

ADVENTURES IN HOUSING

2023 GAHRA 
Spring Workshop



**Jekyll Island
Convention Center
May 15-17, 2023**



Scan QR Code To Download The
Workshop Schedule Via YAPP

President's Message



Greetings to All!

Welcome to sunny and beautiful Jekyll Island! We are glad to host this event for you, so I hope you take in as much education from our top-notch sessions as you will enjoyment from the sun-drenched beach! Although this is one of our shorter conferences, I still believe you will find that our schedule is packed with numerous options handpicked

for all levels of housing personnel that will prove your time is well spent.

Be sure to attend our Opening Session on Tuesday morning so you can hear from leaders at all levels in housing. You will hear from me, SERC President - Shaundra Clark, NAHRO CEO - Mark Thiele, and Atlanta HUD Director - Robert Kenner, all of whom will give us the latest information from their perspective. We'll also have our annual scholarship awards at our Tuesday luncheon, and we'll get a legislative update during our Wednesday morning breakfast. As you can see, we're going to be throwing a lot of information at you while you're here, so drink some coffee and be ready to listen during this education-packed event!

Also, don't forget to attend the President's Reception Tuesday evening for some great food, networking opportunities, and great friends. If you're new to this workshop, please find me so I can meet you.

Thank you very much for being here to support our event, and don't hesitate to find me throughout these events if there is anything I can do for you while you're here.

Enjoy yourself, stay safe, and have some fun while you're at it!

A handwritten signature in blue ink that reads "Gary Erwin". The signature is stylized and fluid.

