



WEDNESDAY, SEPTEMBER 16TH

7:00 a.m. – 4:30 p.m.: REGISTRATION

Location: Pre-Function

7:30 a.m. – 9:00 a.m.: BREAKFAST BUFFET

Location: Captain pre-function

9:00 a.m. – 4:30 p.m.: HCV & PUBLIC HOUSING RENT CALC (FULL HOTMA) WITH OPTIONAL EXAM –

CERTIFICATION TRAINING * Additional cost & pre-registration required. **Limited spots available!**

**Additional cost for training \$430. additional cost for optional exam \$175.*

Location: Captain A

Presenter: Adam Ensalcó, Nan McKay & Associates

Moderator: TBA

Lunch provided- 12:00 P.M. – 1:00 P.M.

1:00 p.m. – 4:30 p.m.: COMMISSIONERS FUNDAMENTALS – CERTIFICATION TRAINING

Additional Cost & Pre-registration required.

Additional Cost: \$325

Ethics Training must also be completed prior to applying for certification

Location: Captain B

Presenter: Eric Brown, NAHRO

Moderator: TBA

Lunch provided- 12:00 P.M. – 1:00 P.M.

10:30 a.m. – 10:45 a.m.: Mid-Morning Break

2:45 p.m. – 3:00 p.m.: Mid-Afternoon Break

1:00 p.m. – 3:00 p.m.: SHARP MEETING

Location: Admiral B

3:15 p.m. – 4:15 p.m.: DIRECTORS' MEETING

Location: Admiral B

4:30 p.m. – 6:30 p.m.: WELCOME RECEPTION (OUTSIDE BACKYARD)

Entertainment: TBA

THURSDAY, SEPTEMBER 17TH

7:00 a.m. – 4:30 p.m.: REGISTRATION

Location: Pre-Function

7:00 a.m. – 10:00 a.m.: EXHIBITOR SET-UP

Location: Admiral pre-function

7:30 a.m. – 8:45 a.m.: BREAKFAST BUFFET

Location: Admiral A & B

CONCURRENT SESSIONS

9:00 a.m. – 4:30 p.m.: HCV & PUBLIC HOUSING RENT CALC (FULL HOTMA) WITH OPTIONAL EXAM –

CERTIFICATION TRAINING (CONTINUED) * Additional cost & pre-registration required. **Limited spots available!**

Additional cost for training \$430. Additional cost for optional exam \$175.

Location: Captain A

Presenter: Adam Ensalcaco, Nan McKay & Associates

Moderator: TBA

9:00 a.m. – 4:30 p.m.: COMMISSIONERS FUNDAMENTALS – CERTIFICATION TRAINING – (CONTINUED)

Additional Cost & Pre-registration required.

Additional Cost: \$325.

Ethics Training must also be completed prior to applying for certification

Location: Captain B

Presenter: Eric Brown, NAHRO

Moderator: TBA

9:00 a.m. – 4:30 p.m.: “THE ATTORNEY IS IN” - Learn how to stay out of trouble

This session will cover:

- Fair Housing
- Informal Hearings
- Interviewing Techniques
- Hearing officer do's & don'ts
- Reasonable Accommodations
- Public Records Request
- Preparing for legal claims and more...

Location: Admiral A

Presenter: Matt Dooley, Managing Member, Counsel365

Moderator: TBA

9:00 a.m. – 4:30 p.m.: DAVIS BACON TRAINING

Location: Admiral B

Presenters: Roxanne Vokmann, Director, Construction and Industrial Relations, and Labor Standards and Prevailing Wages, HUD

Moderator: TBA

THURSDAY CONTINUED:

9:00 a.m. – 11:45 p.m. & 1:15 p.m. – 4:30 p.m.: EXECUTIVE LEADERSHIP ESSENTIALS FOR NEW HOUSING AUTHORITY EXECUTIVE DIRECTORS/CEOs

- Learn all you need to know about being an Executive Director. (SEE ATTACHED)

Stepping into the role of a Housing Authority Executive Director/CEO requires balancing leadership, governance, operations, financial stewardship, and community engagement. This session provides new Executive Directors/CEOs with a practical overview of affordable housing programs, board relations, strategic planning, asset management, financial oversight, community partnerships, and staff leadership. Participants will gain tools and insights to help them effectively lead their organizations and position them for long-term success.

Location: Admiral CD

Panel of Experts:

Skip Sipos

Leslie Schmeltzer, Du & Associates, Inc

Ron Lebsack, Du & Associates, Inc

9:00 a.m. - 4:30 p.m.: REPOSITIONING & DEVELOPMENT (RAD ROOM) – OFFICE HOURS

Drop in for one-on-one conversations with the Repositioning & Development (RAD) team. Bring your questions, discuss project ideas, get feedback on challenges, explore strategies, resources, and best practices to support your repositioning and development initiatives.

