

All meetings are at the Washington Plaza Hotel in Washington, DC unless otherwise noted.
Spanish translation in all plenary sessions and workshops based on demand/need.

SATURDAY, June 18

3:00-8:00 p.m.

Registration Registration Area/Ballroom Foyer

4:00-7:00 p.m.

Reception

Relax at NAHT's poolside reception at the outdoor patio.
Cash bar and food on your own during hotel's Happy Hour.

7:00 - 8:00 p.m.

Organizers' Meeting

Organizers to meet to help with conference logistics.

SUNDAY, June 19

8:00 - 9:30 a.m.

Coffee

Ballroom Foyer

Coffee and tea will be available.

8:30 a.m.-1:00 p.m.

Registration

Registration Area/Ballroom Foyer

9:45 - 11:30 a.m.

Opening Plenary Session National Ballroom

Hear a panel of NAHT Board members discuss the building of a national campaign to save our homes. Awards to tenant organizations for outstanding achievements in building tenant power!

11:30 a.m.-1:15 p.m.

Luncheon Meeting New Challenges to Save Our Homes

Invite:

--**Barbara Sard**, Center for Budget and Policy Priorities, Washington, DC

--**Charles Price**, Chicago Anti-Eviction Campaign, Chicago, IL

--**Erik Sheptock**, Advocate for the Homeless, Community for Creative Nonviolence, Washington, DC

--**Reginald Bowman**, President, Council of Public Housing Resident Council Presidents, New York City

--**Carolyn Federoff**, American Federal of Government Employees, HUD Council 222

--**Representative**, US UnCUT

HUD tenants are threatened as never before. House Republicans have voted for a Resolution that could cut 140,000 families from Section 8 starting in October, 2011, and 210,000 by 2021. The Resolution would also impose "time limits" and "work requirements" on HUD tenants, repeal Medicare, cut Medicaid and eliminate all funds for HUD by 2050. Congress is expected to vote on drastic budget cuts affecting HUD tenants this month.

Meanwhile, the House would cut taxes by \$4.2 trillion for the wealthy Americans and big corporations responsible for the economic crisis--so the House spending cuts won't actually reduce the federal budget deficit.

Our luncheon speakers will give an overview of the new threats to HUD housing and the tenant-led campaign to Save Our Homes!

1:15 pm - 1:30 pm

Break

Sunday, 1:30-3:00 p.m.

FIRST ROUND OF WORKSHOPS -- ISSUES & SKILLS

How Radical Proposals to Cut the US Budget Threaten to Displace Millions from Their Homes

National Ballroom

--**Ricky Leung**, President, Cherry Street Tenants Association, New York, NY; Facilitator

--**Barbara Sard**, Center for Budget and Policy Priorities, Washington, DC

How and why are HUD tenants threatened with the loss of subsidies that make housing affordable for millions of low income families? This workshop will explain the basics of the HUD budget and the annual federal appropriations cycle; the role of key Congressional Committees; and why the Section 8 budget must increase each year to avoid massive tenant displacement.

Panelists will also explain why the federal government is running up huge deficits and various proposals to reduce spending, taxes and the deficit over the next decade—and how this will affect HUD tenants. The workshop will also explore how the current debate on the "federal debt ceiling" could affect funding for HUD for decades to come. (Recommended that tenants have taken the Introduction to HUD Housing workshop either this year or at prior conferences.)

Introduction to HUD Multifamily Housing: Risks and Opportunities for Tenants Congressional Room

--**Rachel Williams**, President, Sunlight Manor Restoring Hope and Expectations, Beaumont, TX; Vice President/South, NAHT Board, Facilitator

--**Sandy Rollins**, Texas Tenants Union, Dallas, Texas

More than 1.3 million families live in project-based Section 8 housing whose contracts are expiring. Almost 400,000 more live in buildings receiving HUD mortgage subsidies, of which 230,000 will expire soon. Learn about expiring mortgages and Section 8 contracts; basics of "Mark-to-Market" and "Mark Up to Market"; risks and opportunities for tenants.