Gary Erwin
GAHRA President

GAHRA Officers



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Past Presidents of GAHRA

1940-1941 Brown Nicholson, Sr., Columbus

1941-1942 James H. Terrell, Atlanta

1942-1943 Hal Powell, Augusta

1943-1944 George Markwalter, Macon

1944-1945 J. Hunter Hopkins, Brunswick

1945-1946 Joel A. Wier, Athens

1946-1947 Hudson Malone, Albany

1947-1948 M. I. Frost, Rome

1948-1949 R. R. Cameron, Marietta

1949-1950 Pierce Thiot, Brunswick

1950-1951 W. F. Tabor, Decatur

1951-1952 T. Ed Baskin, Marietta

1952-1953 Frank White, Atlanta

1953-1954 Tom Cranford, Valdosta

1954-1955 C. W. Sherlock, Monroe

1955-1956 W. T. Thompson, Waynesboro

1956-1957 Walter E. Lee, Sr., Waycross

1957-1958 Emily S. Kicklighter, Glennville

1958-1959 Blue Holleman, Dublin

1959-1960 W. T. Johnson, Dalton

1960-1961 E. B. Hilliard, Camilla

1961-1962 Raymond Guest, Nashville

1962-1963 W. D. White, Americus

1963-1964 Jim L. Mann, Newnan

1964-1965 Frank Butler, Savannah

1965-1966 Randall R. Clements, Valdosta

1966-1967 Brown Nicholson, Jr., Columbus

1967-1968 Bryant Huff, Lawrenceville

1968-1969 Elbert A. Stapleton, Athens

1969-1970 David Smotherman, Decatur

1970-1971 Howard T. Walpole, Gainesville

1971-1972 C. W. Sherlock, Monroe

1972-1973 J. Madden Reid, Augusta

1973-1974 R. Fleming Gibson, Waycross

1974-1975 Wilfred B. Smith, Alma

1975-1976 William H. Hunt, Rome

1976-1977 Donald E. Naismith, Savannah

1977-1978 Jane J. Hamilton, Vidalia

1978-1979 Hogan Buford, President Emeritus,

Macon

1978-1979 George H. Green, Marietta

1979-1981 Hazel H. Mosely, Jasper

1981-1983 Paul Pierce, Decatur

1983-1985 Roy Lane, Albany

1985-1986 Barbara A. Hilliard, Camilla

1986-1987 Richard F. Hull, Warner Robins

1987-1988 Ronald K. Reagin, Moultrie

1988-1989 Robert E. Pless, Athens

1989-1990 Margaret C. Tidwell, Reidsville

1990-1991 John C. Anderson, Americus

1991-1992 Charles L. Cheeves, Milledgeville

1992-1993 Dan McCarthy, Albany

1993-1994 Jacob L. Oglesby, Augusta

1994-1995 Cheryl S. Underwood, Bainbridge

1995-1996 Don McGlamory, Brunswick

1996-1997 James Fair, Athens

1997-1998 Jeanette Greer, Royston

1998-1999 Susan Leger-Boike, Cordele

1999-2000 Larry Thompson, Marietta

2000-2001 Brenda Smith, Dublin

2001-2002 J. Robert Day, Waycross

2002-2003 Harden A. Oldfield, Augusta

2003-2004 Ann Webb, Flint Area

2004-2005 Charles Alexander, Warner Robins

2005-2006 Mark Stalvey, Valdosta

2006-2007 Jeanette Henderson, Albany

2007-2008 Ann Dobson, Jasper

2008-2009 Richard Whitworth, Lavonia

2009-2010 Shaundra Clark, Tifton

2010-2011 H. L. Brantley, Northeast Georgia

2011-2012 Ruth Bass, LaFayette

2012-2013 Rebecca Hartman, Athens

2013-2014 John Marria, Cairo

2014-2015 Vonda Gibson, Eatonton

2015-2016 Angela Strickland, Brunswick

2016-2017 Russell L. Nast, Tallapoosa

2017-2018 Patricia L. Bennett, Marietta

2018-2019 Michael Boatwright, Moultrie

2019-2020 Reta Thomas, Augusta

2020-2021 Brandie Garner, Marietta

2021-2022 Latonia Simmons, Albany

Past Presidents of GAHRA

1962-1963 Bernon Williams

1963-1964 Brown Nicholson

1971-1972 Tom Bigley

1972-1973 J. Mercer Berry

Other Past Presidents of GAHRA

Wilson McClure

Wendell Sears

Douglas Feagin

Mary Costello

Program Information

2023 Spring Workshop

Jekyll Island Convention Center

Registration

Registration Booth - Oceanside Lobby
(Convention Center)

Monday, May 15

3:00 pm - 6:00 pm

Tuesday, May 16

7:30 am - 9:00 am

Badges and Tickets

All persons attending the spring workshop sessions, breakfasts, luncheons and other scheduled events **MUST** wear their identification badge provided them at registration. Your honesty and cooperation is appreciated. Ushers will be present to verify you are wearing your identification badges.

Meeting Etiquette

During all of our training sessions and other events, please turn off or mute all electronic devices that may cause a distraction to speakers and attendees in your session or around you during the workshop.

Questions

If attendees have any questions concerning the Spring Workshop, members of the Professional Development Committee will be present to assist you at any time.

Extra Tickets

(Contact Russell Nast for more information.)

Scholarship Luncheon GAHRA	\$35
President's Reception	\$45
Legislative Breakfast	\$25

MONDAY, MAY 15, 2023

Program Information

Registration

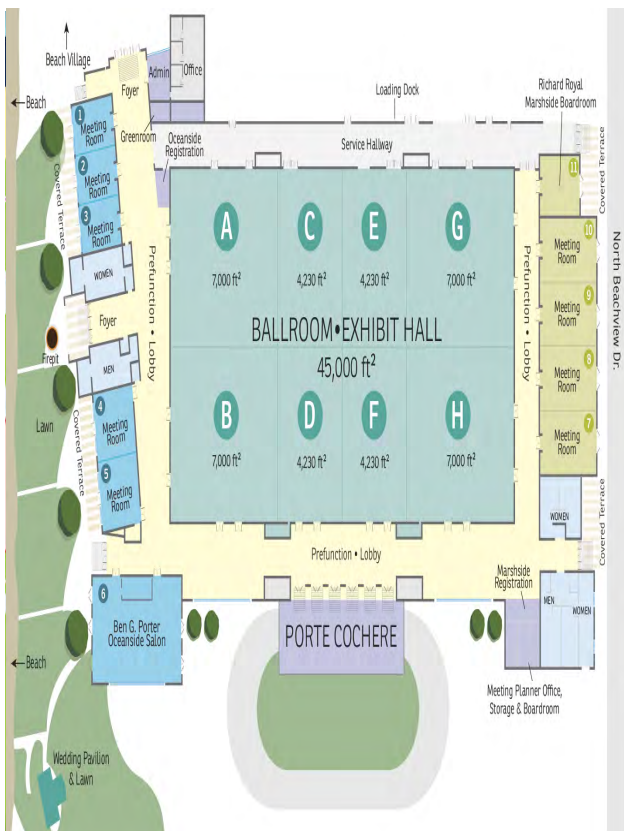
Oceanside Registration Booth
(Convention Center)
3:00 pm – 6:00 pm

