



2026 GAHRA ANNUAL CONFERENCE



ANCHORED **IN CONNECTION:**

**STRENGTHENING COMMUNITIES, THROUGH
ADVOCACY, COMMUNICATION, AND
COLLABORATION**



Welcome to the 2026 GAHRA Annual Conference



On behalf of the GAHRA Officers, it is my pleasure to welcome you to the 2026 GAHRA Annual Conference. This year's theme, "Anchored In Connection: Strengthening Communities Through Advocacy, Communication, and Collaboration," speaks directly to who we are as an association and the important work each of us carries out every day in communities across Georgia.

The Challenges facing housing authorities and the families we serve continue to evolve, and meeting those challenges requires us to remain connected to our residents, our communities, our elected officials, our partners, and one another. Advocacy ensures that our collective voice is heard and that the needs of the people we serve remain part of the conversation. Communication allows us to share knowledge, strengthen understanding, and learn from one another. And collaboration reminds us that our greatest progress rarely happens alone. When we bring those three together, we strengthen not only our individual organizations, but communities throughout our state.

Over the next several days, I encourage you to embrace that spirit of connection. Take advantage of the educational sessions, share your experiences and ideas, meet someone new, and reconnect with longtime colleagues and friends. Some of the most valuable lessons we take home from a GAHRA conference begin with a conversation in the hallway, around a table, or between sessions. Those connections are what transform a conference into a strong and lasting professional community.

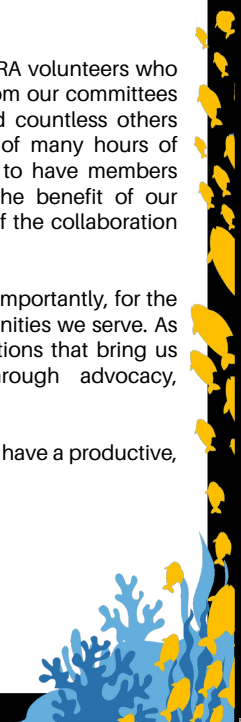
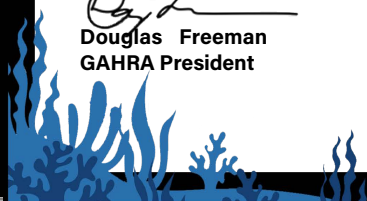
I also want to recognize and sincerely thank the many GAHRA volunteers who have worked tirelessly to make this conference possible. From our committees and conference planners to our speakers, moderators, and countless others working behind the scenes, this conference is the result of many hours of preparation, coordination and service. GAHRA is fortunate to have members who willingly give their time, talents, and expertise for the benefit of our association. Their dedication is itself a wonderful example of the collaboration and connection celebrated in this year's theme.

Thank you for being here, for supporting GAHRA, and most importantly, for the work you do every day on behalf of the families and communities we serve. As we move forward, may we remain anchored in the connections that bring us together and continue strengthening communities through advocacy, communication, and collaboration.

Welcome to the 2026 GAHRA Annual Conference. I hope you have a productive, enjoyable, and memorable conference!

A stylized, handwritten signature in black ink, appearing to read 'Doug Freeman'.