Prerequisite for workshops on Tenant Strategies to Preserve At Risk Housing and Expiring 40 Year Mortgages

How to Start a Tenant Group (for beginning groups)

Franklin Room

--**Herman Bonner**, President, Drexel Court Tenants Association, Chicago, IL; President, NAHT Board, Facilitator

--**Hannah Weinstein**, Organizer, Mass Alliance of HUD Tenants, Boston

--**Molly Sweeney**, Organizer, Harriet Tubman Center, Detroit, MI

Tips on how to organize a tenant group in your building, for beginners. Learn how to set up and convene a meeting; recruit members; deal with management harassment. Group role play and discussion on how to plan an agenda, prepare a flyer, develop a recruitment "script," and arrange the room.

After You've Bought Your Building: How to Keep Your Group and Building Strong Cabinet Room

--**Donna Wood**, Mishawum Park Tenants Association, Charlestown, MA; Treasurer, NAHT Board, Facilitator

- Representative**, Astoria Gardens Tenants Association, Sylmar, CA
- Margaret Arneaud**, Methunion Manor Cooperative, Boston, MA
- Representative**, Town Park Plaza Residents Association, Miami, FL
- Mary Yeaton**, Charlesbank Cooperative Corporation, Boston, MA
- William Pryor**, Treasurer, The Brownstones Alliance, Boston, MA

Some 25 tenant groups have been able to win tenant-controlled ownership in the past decade. These groups have found new problems and challenges including how to ensure that tenant boards truly control management; managing the tension between "ownership" and advocacy for tenants; conflict and internal struggles for control; keeping up repairs, maintenance and security. This workshop will feature veteran leaders to share how they've managed these challenges after tenants own their buildings.

Next Steps in the US and Global Movement for Housing as a Basic Human Right *Senate Room*

- Charlotte Delgado**, President, Washington Squares I&II, Sacramento, CA; Vice President/West, NAHT Board, Facilitator
- Jeremy Rosen**, National Law Center on Homelessness and Poverty, Washington, DC

NAHT's fight to Save Our Homes is mirrored by similar struggles worldwide, as poor people fight massive "forced evictions" promoted by governments and developers backed by global financial institutions.

Although President Carter signed the International Covenant on Economic, Social and Cultural Rights in 1997, the US Senate has never ratified this Treaty, which includes the Right to Adequate Housing. This workshop will explore NAHT's campaign to win eventual adoption of the treaty by the US Senate and discuss implementation of the Report on US Housing Rights by UN official Raquel Rolnik. We will also discuss report on the recent campaign to hold the US accountable to international human rights standards, and make linkages with housing rights struggles in the US and around the globe.

3:00-3:15 p.m. Break

Sunday, 3:15-4:45 p.m.

SECOND ROUND OF WORKSHOPS – ISSUES & SKILLS

How Radical Proposals to Cut the US Budget Threaten to Displace Millions from Their Homes (repeat) *National Ballroom*

- Rachel Williams**, President, Sunlight Manor Restoring Hope and Expectations, Beaumont, TX; Vice President/South, NAHT Board, Facilitator
- Barbara Sard**, Center for Budget and Policy Priorities, Washington, DC
(Repeat: see description above).

--How Tenants Can Navigate the HUD Bureaucracy *Cabinet Room*

- Herman Bonner**, President, Drexel Court Tenants Association, Chicago, IL; President, NAHT Board, Facilitator
- Sharon Sherman**, Organizer, Greater Syracuse Tenants Network, Syracuse, NY

--Carolyn Federoff, American Federation of Government Employees, HUD Council 222

Tenants are looking forward to renewed dialogue with HUD to get needed enforcement and policy changes. This workshop will cover the ABCs of HUD's structure and people: Regional Offices vs. Headquarters, "career" vs. political appointees, staff turnover and training, and issues regarding HUD's Section 8 Contract Administrators. The workshop will also explore HUD's Real Estate Assessment and Enforcement Centers and Office of Affordable Housing Preservation (OAHP). The workshop will provide tips on how tenants can get results, including how to advocate for tenant concerns with elected officials and their staff.

Enforcing the Right to Organize: Coping with Management Harassment *Senate Room*

- Charlotte Delgado**, President, Washington Squares I&II, Sacramento, CA; Vice President/West, NAHT Board, Facilitator
- Sandy Rollins**, Organizer, Texas Tenants Union, Dallas, TX
- Elaine Marin**, High Point Families United, Roslindale, MA

HUD has adopted sweeping regulations proposed by NAHT which affirm the right of tenants and organizers to door-knock and leaflet tenants and form independent tenant associations without notice to or permission from management. Yet harassment of tenants and organizers remain major problems. This workshop will explain the regulations and present success stories of coping with owners/managers or HUD officials who undermine tenants' attempts to organize their buildings through evictions, threats, "buying off" leaders and other techniques. Workshop will address next steps in the campaign to expand and enforce tenants' rights, such as fines for owners who violate tenants' rights.