Scholarship Interviews

Blythe Room
(Westin Jekyll Island)
2:00 pm - 8:00 pm

NO OTHER ACTIVITIES
PLANNED FOR THE EVENING

CONVENTION CENTER



TUESDAY, MAY 16, 2023

Program
Information

Continental Breakfast

Grand Ballroom
(Westin Jekyll Island)
7:00 am – 8:15 am

Registration

Oceanside Registration Booth
(Convention Center)
7:30 am– 9:00 am

Scholarship Interviews

Blythe Room and
Jekyll Board Room
(Westin Jekyll Island)
8:00 am - 12:00 pm

Opening Session

Ballroom B
(Convention Center)
8:30 am – 9:45 am

Morning Break

9:45 am – 10:00 am

Breakout Sessions

Oceanside & Marshside
(Convention Center)
10:00 am – 12:00 pm

Scholarship Awards Luncheon

Ballroom AC
(Convention Center)
12:00 pm – 1:30 pm

Poster Contest Winners

Ballroom AC
(Convention Center)
1:30 pm - 1:45 pm

Breakout Sessions

Oceanside & Marshside
(Convention Center)
2:00 pm - 5:00 pm

Afternoon Break

3:15 pm– 3:30 pm

President's

Welcome Reception

Courtyard
(Westin Jekyll Island)
5:30 pm – 7:00 pm

TUESDAY, MAY 16, 2023

Agenda

Opening General Session

Ballroom B
(Convention Center)
8:30 am - 9:45 am

Welcome

Gary Erwin - President
Calhoun Housing Authority

Invocation

George Edge - Vice President for
Housing & Redevelopment
Americus Housing Authority

Pledge of Allegiance

Marie Harris - Senior Vice President
Roberta Housing Authority

Greetings from HUD

Robert Kenner - Director
Georgia Public Housing Office

Greetings from NAHRO

Mark Thiele - Chief Executive Officer

Greetings from SERC

Shaundra Clark - President
Tifton Housing Authority

Workshop Overview

Russell Nast - Chairperson
Professional Development Committee
Tallapoosa Housing Authority

Closing Remarks

Gary Erwin - President
Calhoun Housing Authority



Shaundra Clark - Opening Session Speaker

Shaundra Clark, a native of Mississippi, has served in the public housing industry for nearly 30 years. She has been the Executive Director for the Tifton Housing Authority since June 2000. Prior to employment with the Tifton Housing Authority, Shaundra was employed as the Director of

Administration with the Albany Housing Authority.

Shaundra received a Bachelor of Arts degree in Business Administration from Stillman College and a Master of Public Policy and Administration from Mississippi State University. She was designated a National Association of Housing and Redevelopment Officials (NAHRO) Fellow in October 2019 at the NAHRO Annual Conference in San Antonio, TX. Currently, Shaundra is the President of the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials (SERC-NAHRO), which covers 10 states. Locally, she serves on the PLIGHT Board, Ruth's Cottage Board and the Tifton Council for the Arts Board. She is a member of Christ's Church, Rotary Club, and Delta Sigma Theta Sorority.



Patricia Wells - NAHRO National President

Patricia S. Wells was sworn in as President of the National Association of Housing and Redevelopment Officials (NAHRO) in October 2021, and will serve in that position for the next two years.

Patricia Wells brings over 26 years of public administration and nonprofit executive management

experience to her role as Executive Director of the Oakland Housing Authority (OHA). She joined OHA in 1998, following appointments as the Associate Director for Habitat for Humanity International – West Region and Senior Policy Coordinator as a Mayoral appointee with the Department of Consumer and Regulatory Affairs in Washington, D.C. During her current tenure with OHA, Patricia has held key roles in several key initiatives including the reorganization of OHA to a property based property management operation, disposition of 1,610 apartment units and single family homes, a multitude of Moving to Work (MTW) demonstration programs and partnerships, as well as several innovative private/public partnership endeavors. Patricia brings to the OHA leadership team excellent communication skills, stellar inter-governmental and community building expertise, a strong acumen for organization operations and administrative leadership, significant experience as an agent of effective organization change as well as a passion for supporting community led solutions.

In addition to her national leadership role as a member of the National Association of Housing Redevelopment Officials (NAHRO), she is an Soroptimist International of the East Bay Fellow and an active member of the East Bay Regional Parks Foundation, Monterey Bay Aquarium, SF Opera and volunteer of Glide Memorial Homeless Services. Patricia holds a Master's Degree in Public Administration, a B.A in English/Journalism, and several professional certifications.



Mark Thiele - NAHRO Chief Executive Officer

Mark Thiele is a houser who stands in awe of his colleagues. “Safe, stable, affordable housing is the foundation on which we build healthy, happy and productive lives,” he says. “Despite significant headwinds, housers nationwide continue to provide the most vulnerable Americans with shelter and supportive services in

sustainable communities. We need to invest in their successes.”

Before joining NAHRO, Thiele was the Interim President and CEO of the Houston Housing Authority (HHA). During his tenure, HHA focused on safety, increasing affordable housing, and innovation. The agency hosted numerous COVID-19 testing and vaccination events with local partners. It also added thousands of units of affordable housing through acquisition and development and earning the coveted Moving to Work (MTW) designation.