Douglas Freeman
GAHRA President



Meet Your GAHRA Officers



Douglas Freeman
President
Augusta, GA



Patricia Allen
Senior Vice
President
Thomaston, GA



George Edge
Vice President for
Member Services
Americus, GA



Beth Brown
Vice President
for Professional
Development
Gainesville, GA



Kevin Price
Vice President for
Legislation &
Regulation
Wrightsville, GA



Richard Reiter III
Vice President for
Housing &
Redevelopment
Montezuman, GA



Randee Wiggins
Treasurer
Augusta , GA



Shannon Kight
Secretary
Hazlehurst, GA

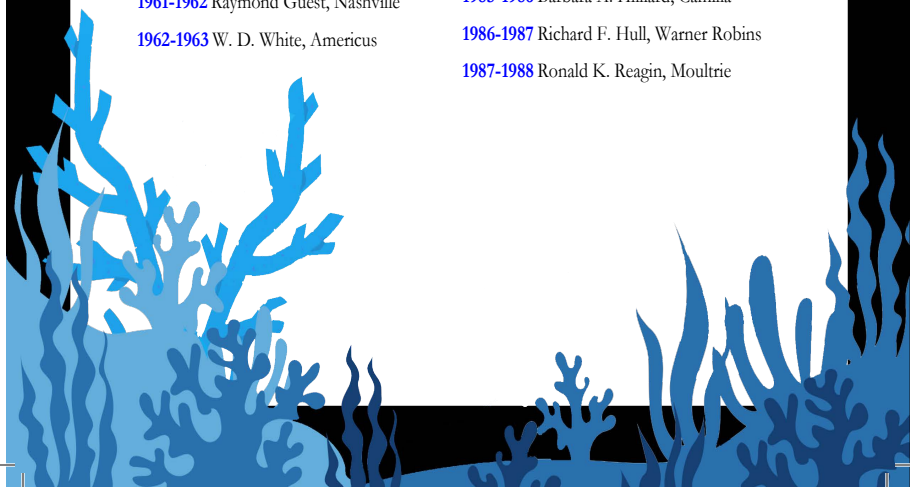


Candice Drake
Past President
Dawson, GA



Past Presidents of GAHRA

1940-1941 Brown Nicholson, Sr., Columbus	1963-1964 Jim L. Mann, Newnan
1941-1942 James H. Terrell, Atlanta	1964-1965 Frank Butler, Savannah
1942-1943 Hal Powell, Augusta	1965-1966 Randall R. Clements, Valdosta
1943-1944 George Markwalter, Macon	1966-1967 Brown Nicholson, Jr., Columbus
1944-1945 J. Hunter Hopkins, Brunswick	1967-1968 Bryant Huff, Lawrenceville
1945-1946 Joel A. Wier, Athens	1968-1969 Elbert A. Stapleton, Athens
1946-1947 Hudson Malone, Albany	1969-1970 David Smotherman, Decatur
1947-1948 M. I. Frost, Rome	1970-1971 Howard T. Walpole, Gainesville
1948-1949 R. R. Cameron, Marietta	1971-1972 C. W. Sherlock, Monroe
1949-1950 Pierce Thiot, Brunswick	1972-1973 J. Madden Reid, Augusta
1950-1951 W. F. Tabor, Decatur	1973-1974 R. Fleming Gibson, Waycross
1951-1952 T. Ed Baskin, Marietta	1974-1975 Wilfred B. Smith, Alma
1952-1953 Frank White, Atlanta	1975-1976 William H. Hunt, Rome
1953-1954 Tom Cranford, Valdosta	1976-1977 Donald E. Naismith, Savannah
1954-1955 C. W. Sherlock, Monroe	1977-1978 Jane J. Hamilton, Vidalia
1955-1956 W. T. Thompson, Waynesboro	1978-1979 Hogan Buford, President Emeritus, Macon
1956-1957 Walter E. Lee, Sr., Waycross	1978-1979 George H. Green, Marietta
1957-1958 Emily S. Kicklighter, Glennville	1979-1981 Hazel H. Mosely, Jasper
1958-1959 Blue Holleman, Dublin	1981-1983 Paul Pierce, Decatur
1959-1960 W. T. Johnson, Dalton	1983-1985 Roy Lane, Albany
1960-1961 E. B. Hilliard, Camilla	1985-1986 Barbara A. Hilliard, Camilla
1961-1962 Raymond Guest, Nashville	1986-1987 Richard F. Hull, Warner Robins
1962-1963 W. D. White, Americus	1987-1988 Ronald K. Reagin, Moultrie



Past Presidents of GAHRA

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, NE Georgia
2011-2012 Ruth Bass, LaFayette

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
2022-2023 Gary Erwin, Calhoun
2023-2024 Marie Harris, Roberta
2024-2025 Candice Drake, Dawson

Past Presidents of GAHRA

1962-1963 Bernon Williams
1963-1964 Brown Nicholson
1971-1972 Tom Bigley
1972-1973 J. Mercer Berry

Other Past Presidents

Wilson McClure
Wendell Sears
Douglas Feagin
Mary Costello



Program Information

Registration

Registration Booth Lobby

Sunday, September 20

12:00 p.m. – 5:30 p.m.