How to Raise Funds for Your Tenant Group *Congressional Room*

- Donna Wood**, Mishawum Park Tenants Association, Charlestown, MA; Treasurer, NAHT Board, Facilitator
- Gwendolyn Lykes**, Organizer, Cleveland Tenants Organization; Alliance of Cleveland HUD Tenants
- Marie Christopher**, 210 Stanton Street Tenants Association, New York, NY
- Michael Kane**, Executive Director, National Alliance of HUD Tenants

Includes grassroots fundraising methods/ideas from NAHT affiliates in the field. Workshop will also explore HUD's plans to release \$20 million for tenant organizing assistance, starting with \$10 million by June 2011. The workshop will also discuss provisions of Rep. Ellison's Rental Housing Reform Act (RHRA) that would provide funds to resident groups whose owners participate in HUD's planned PETRA demonstration program.

How to Build and Sustain Your Tenant Group *Franklin Room*

- Ricky Leung**, President, 265/275 Cherry St. Tenants Organization, New York, NY
- Jon Furlong**, Organizer, Pratt Area Community Council, Brooklyn, NY
- Melissa Ortiz**, Sunset Park Rehab Apartments, New York, NY
- Davoud Etezadi**, Training and Organizational Development Consultant, Los Angeles, CA

Leadership development, educating, involving, and motivating tenants in your building; how to build and maintain democratic practices in your group, manage

transitions, and work together across differences; conflict prevention and resolution. Includes how to use social media and the web to build and publicize your tenants association.

4:45-5:00 p.m. Break

5:00-6:30 p.m. Planning Meeting for Accountability Session with HUD

National Ballroom

Join NAHT Board members, tenants and organizers to plan for Monday's Accountability Session with HUD Deputy Assistant Secretary Carole Galante and REAC Director David Vargas.

6:30 – 8:00 Dinner (on your own) Time for Networking and informal regional meetings

9:00 p.m.-1:00 a.m.

Party and Dance *Franklin Room*

Dress to Impress at NAHT's Annual Party! Unwind over drinks and munchies. No dinner. Featuring world renowned Boston DJ Jimmy McNeill!

MONDAY, June 20

8:00 – 9:00 a.m.

Coffee *Ballroom*

Coffee and tea will be available.

Monday, 8:30 - 10:00 a.m.

FIRST ROUND OF WORKSHOPS – STRATEGIES AND SKILLS

Prospects for Housing Legislation in the New Congress

Adams Room

--**Charlotte Delgado**, President, Washington Squares I&II, Sacramento, CA; Vice President/West, NAHT Board; Facilitator

--**Michael Kane**, Executive Director, NAHT

--**Melissa Quirk**, Policy Analyst, National Low Income Housing Coalition, Washington, DC

--**Brittany Scott**, National Economic and Social Rights Initiative, New York, NY

Last fall, the Republicans won control of the US House, with backing from Tea Party forces. As a result, prospects are dim for passing any major housing legislation.

However, advocates hope to make some advances by attaching non-controversial amendments to the FY 2012 Appropriations Bill.

The Workshop will report on NAHT's efforts to extend Voucher protections to at-risk tenants in "expiring mortgage" buildings. The Obama Administration may also try to slip some elements of its radical "PETRA" proposal to restructure Public, Voucher and some Multifamily Housing into the Appropriations Bill. The Administration also seeks some no-cost provisions of the Section 8 Voucher Reform Act, which would reform and streamline rent rules for five million HUD assisted families.

Meanwhile, Rep. Keith Ellison (D-MN) is expected to re-introduce a new version of PETRA in the House. NAHT also hopes to advance a scaled down version of a comprehensive Preservation Bill in the Senate, including NAHT's long-standing proposals to reform Troubled Housing and Empower Tenants.

Come to this workshop to learn how these bills could affect you!