Prior to that Thiele served as HHA’s Senior Vice President (SVP), overseeing Program Operations, Real Estate, Investment and Development, Policy as well as all of the agency’s support functions, including Finance, Legal, Procurement, Human Resources and Information Technology. During his time as SVP, Thiele worked with the agency’s more than 200 staff members to be the premier provider of quality, affordable housing in Houston.

For the previous eight years of his lengthy career in affordable housing, Thiele served as the Vice President of the award-winning Housing Choice Voucher Program at HHA, which provides more than \$155 million in housing subsidies each year, and is one of the largest voucher programs in the country. In that role he supervised more than 120 staff dedicated to providing quality, affordable housing options for more than 18,000 Houston households via the regular Housing Choice Voucher, VASH, Mainstream, NED and Mod Rehab programs, as well as a plethora of initiatives funded by the City, County and other entities. The HCVP department played a significant role in Houston’s award-winning efforts to end homelessness. Thiele also worked in the affordable housing sector as a consultant at Quadel Consulting Corporation.

Thiele has been a devoted NAHRO member for years, taking on a variety of leadership roles at the state, regional and national levels. At national NAHRO, he served on the Board of Governors, as the Chair of the Board of Ethics and Credentialing Trustees, and as the Vice President of the Community Revitalization and Development Committee. Thiele also served as the Senior Vice President of the NAHRO Southwest Regional Council, and as the President of Texas NAHRO. He is a proud member of the Board of the National Public Housing Museum (NPHM).

Thiele holds a bachelor’s degree in Psychology and Anthropology from the University of Texas and a master’s degree in International Relations from the University of Chicago.

TUESDAY, MAY 16, 2023

The Art of Hacking - How to Think Like a Cybercriminal and Protect your Housing Authority

Location: Meeting Room 1

10:00 am to 5:00 pm

Curphy Smith

Century Solutions Group, Inc.

Moderators: Richard Reiter, Flint Area Consolidated Housing Authority
Angel Royle, Flint Area Consolidated Housing Authority

Are you curious about how cybercriminals think and operate? Join Curphy Smith from Century Solutions Group, for "The Art of Hacking" presentation where we will explore the dark world of hacking and teach you how to think like a cybercriminal to better protect your housing authority from potential attacks. Learn the latest strategies and tactics used by hackers and discover the best practices to keep your organization safe from cyber threats.

Operating Subsidy Calculations, Capital Fund Requirements, Housing Choice Voucher, and the VMS

Location: Meeting Room 2

10:00 am to 12:00 pm

Roy Henderson

Henderson & Pilleteri, LLC

Moderator: Mark Wright, Marietta Housing Authority

- 1) Operating Subsidy Calculations - What you need to know about your subsidy.
- 2) Capital Fund Requirements - BLI 1406 and how to squeeze out the last dollar of CFP
- 3) Housing Choice Voucher and the VMS - HUD is all over this lately with the understanding of the VMS system

Mental Health in Public Housing - How and When to Seek Help

Location: Meeting Room 3

10:00 am to 5:00 pm

Damien Kellam

DTR Counselling

Moderator: Arianna Wilkins, East Point Housing Authority

This session will discuss mental health among Public Housing residents and Housing Choice Voucher participants and how staff can learn when and where to help them seek help. It will also discuss mental health for staff and help us learn when to seek help.

Workplace Etiquette - The Do's and Don'ts

Location: Meeting Room 4

10:00 am to 12:00 pm

Marya Calhoun

Atlanta Housing Authority

Moderator: Constance Graham, Atlanta Housing Authority

Etiquette is defined as the customary code of polite behavior in society among members of a particular profession or group. Etiquette matters, whether in an office or professional settings. This session will explore ways to present yourself and interact with co-workers, supervisors, or direct reports.

Commissioner's Open Dialogue

Location: Meeting Room 5

10:00 am to 12:00 pm

George Edge, Americus Housing Authority

Robert Kenner, Georgia Public Housing

Moderator: LaQuita Jones, Claxton Housing Authority

Keeping the lines of communication open between the Board of Commissioners and the Executive Director of an agency are one of the keys for successful operations. This Q & A Roundtable Session will feature directors and commissioners dialogging on open communication and other topics of interest. Bring your questions and let's talk about it.

TUESDAY, MAY 16, 2023

Power Partnerships - Working Together to Make an Impact!!