LOCATION: TBA

Experts:

Sarah Molseed, Partner, Klien Hornig

Bob Bitzenhoffer, Vice President, Development, OUCH

Jeff Beam, Executive Vice President, Acquisitions, OCCH

10:30 a.m. – 10:45 a.m.: Mid-Morning Break

12:00 p.m. – 1:00 p.m.: PARTNER APPRECIATION LUNCHEON

GUEST SPEAKER: MICHAEL WEBB, DEPUTY EXECUTIVE DIRECTOR, PHADA

WASHINGTON UPDATE

Location: Admiral Ballroom

2:30 p.m. – 2:45 p.m.: Mid-Afternoon Break

4:30 p.m. – 6:00 p.m.: VENDOR RECEPTION – VENDOR BINGO DRAWING
(YOU MUST BE PRESENT TO WIN)

LOCATION: ADMIRAL PRE-FUNCTION

FRIDAY, SEPTEMBER 18TH

7:30 a.m. – 12:00 p.m.: REGISTRATION

Location: Pre-Function

7:30 a.m. – 8:45 a.m.: BREAKFAST BUFFET

Location: Admiral Ballroom

CONCURRENT SESSIONS

9:00 a.m. – 12:00 p.m.: HCV & PUBLIC HOUSING RENT CALC (FULL HOTMA) WITH OPTIONAL EXAM – CERTIFICATION TRAINING * *Additional cost for training \$430. additional cost for optional exam \$175. **Limited spots available!***

Location: Captain A

Presenter: Adam Ensalcado, Nan McKay & Associates

Moderator: TBA

9:00 a.m. – 12:00 p.m.: COMMISSIONERS ROUND TABLE

Location: Captain B

Presenter: Matt Dooley, Managing Member, Counsel365

9:00 a.m. – 12:00 p.m.: FAIR HOUSING TRAINING

- Assistance Animals
- Reasonable Accommodations

Location: Admiral CD

Presenter: Bill Willis, Willis Law Firm

Moderator: TBA

9:00 a.m. – 12:00 p.m.: SECTION 3/ PROCUREMENT TRAINING

Location: Admiral A

Presenter: Kimberly Danna, Deputy Regional Administrator, HUD

Moderator: TBA

9:00 a.m. – 12:00 p.m.: EXECUTIVE DIRECTOR ROUND TABLE (DIRECTORS ONLY)

Location: Admiral CD

Panel of Experts:

Skip Sipos

Leslie Schmeltzer, Du & Associates, Inc

Ron Lebsock, Du & Associates, Inc

1:00 p.m. – 3:00 p.m.: RENT CALCULATION OPTIONAL EXAM

Additional Cost: Optional Certification Exam: \$175

Lunch provided for those taking the exam (12:00 p.m. – 1:00 p.m.)

Location: Captain A

12:00 p.m.

END OF CONFERENCE

HCV & PUBLIC HOUSING RENT CALC (FULL HOTMA) (Certification Training)

- Limited spots available
- Certification Training – (optional exam available for additional cost)
- Attendees MUST be pre-registered to attend this training
- Attendees MUST sign in daily
- Certification requirements mandate that no attendee may miss two (2) or more cumulative hours of any training class. If two (2) or more hours are missed, the attendee will not be allowed to take an exam or receive the certificate of completion for this class.
- **NOTE: *Clients and participants may not record any classes without the express written consent of NMA.***
- **NOTE: *Materials cannot be duplicated without the express written consent of NMA.***

COMMISSIONER'S FUNDAMENTALS TRAINING (Certification Training)

- All NAHRO materials may not be duplicated, repurposed, or reused as content or in any way shared with anyone other than registered participants in this training.
- **NAHRO 1-hour Ethics Online Training is also required** and must be completed before submitting a request for certification, following the commissioner's training. Ethics training is free to NAHRO members. There is an additional fee of \$300 for NON NAHRO Members upon registering for the Ethics training. The Ethics training can be accessed @ <https://www.nahro.org/certification-training/training-certification-catalog/#ethics-for-housers>
- If you are registering for the commissioner's fundamentals training, it is recommended that you complete the Ethics training prior to attending fall conference or within 14 days after the training.
NOTE: Certifications will not be distributed through NAHRO until both Ethics and Commissioners' fundamentals trainings are complete.
- Participants MUST pre-register, sign in daily and be present for the full duration of the training to receive certification.
- Registered participants must submit a request for certification to professionaldevelopment@nahro.org at the completion of the commissioner's fundamentals training.

Executive Leadership Essentials for New Housing Authority Executive Directors/CEOs

Session Overview

Stepping into the role of a Housing Authority Executive Director/CEO requires balancing leadership, governance, operations, financial stewardship, and community engagement. This session provides new Executive Directors/CEOs with a practical overview of affordable housing programs, board relations, strategic planning, asset management, financial oversight, community partnerships, and staff leadership. Participants will gain tools and insights to help them effectively lead their organizations and position them for long-term success.