How Tenants Are Using the "Eyes and Ears" Process to Make Our Voices Heard at HUD

Franklin Room

--**Herman Bonner**, President, Drexel Court Tenants Association, Chicago, IL; President, NAHT Board, Facilitator
--**Ricky Leung**, 265/275 Cherry St. Tenants Organization, New York, NY

--**Jon Furlong**, Organizer, Pratt Area Community Council, Brooklyn, NY

--**Molly Sweeney**, Organizer, Harriet Tubman Center, Detroit, MI

In 2010, NAHT leaders in New York/New Jersey organized the first successful "Eyes and Ears" meeting in many years to hold Washington and local HUD officials accountable for policies and enforcement decisions. In January 2011, NAHT leaders and affiliates from Chicago, Cleveland and Detroit organized the first ever "Eyes and Ears" meeting in HUD Region V (Midwest). This workshop will report on issues raised, lessons learned and progress with HUD, and explore how to organize a similar "Eyes and Ears" meeting in your region.

Tenant Strategies to Preserve At-Risk HUD Housing

Senate Room

--**Ericka Sipp**, Daytona Village Apartments, Daytona Beach, FL; Facilitator

--**Marie Christopher**, 210 Stanton Street Tenants Association, New York, NY

--**Melissa Ortiz**, Sunset Park Rehab Apartments, New York, NY

--**Manuel Colon**, Borinquen Court Apartments, Bronx, NY

--**Mishona Baker**, Tenants and Neighbors of Lakeland, Lakeland, FL

--**Rachel Johnson**, Organizer, Lakeland, FL

--**Hannah Weinstein**, Organizer, Mass Alliance of HUD Tenants, Boston, MA

More than 360,000 units of affordable HUD housing have been lost since April 1996 due to owner decisions to prepay or opt-out of HUD programs. Another 100,000 have been lost through HUD foreclosure. NAHT has launched a national strategy to save our homes in response. Learn how tenants have used HUD's Mark Up and Down to Market programs, Enhanced Vouchers, and refinancing through Low Income Housing Tax Credits to preserve at-risk housing; creative litigation from tenant groups; tenant victories in negotiating with landlords; and long-term proposals to Save Our Homes.

Buying Your Building: How to Win Resident-Controlled Ownership

Cabinet Room

--**Donna Wood**, Mishawum Park Tenants Association, Charlestown, MA; Treasurer, NAHT Board, Facilitator

--**Anna Duncan**, Latino Economic Development Corporation, Washington, DC

Winning resident-controlled ownership is a dream of many HUD tenant organizations, but achieving it has been difficult since 1996, when Congress phased out the Preservation Program. This workshop will identify the elements of successful resident campaigns to achieve collective ownership and permanent affordability in the past decade, and identify current proposals, tools and programs to help residents win permanently affordable ownership of their homes. The workshop will also discuss prospects for an expansion of resident controlled ownership in the next few years, as HUD funds for tenant organizing become available.

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Winning Safe and Healthy Housing: How to Fight Bedbugs, Toxic Indoor Air, Mold and Substandard Conditions

Congressional Room

--**Rachel Williams**, President, Sunlight Manor Restoring Hope and Expectations, Beaumont, TX; Vice President/South, NAHT Board, Facilitator

--**Kathleen Burke**, Mass Alliance of HUD Tenants Board, Salem, MA

--**Mary Ann Ruzekowicz**, McCarthy Manor Tenants Association, Syracuse, NY

--**Stephanie Davio**, Public Education Associate, Beyond Pesticides, Washington, DC

--*Representative, WEAAT, Harlem, NY*

--*Representative, HUD Office of Healthy Homes, Washington, DC*

Health hazards such as toxic mold, lead, asbestos, and poor indoor air quality continue to plague HUD tenants, causing an increase in asthma, cancer and respiratory illnesses. In recent years, a growing bedbug problem has become a national epidemic. Tenants have been demanding action by owners and HUD to make HUD housing safe and healthy for all. This workshop will be joined by national experts in toxic indoor air, mold and bedbug remediation who will help strategize ways to get federal health standards upgraded and enforced by the new Administration.

10:00 a.m. - 10:15 a.m. Break

Monday, 10:15 to 11:45 a.m.