Location: Meeting Room 7

10:00 am to 12:00 pm

[Shea Johnson](#), HUD

[Michelle Yawn](#), Winder Housing Authority

[Eugene Jones, Jr](#), Atlanta Housing Authority

Moderator: Penny McPeek, Americus Housing Authority

Shea Johnson, Georgia Field Office Director for The Department of Housing and Urban Development along with Eugene Jones, Jr, President and CEO of The Atlanta Housing Authority will be sharing with us on partnering with local Agencies, Landlords, Apartment Owners, Developers etc to make an impact on our communities. This session would be ideal for CEOs, Executive Staff, Management Staff, and Commissioners who are exploring ways to partner with other entities to expand their portfolio and/or how Section 8 Administrators can expand affordable housing opportunities for HCV partnerships.

Capital Fund Program & EPIC

Location: Meeting Room 8

10:00 am to 5:00 pm

[Tom Shelton & Emily Haeckel](#)

[HUD Office of Public Housing Investments](#)

Moderator: Sandra Strozier, Newnan Housing Authority

The Capital Fund Program provides funds, annually, to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments and for management improvements. HUD has moved the management of Capital Funds to a more paperless process by using the Energy Performance Information Center (EPIC). PHAs are required to manage their Capital Fund grants in EPIC. These sessions are presented by HUD staff from the Office of Capital Improvements, which oversees the award of more than \$3 billion annually in Capital Funds to PHAs nationwide and the non-formula grants, including Emergency/Disaster Capital Fund Grants, Emergency Safety & Security Capital Fund Grants, Lead-Based Paint Capital Fund Grants, and Housing-Related Hazards Capital Fund Grants. Participants should attend all three sessions covering Capital Fund & EPIC, as each session will build upon the last.

Session 1: Introduction to The Capital Fund Planning Process & EPIC

In this breakout session, participants will become acquainted with the Capital Fund planning principles and necessary steps behind the workflows in EPIC. PHAs are responsible for the long-term viability of the PHA and its properties. The Capital Fund plays a pivotal role in financing activities to achieve the PHA's mission and goals as it concerns their public housing properties. Annually PHAs are also required to complete the Capital Fund Submission and planning is a major component, which is largely conducted in EPIC. We will provide an overview of each of the modules in EPIC and explain how they relate to the Capital Fund submission and planning process.

Session 2: Capital Fund Eligible Activities, Reporting Requirements & EPIC

In this breakout session, we will also cover different budget line items and which activities are eligible under the Capital Fund and how fulfill the reporting requirements in EPIC. We will review each module in EPIC. For example, we will learn how to submit a document package and the 5-year action plan. Participants will also learn about making revisions to the 5-Year Action Plan and Annual Statement/Budget.

Session 3: Capital Fund Grant Lifecycle & EPIC

In this breakout session, participants will learn about the importance of Capital Fund Obligation, Expenditure, and Fiscal Closeout. We will touch on procurement and contract management. In this session, we will cover additional features in EPIC such as how to use EPIC to exercise fungibility, how to report on RAD transactions, or Debt Service Obligations. We will briefly discuss when and how to submit Performance and

TUESDAY, MAY 16, 2023

Evaluations Reports, and the newer features available such as Monitoring and Close-out Packages. We will cover how to use EPIC for non-formula Capital Fund Grants, including Emergency/Disaster Capital Fund Grants, Emergency Safety & Security Capital Fund Grants, Lead-Based Paint Capital Fund Grants, and Housing-Related Hazards Capital Fund Grants. Finally, we will touch upon how to request to use Operating Funds for Capital Fund purposes.

Multifamily: EIV Fundamentals, Master Binder, & Existing Tenant Search

Location: Meeting Room 9

10:00 am to 12:00 pm

[Jenny DeSilva](#)
[DeSilva Housing Group](#)

Moderator: Ann Dobson, Jasper Housing Authority

Does EIV have you stumped? In this introductory EIV course, participants will be provided a concise overview of monthly and quarterly reports stored in the EIV Master File as well as the Existing Tenant Search. Learn when to print them, what they are telling us and where to store them. Example screenshots make this a superb class for visual learners! This fundamental class will give managers a clear summary of steps to ensure their tenant files and EIV Master File are organized and ready for assessment during an upcoming Management and Occupancy Review.

Moving to Work (MTW): The Good, The Bad, & The Ugly

Location: Meeting Room 10

10:00 am to 12:00 pm

[Kristain Rails](#), Newnan Housing Authority
[Vincent Taylor](#), Atlanta Housing Authority

Moderator: Susan Newberry, Winder Housing Authority

Thinking about becoming a Moving To Work agency? This session will give an overview of the MTW Demonstration Program, including the pros, cons, and challenges of being designated as a MTW PHA.