Monday, September 21

7:30 a.m. – 12:00 p.m.

Tuesday, September 22

8:00 a.m. – 9:00 a.m.

Badges and Tickets

All persons attending the annual conference sessions and other scheduled events **MUST** wear the identification badge provided at registration. Your cooperation and respect are appreciated.

Extra Tickets

Extra Tickets to the events may be purchased at the Registration Desk. Ticket prices are:

Reception	\$60
Luncheon	\$75
Banquet	\$160

During any meetings, please turn off or mute any electronic devices that may cause a distraction to speakers and other conference attendees. Your cooperation in this matter will be greatly appreciated.

Agenda **Sunday, September 20, 2026**

Registration

Lobby Registration Booth
12:00 p.m. – 5:30 p.m.

Annual GHARRP Meeting

Pulaski
4:00 p.m. – 5:00 p.m.
Call to Order
Ann Dobson, Chair

Opening Remarks
Scott A. White, Executive Director

New Board Member Vote
Brenda Smith, Dublin Housing Authority

GHARRP Update & Reports
Scott A. White, Executive Director

Market Update
Trevor Smith, Gallagher Program Director

Auto-Out
Jennifer Dowd, National Account Manager

Closing Remarks
Scott A. White, Executive Director

Opening Session

Ballroom C, D, E
5:00 p.m. – 6:30 p.m.

Exhibitor's Reception/Prize Drawing

Atrium
6:30 p.m. – 8:00 p.m.

Opening Session Agenda

Welcome

Douglas Freeman
GAHRA President
Augusta Housing Authority

Invocation

Glenn Hayes
EGA Housing Authority

Pledge of Allegiance

Carla Ellington
Dublin Housing Authority

National Anthem

Valerie Sneed
Tifton Housing Authority

Welcome to Savannah

Mayor Van R. Johnson II

SERC Updates

Michael Wong
SERC-NAHRO President-Elect

Additional Speakers

Evette Hester
Savannah Housing Authority

Courtney Kyles
HUD Atlanta Office of
Public Housing

Legislative Update

Mo Thrash & John Haliburton
Thrash - Haliburton

Conference Overview

Ariana Wilkins & Russell Nast

Agenda

Monday, September 21, 2026

Registration

Registration Booth

7:30 a.m. – Noon

Continental Breakfast

Atrium

7:30 a.m. – 8:30 a.m.

Sessions

9:00 a.m. – 12:00 p.m.

2:00 p.m. – 5:00 p.m.

Morning Break

Atrium

10:15 a.m. – 10:30 a.m.

GAHRA Awards Luncheon

Ballroom A, B

12:00 p.m. – 2:00 p.m.

Afternoon Break

Atrium

3:15 p.m. – 3:30 p.m.

First Timer's Reception

Academy

5:15 p.m. – 6:00 p.m.

Exhibitors' Reception and Prize Drawing

Atrium

6:00 p.m. – 7:30 p.m.

MONDAY, SEPTEMBER 21

AI Without the Risk: How Housing Authorities Can Save Time, Reduce Workloads, and Stay Secure With AI

Room: Chatham

9:00 am to 12:00 pm

Presenter: Bob Dickinson and Allen Dickinson, BD Managed IT

AI is quickly becoming one of the most valuable productivity tools available --but many housing authorities are unsure where to start or how to use it safely. In this practical session, we'll demonstrate real-world ways AI can help streamline administrative work, improve resident communications, simplify reporting, and support lean teams. We'll also cover the security, privacy, and compliance considerations every housing authority should understand before implementing AI. You'll leave with practical ideas you can put to work immediately and a clear road map for adopting AI responsibly.

