OH 44902 OR  
ASHLEY@OHAC.COM

**HOTEL INFORMATION**

**Salt Fork Lodge & Conference Center**  
**11073 Natural Resources 3 Road, Kimbolton, OH**  
**43749**  
**740-435-9009**  
**[www.saltforkparklodge.com/](http://www.saltforkparklodge.com/)**

You may make reservations by calling the reservation line at **1-800- 282-7275**. Please let the reservation agent know you are with the block code **OHAC350**, OHAC Directors' Retreat, when calling in. The OHAC group room rate is **\$138** per night. A deposit of the first night's room, taxes and fees are due at the time the reservation is made. The **DEADLINE** to book reservations in the group room block is **Saturday, September 6<sup>th</sup>, 2025**

Cancellation is required 3 days prior to the reservation date.

**Contact Ashley Howell @ the OHAC Corporate Office with any questions.**

**419-524-9116 Work ● 419-612-0146 Cell ● [ASHLEY@OHAC.COM](mailto:ASHLEY@OHAC.COM)**