HOTMA, RAD, Financial Statements & Internal Controls

Location: Meeting Room 2

2:00 pm to 5:00 pm

[Roy Henderson](#)
[Henderson & Pilleteri, LLC](#)

Moderator: Mark Wright, Marietta Housing Authority

- 1) HOTMA - Understanding these hot off the press requirements
- 2) RAD - The latest with RAD
- 3) Understanding Financial Statements - There is more to the numbers than just the bottom line
- 4) Internal Controls - Not just for the auditor to understand

ABC's of Procurement

Location: Meeting Room 4

2:00 pm to 5:00 pm

[Debra Grise](#)
[Advanced Regulatory Compliance](#)

Moderator: Roxie Patterson, Newnan Housing Authority

Cancellation of a procurement, tips for successful bids, procurement methods, why a procurement policy is important! Knowing procurement methods can save your agency time and money in emergency situations and non-emergency situations, knowing which method to use will not cause you to sacrifice quality, but enhance efficiency.

TUESDAY, MAY 16, 2023

Revisioning Leadership: Establishing a New Culture of Ethics & Integrity (Part 1)

Location: Meeting Room 5

2:00 pm to 5:00 pm

Victor Powell, VLP Think Big

Robert Kenner, U.S. Department of Housing and Urban Development

Moderator: Brenda Gay, Flint Area Consolidated

This session is a two-part training/teaching to aid leaders in establishing a new culture where employing ethics and integrity is the norm, thereby creating a new breed of leaders. Part two on Wednesday morning.

Landlord Engagement, Providing Incentives & Tenant Relationships

Location: Meeting Room 7

2:00 pm to 5:00 pm

Shea Johnson, HUD

Brandie Garner, Marietta Housing Authority

Douglas Freeman, Augusta Housing Authority

John Casteel, Columbus Housing Authority

Eugene Jones, Jr., Atlanta Housing Authority

Moderator: Penny McPeck, Americus Housing Authority

HUD and PHAs will discuss successes & barriers for landlord engagement, share best practices for providing incentives and discuss customer service/tenant/landlord relationships.

Multifamily - Ins and Outs / Do's and Don'ts

Location: Meeting Room 9

2:00 pm to 5:00 pm

Jenny DeSilva

DeSilva Housing Group

Moderator: Michele Yawn, Winder Housing Authority

This class is designed to teach participants how to fine tune their interviewing skills to aid in making a certification appointment worthwhile, productive, and efficient. Next, we will discuss proper ways to use HUD's hierarchy of income verification levels to avoid recertification delays and achieve timely, accurate certifications, even when third parties do not respond. Using real world scenarios, we will determine the correct effective date for interim recertifications based on whether changes were reported timely by the household. Finally, the group will assess situations where certification actions can be delayed and combined with subsequent actions. Join in on this interactive webinar that will help you "keep the certification ball rolling".

Risky Business - Controlling Risk in Housing Portfolios

Location: Meeting Room 10

2:00 pm to 5:00 pm

Scott White, Georgia Housing Authorities Risk Retention Pool

Trevar Sefcik, Gallagher Risk Program Administrator

Moderators: Joe Wisniewski, Augusta Housing Authority

Attendees will learn the three tenants of risk management in this session. Participants will gain an understanding of property, casualty and cyber claim drivers for housing authorities in Georgia and walk away with a comprehensive strategy to control risks in housing portfolios.

WEDNESDAY, MAY 17, 2023

Program
Information

GAHRA Membership Breakfast

Ballroom AC
(Convention Center)
7:30 am – 8:45 am

Georgia Power Update

Ballroom AC
(Convention Center)
8:00 am - 8:20 am
2023 Energy Efficiency Program

Legislative Update

Ballroom AC
(Convention Center)
8:20 am – 8:45 am

Breakout Sessions

Oceanside & Marshside
(Convention Center)
9:00 am – 12:00 pm

Morning Break

10:15 am – 10:30 am

CASH PRIZE DRAWING

Prefunction Lobby
(Convention Center)
High Noon



Georgia
Power

Breakfast Speaker

Anderson Marshall



Anderson Marshall has over 15 years of utility experience and has been an Energy Efficiency Program Manager in the Residential EE Department since October of 2019. Within this current assignment, he is responsible for the Energy Assistance for Savings & Efficiency (EASE) program, which promotes energy efficiency improvements in existing income-qualified single as well as multifamily properties. More specifically, the program targets income qualified households that are historically under-represented within the energy efficiency space.

Prior to Anderson's current role he also served as a Senior Analyst with responsibilities for all Georgia Power's bankruptcy related matters throughout the state of Georgia. In essence, this covered an array of legal filings including but not limited to industrial, commercial, and residential cases. Before joining Georgia Power, Anderson also worked for the Federal Reserve Bank of Atlanta where he held such positions as Senior Financial Statistics Analyst and a Credit & Risk Analyst where he worked on numerous monetary policy related issues.