SECOND ROUND OF WORKSHOPS--STRATEGIES AND SKILLS

The Tenant Led Campaign to Save Our Homes: Fighting Threats to HUD Funding by Taxing the Rich and Big Corporations

Adams Room

--**Donna Wood**, Mishawum Park Tenants Association, Charlestown, MA; Treasurer, NAHT Board, Facilitator

--**Michael Kane**, Executive Director, NAHT

--**Erik Sheptock**, Advocate for the Homeless, Community for Creative Nonviolence, Washington, DC

--**J.R. Fleming**, Chicago Anti-Eviction Campaign, Chicago, IL

--**Carolyn Federoff**, American Federal of Government Employees, HUD Council 222

--**Melissa Boteach**, Half in Ten Campaign, Center for American Progress, Washington, DC

--*Representative, US UnCUT*

In response to radical Congressional proposals to slash programs that aid the poor, NAHT has initiated a tenant-led campaign to stop HUD funding cuts and close the federal deficit by making the rich and corporate tax cheats pay their fair share. This workshop will report on how NAHT's Save Our Homes Campaign won sufficient funds for HUD rental housing in 2011, and explain NAHT's current campaign for 2012 and beyond. Panelists will explain how the federal deficit can be closed without cutting low income programs by raising taxes on the ultra-rich and closing loopholes on corporate tax cheats like Bank of America and GE that pay no taxes at all.

How to Remove an Abusive Site Manager or Management Company

Franklin Room

--**Rachel Williams**, President, Sunlight Manor Restoring Hope and Expectations, Beaumont, TX; Vice President/South, NAHT Board, Facilitator

--**Representative**, ROXSE Tenant Council, Roxbury, MA

--**Ericka Sipp**, Daytona Village Apartments, Daytona Beach, FL; Vice President/South, NAHT Board

--**Dee Davis**, United Tenant Councils, Detroit, MI

--**Mishona Baker**, Tenants and Neighbors of Lakeland, Lakeland, FL

--**Sandy Rollins**, Texas Tenants Union, Dallas, TX

Across the country, tenant groups have struggled with how to get rid of incompetent, corrupt and/or downright nasty on-site managers. Some groups have succeeded in winning changes in either on-site management or even removal of horrible management companies, in buildings that are not owned by tenants. Find out how they did it!

Expiring 40 Year HUD Mortgages: Strategies to Cope with the New National Crisis

Congressional Room

--**Charlotte Delgado**, President, Washington Squares I&II, Sacramento, CA; Vice President/West, NAHT Board; Facilitator

--**Elaine Marin**, High Point Families United, Roslindale, MA

--**Representative**, Georgetowne Tenants United, Hyde Park, MA

--**Hannah Weinstein**, Organizer, Mass Alliance of HUD Tenants, Boston, MA

In the next few years, more than 200,000 affordable apartments will lose their 40 year HUD subsidies and rent regulations. Of these, 80,000 families not in Section 8 units are not now eligible for Enhanced Vouchers; these families face huge rent hikes and mass displacement. This workshop will explore tenant struggles to date with this new crisis: how to ensure at least an Enhanced Voucher "safety net;" pitfalls with Enhanced Vouchers, including Public Housing "rescreening" and CORI checks; role of local legislation and use restrictions; how to negotiate preservation agreements with owners.

Coping with HUD's Enterprise Income Verification (EIV) Program: How It's Supposed to Work, Issues Raised by Tenants

Cabinet Room

--**Herman Bonner**, President, Drexel Court Tenants Association, Chicago, IL; President, NAHT Board, Facilitator

--**Catherine Brennan**, Director, Housing Assistance Policy Division, Office of Housing Assistance and Grant Management, HUD

--**Marie Christopher**, 210 Stanton Street Tenants Association, New York, NY

Recently, tenants across the nation have been subjected to new, often intrusive "recertifications" and cross checking of government databases by the new EIV system mandated by HUD. Come to this workshop to find out why Congress and HUD have instituted this new system, how it's supposed to work, and what tenants' rights are to access their files and appeal and correct the record. There will be an opportunity for tenants to raise questions and identify problems with EIV and its implementation.