Learning Objectives

By the end of this session, participants will be able to:

1. Understand the roles and responsibilities of the Executive Director/CEO and the relationship with the Board, community stakeholders, and agency partners.
2. Identify key affordable housing programs, funding sources, and regulatory requirements that impact agency operations.
3. Apply basic governance, planning, asset management, and financial oversight principles to support organizational performance.
4. Recognize strategies for building partnerships, developing staff, and fostering a culture of accountability and service.
5. Establish leadership priorities that strengthen operational performance, support organizational effectiveness, and position the agency for long-term sustainability.



Leslie Schmeltzer, VP Consulting

Leslie Schmeltzer has over 24 years of experience in the affordable housing industry. As Vice President of Consulting Services for Du & Associates, she is responsible for the oversight and management of all consulting engagements. She provides organizational, operational, and business reengineering assessments, process improvement analysis and recommendations, compliance oversight, and general management consulting services to public housing agencies and other affordable housing entities, including the Department of Housing and Urban Development. Ms. Schmeltzer is proficient in the following affordable housing program rules and regulations: Low Income Housing Tax Credit, HUD Multi-Family, Public and Indian Housing, HOME and Neighborhood Stabilization program requirements.

Prior to joining Du and Associates, Ms. Schmeltzer served as Deputy Director for Administration with the Akron Metropolitan Housing Authority. In this role, she was involved in the assessment of public housing repositioning options, budget development and direct oversight of the agency's mixed-finance affordable housing portfolio which included HUD Multi-family Project Based-Rental Assistance, Low Income Housing Tax Credit, HOME, Project-Based Vouchers, Neighborhood Stabilization, and HOPE VI Public Housing units. She was also responsible for the direct oversight of the Information and Technology, Security and Applications/Intake departments. Additional duties included responsibilities for the development and submission of the agency's PHA 5-year and Annual Plan and directed several new initiatives, such as logistics related to major software upgrades, acquisition and renovation of new office space, as well as working with community partners on the re-entry pilot program for returning citizens and the integration of Akron's immigrant families.

Leslie earned a Bachelor of Business Administration from Kent State University



Skip Sipos

Skip served as the Executive Director for the Medina Metropolitan Housing Authority from 1994 until January of 2026. He came to the Authority after an eight-year stretch at the Buckeye Area Development Corporation (BADC), a large 501(c)(3) Community Development Corporation in Cleveland where he served in a similar capacity.

Skip is a graduate of Cleveland State University (Bachelor of Business Administration) and has received the designation as a Public Housing Manager from the National Association of Housing & Redevelopment Officials. He also is a graduate of the PHADA Executive Director Education Program in conjunction with Rutgers University and of Leadership Medina County, Class of '97.

During Skip's career, several new properties were developed under various funding programs including the Low-Income Housing Tax Credit Program, Housing Development Gap Financing (OHFA), Ohio Department of Mental Health (now Ohio Department of Behavioral Health), Ohio Department of Development Disabilities, among others.

Also, during Skip's time at the Housing Authority relationships with other entities were established or enhanced. The Authority now manages several properties and programs in conjunction with the Medina County Mental Health and Recovery Board, homes were put in service for BODD clients, and homelessness programming, utilizing federal, state, & local funds, were established.

Early in 2025, the Housing Authority opened Next Step Up, Medina County's first Emergency Housing Shelter. Next Step Up serves men, women, and children, including (when necessary) pets.

Skip has served in various leadership capacities in Medina County as well as with OHAC. He served as President of SHARP, Chair of the Training & Conference Committee, and various other committees. Skip currently lives in Medina with his trusty Labrador retriever Kulu, a certified therapy dog.



Ron Lebsock, Du & Associates

Ron Lebsock has over 30 years of experience in the affordable housing industry and brings both Information Technology and housing management experience to the team. He held senior level staff positions at the Columbus Metropolitan Housing Authority (Ohio) serving as the Senior Vice President of Housing Programs and Chief Information Officer. As the SVP, he managed the Housing Choice Voucher Program (13,500+ units) and, during a transition to private management, the Public Housing Program (2,500+ units). The voucher program portfolio at CMHA included Housing Choice Vouchers, VASH, Mainstream, Non-elderly Disabled, portable vouchers, and Continuum of Care (formerly Shelter Plus Care) certificates.

Mr. Lebsock collaborates with Du & Associates consulting team members on client engagements for strategic and operational performance improvement, process re-engineering and effective program management in the affordable housing field. He also works with the D&A team in providing technical assistance to Public Housing Authorities through HUD's Community Compass Technical Assistance and Capacity Building contract. Working with HUD, D&A provides guidance, training and monitoring to improve the PHA's program performance in their PHAS and SEMAP metrics.

Mr. Lebsock holds a Bachelors Degree in Business from Colorado State University along with various industry certifications.

Learn more about Du & Associates at www.DuAssoc.com/about