Anderson is also a two-time graduate of Mercer University where he obtained both his Bachelor's and Master's Degree in Business. He's also a member of The National Black MBA Association, a graduate of both Leadership Johns Creek and the United Way's Volunteer Improvement Program (V.I.P.).

WEDNESDAY, MAY 17, 2023

Understanding GASB 87 and other new GASB's

Roundtable Q & A - What's on your mind about your finances

Location: Meeting Room 2

9:00 am to 12:00 pm

Roy Henderson,

[Henderson & Pilleteri, LLC](#)

Moderator: Mark Wright, Marietta Housing Authority

- 1) GASB 87 - Understanding GASB 87 and other new GASB's
- 2) Roundtable Q & A - What's on your mind about your finances

Resident Housekeeping - More Than Just a Dirty House!!

Location: Meeting Room 3

9:00 am to 12:00 pm

Damien Kellam

[DTR Counselling](#)

Moderator: Shanicki Burton, McDonough Housing Authority

Arianna Wilkins,

Residents may have emotional, physical, or mental health issues that are preventing them from following the housekeeping rules. This session will discuss how public housing residents housekeeping issues may not always be what we think and how we can help our residents avoid being evicted for those housekeeping issues.

**ABC's of Procurement
(Repeat From Tuesday)**

Location: Meeting Room 4

9:00 am to 12:00 pm

Debra Grise

[Advanced Regulatory Compliance](#)

Moderator: Roxie Patterson, Newnan Housing Authority

Cancellation of a procurement, tips for successful bids, procurement methods, why a procurement policy is important! Knowing procurement methods can save your agency time and money in emergency situations and non-emergency situations, knowing which method to use will not cause you to sacrifice quality, but enhance efficiency.

**Revisioning Leadership
(Continuation From Tuesday Session)**

Location: Meeting Room 5

9:00 am to 12:00 pm

Victor Powell

[VLP Think Big](#)

Moderator: Mikalah Stewart, Augusta Housing Authority

This session is the second part of this training/teaching to aid leaders in establishing a new culture where employing ethics and integrity is the norm, thereby creating a new breed of leaders.

WEDNESDAY, MAY 17, 2023

Multifamily - Verification Techniques that Promote Accuracy

Location: Meeting Room 9

9:00 am to 12:00 pm

Jenny DeSilva

DeSilva Housing Group

Moderator: Sarah Chastain, Lavonia Housing Authority

This intermediate level class is designed for leasing staff that regularly verify income, assets, and expenses. Are your verification forms effectively gathering the information you need? Are you asking the right questions? Have you incorporated the correct verification hierarchy into your recertifications? Are you continuing to see EIV income discrepancies, year after year, but don't know why? In this energizing session, you will learn new, easy to use techniques to keep your recertifications on track while improving the accuracy of verifications to support 50059 calculations.

Team Management for Property Managers and Maintenance Staff

Location: Meeting Room 10

9:00 am to 12:00 pm

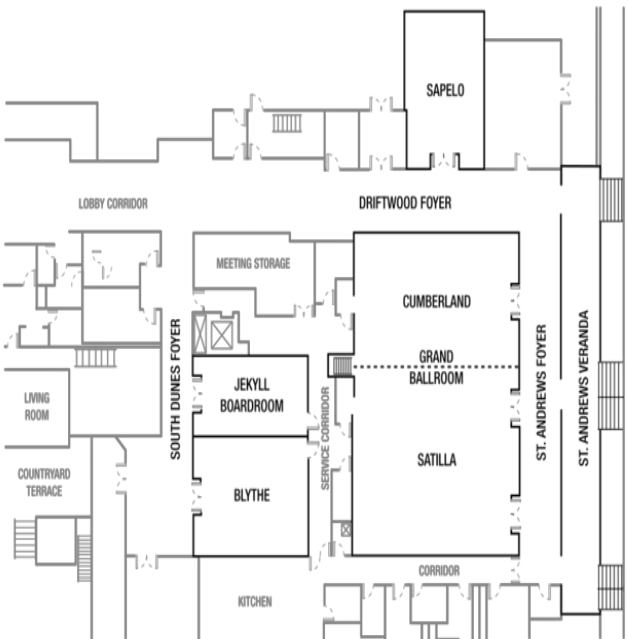
Randy Woolery

HD Supply

Moderator: Joe Wisniewski, Augusta Housing Authority

This 3-hour course is designed for Property Managers and Maintenance Staff to take as a team. This fun and enlightening class promotes a shared responsibility between maintenance and management teams. Team leaders learn how working together helps everyone succeed cohesively while encouraging unit of purpose within the staff and how collaborating and communication contributes to the overall success of the Team.