Local and Statewide Strategies to Preserve At-Risk HUD Buildings

Senate Room

--**Margaret Arneaud**, Methunion Manor Cooperative, Boston, MA; Facilitator

--**David Etezadi**, Consultant, Los Angeles, CA

--**Anna Duncan**, Director of Housing Preservation Program, Latino Economic Development Corporation, Washington, DC

--**Jon Furlong**, Organizer, Pratt Area Community Council, Brooklyn, NY

--**Eric Colin-Smith**, Amy Lowell Tenants Association; MAHT Board, Boston, MA

In the absence of federal legislation to regulate owners' decisions to prepay or opt-out of HUD programs, local

tenant coalitions are turning to state and local governments for legislation, funds and intervention to save tenants' homes. Tenant activists will report on how state and local legislation affects tenants in California; New York; and Massachusetts, as well as current local campaigns for additional legislations. The workshop will also review state and local funding programs to preserve affordable housing.

Monday, 11:45 a.m. – 12:45 p.m.

Luncheon and Awards Ceremony

National Ballroom

Join us as we honor this year's Jose Sanchez awardee for Outstanding Tenant Leader and Vern Zuehlsdorff awardee for Lifetime Achievement.

Monday, 12:45 – 3:00 p.m. Accountability Session with HUD Officials

National Ballroom

Tenant panel discussion with HUD's Deputy Assistant Secretary for Multifamily Housing Carol Galante and REAC Director David Vargas. Get answers to YOUR enforcement and policy questions from HUD! (Participation in preparatory meeting on Sunday evening at 5:00 p.m. *mandatory* for people who want to add questions to the Draft Agenda in your registration packet.)

3:15 - 5:30 p.m.

Annual Meeting and Board Election

National Ballroom

NAHT's Annual Meeting in Ballroom, followed by regional caucuses to elect the NAHT Board for 2010-2011. Only Voting Group Representatives are allowed to vote (though others can attend as observers).

Region I (New England) Caucus: *Adams Room*

Region II (NY/NJ) Caucus: *Franklin Room*

Region III (DE, MD, DE, PA, DC) Caucus: *Congressional Room*

Region IV-X Caucuses: *National Ballroom*

5:30 p.m. Dinner (on your own)

6:00 p.m. NAHT Board Dinner

Outgoing and newly elected NAHT Board members will have dinner together at the Washington Plaza Hotel restaurant.

7:00 p.m. Annual NAHT Housing Rights Film Festival

National Ballroom

Need to identify some good films for this year>

8:00 p.m. What's Your Sign? Franklin Room

Creative sign-making over pizza to prepare for NAHT's demonstration on Tuesday morning.

TUESDAY, June 21

7:30-9:00 a.m.

Hotel Check Out

Luggage can be stored with the concierge at the hotel, or bring it with you on the bus.

8:00 to 9:45 a.m. Breakfast Buffet and Legislative Briefing National Ballroom

For Lobby Day participants only. Review of legislative goals, talking points, and strategy for lobby visits.

9:45 to 10:00 a.m. Board Buses to Action

10:15 to 11:15 Take Action! We will visit the office of a major corporate "tax cheat" in downtown Washington—Bank of America--and take our message to the US Treasury to "Tax the Cheats, Save Our Homes!"

11:15 to 11:30 Board Buses to Senate

11:45 a.m. to 12:45 p.m Lunch at Dirksen Senate Office Building Cafeteria.

1:00 to 3:00 p.m. Congressional Forum

Kennedy Caucus Room, 325 Russell Senate Office Building

Invited:

Sen. Patty Murray (D-WA), Chair, Senate Appropriations Subcommittee on Housing

Heidi, Minority Staff, Senate Appropriations Subcommittee on Transportation and Housing

Sen. Tim Johnson (D-CT), Chair, Senate Banking Committee

Sen. Robert Menendez (D-NJ), Chair, Subcommittee on Housing and Transportation

Sen. Dick Durbin (D-IL), Senate Majority Leader

Sen. Mark Kirk (R-IL)

Sen. John Kerry (D-MA), Chair, Senate Foreign Relations Committee

Sen. Chuck Schumer (D-NY)

Sen. Scott Brown (R-MA)

From House:

Rep. Barney Frank (D-MA), Ranking Member, House Financial Services Committee

Rep. Maxine Waters (D-CA)

Rep. Nydia Velasquez (D-NY)

3:00 – 5:30 p.m. House or Senate Lobby Visits.

Please confirm appointments before visits.

5:30 p.m. Return to hotel or home cities Please fill out your Conference evaluation and Lobby Day report forms before you leave Washington. Have a safe trip, and see you next year!