WESTIN JEKYLL ISLAND



GAHRA's Legislative Liaisons

Thrash-Haliburton Government Affairs



Mo Thrash



John Haliburton

Thrash-Haliburton has been representing the Georgia Association of Housing and Redevelopment Authorities on a state and federal level for nearly 8 years.

With a combination of expertise, energy, time, resources, and effective relationships, Thrash-Haliburton makes up one of the strongest government affairs in the state. Thrash-Haliburton represents many clients with unique and complicated legislative and business needs and have been highly successful in achieving their client's objectives. This includes the areas of legislation, budget matters, business development, procurement, and other types of requests from clients. Mo has been named the Top Independent Small Firm Lobbyist in Georgia by James Magazine, a highly respected and the most-read magazine dedicated to Georgia politics and the Capitol. Thrash-Haliburton continues to rank as one of the top lobbying firms every year. Voting on these honors is made by legislators and fellow lobbyists.

Thrash-Haliburton looks forward to many more positive developments and a strong future together. You will find no one more driven, hardworking, well-connected, focused, and prepared in the industry than Thrash-Haliburton.

Professional Development **Committee**

The Professional Development Committee is a Standing Committee in accordance with GAHRA ByLaws and is responsible for the final development of stand-alone workshops, training sessions for the Spring Workshop and the Annual Conference. This committee consists of chairpersons from the following committees: IT, Assisted Housing, Commissioners, Financial Management, Human Services-Resident Support, Maintenance, Management, RAD/Multifamily and Housing and Redevelopment. The Committee is under the portfolio of the Vice President of Professional Development.

Your comments and suggestions concerning this and future conferences would be appreciated. Please contact or send your comments to the Vice President for Professional Development or the committee Chairs listed below.

Candice Drake
Vice President for Professional
Development

Dawson Housing Authority
229-995-2675
dawsonha@windstream.net

Russell L. Nast
Professional Development
Committee Chairperson

Tallapoosa Housing Authority
770-5574-2207
rnast@tallapoosaha.com

Richard Reiter
Professional Development
Committee Vice-Chairperson

Flint Area Consolidated Housing Authority
478-472-8209 ext 215
r.reiter@facha.net

GAHRA is the resource to provide services to its membership and to assist in the development and management of diversified housing in the State of Georgia. If you are interested in working on any GAHRA committee, please reach out to the President, any Officer or any Professional Development committee member.

Professional Development Committee Members

Assisted Housing Committee

Penny McPeek - Americus Housing Authority
Arianna Wilkins - East Point Housing Authority

Commissioners Committee

Reta Thomas - Augusta Housing Authority
Heather McNair - Augusta Housing Authority

Financial Committee

Michelle Butler - Eastman Housing Authority
Constance Graham - Atlanta Housing Authority

Housing and Redevelopment Committee

Arianna Wilkins - East Point Housing Authority
Khristian Ralls - Newnan Housing Authority

Human Services-Resident Support Committee

Shanicki Burton - McDonough Housing Authority
Lakwanza Walton - McDonough Housing Authority

Information Technology Committee

Richard Reiter - Flint Area Consolidated Housing
Authority
Rebecca Rhodes - Rochelle Housing Authority
Toya Washington - Calhoun Housing Authority

Maintenance Committee

Joe Wisniewski - Augusta Housing Authority
Gary Woods - Americus Housing Authority

Management Committee

Sandra Strozier - Newnan Housing Authority
Joe Thomas - Camilla Housing Authority

RAD/Multifamily Committee

Michelle Yawn - Winder Housing Solutions
Penny McPeek - Americus Housing Authority

UPCOMING EVENTS

GAHRA

Youth Leadership Conference

Location TBA
July 10-12, 2023

Maintenance Workshop

Macon, GA
July 11-13, 2023

Commissioners Retreat

Jekyll Island, GA
July 16-18, 2023

Annual Conference

Savannah, GA
September 18-20, 2023

Resident Leadership Conference

North Augusta, SC
September 7-9, 2023

SERC-NAHRO

Annual Conference

Orlando, FL
June 26-28, 2023

Fall Workshop

Hilton Head, SC
November 5-7, 2023

GAHRA SPRING WORKSHOP

SCAN HERE



Download the Workshop Schedule

Install on your mobile device

1. On your smartphone, visit <https://my.yapp.us/GAHRA> (Tip: use the QR code above)
2. Follow the instructions on screen (it's a quick, two step process)

Already have the Yapp App installed?

1. Tap "Download existing app" or the green "+" button (top right)
2. When asked for the Yapp ID, enter: GAHRA
3. Press the device keyboard's enter button, or tap "Add" at top right