Moderator: Richard Reiter, Flint Area Consolidated Housing Authority

Emotional Intelligence in Public Service

Room: Franklin

9:00 am to 12:00 pm

Presenter: Dr. Rita Felton, Rita Felton Coaching & Consulting, LLC

This session will be presented on Emotional Intelligence in Public Service. Session will be an interactive workshop helping leaders increase self-awareness, improve communication, strengthen relationships, and navigate difficult conversations with confidence. Participants will explore Emotional Intelligence and DISC Behavioral Styles while learning practical strategies to build trust, improve collaboration, and create a more engaged and resilient workplace.

Moderator: Sandra Strozier, Newnan Housing Authority

MONDAY, SEPTEMBER 21

Maintenance Round Table NSPIRE and More

Room: Forsyth

9:00 am to 12:00 pm

Presenter: Maintenance Committee

Join maintenance professionals from across Georgia for an interactive round table discussion focused on the latest challenges, solutions, and best practices in affordable housing maintenance. This open forum provides an opportunity to learn from your peers, share successful strategies, and discuss practical solutions that can be implemented at your own properties.

Topics include: NSPIRE inspections - common deficiencies, compliance strategies, and inspection readiness. Preventive maintenance programs that reduce costs and improve property performance. Work order management and technology solutions. Unit turnover and make-ready best practices. Inventory control and procurement strategies. Capital planning and asset preservation. Fair Housing considerations for maintenance staff. Safety, OSHA compliance, and risk management. HVAC, plumbing, electrical, and building systems maintenance. Staff training, retention, and leadership development. Emergency preparedness and disaster response. USDA Rural Development and HUD maintenance compliance. Contractor management and quality control. Budgeting, cost-saving ideas, and operational efficiencies. Resident communication and customer service.

Moderator: Joe Wisniewski, Augusta Housing Authority

MONDAY, SEPTEMBER 21

A Conversation with the HUD Atlanta Field Office

Room: Pulaski

9:00 am to 12:00 pm

Presenter: Courtney Kyles, Atlanta Office of Public Housing

HUD's Georgia Director of Public Housing and Staff will be having a conversation with all attendees about the Public Housing Assessment System (PHAS) scoring for the public housing program. Session will cover the four (4) assessment indicators and its sub-indicators: PASS, FASS, MASS and the Capital Fund program. Session will also cover the process PIH utilizes when a PHA is designated as Substandard or Troubled under PHAS.

Moderator: Penny McPeck, Americus Housing Authority

RAD as a Strategic Tool for Portfolio Repositioning

Room: Oglethorpe A/B

9:00 am to 12:00 pm

Presenter: Willie J Beatty, Sr and Stephen Beatty, Beatty Group

The Beatty Group will be providing a session on the RAD program as a strategic tool for portfolio repositioning. This will be a practical discussion about how RAD can be evaluated against organizational goals and readiness.

Moderator: Michael Allen, Sylvester Housing Authority

Detailed SF-425 Changes and What to Expect

Room: Plaza

9:00 am to 12:00 pm

Presenter: Chad Porter, CPA, Smith Marion

This training covers your finance needs. Learn detailed information on what to expect from the SF-425 Changes, and how to prepare for an audit with all the updates.

Moderator: Randee Wiggins, Augusta Housing Authority

MONDAY, SEPTEMBER 21

All About Commissioners

Room: Savannah D

9:00 am to 12:00 pm

Presenter: Sunny Shaw, Sunny Shaw & Associates

GAHRA Commissioners will be hearing from one of our own, Sunny Shaw will be coming to us from Twin Falls, Idaho. Commissioners will hear Sunny speak on the following topics: Hiring the right Executive Director. Recruiting Board Members.

Moderator: Heather McNair, Augusta Housing Authority

The Income Reset: One Last Look Before HOTMA Lands

Room: Savannah E

9:00 am to 12:00 pm

Presenter: Bobby R. Collins, B.R. Collins Training Group

A brisk recap of HOTMA's revised income rules built around practical application rather than another line-by-line read of the regulation. After a brief overview of the updated income definitions, the end of the recurring and non-recurring distinction, and the new interim reexamination standards, the bulk of the time goes to how the changes play out in everyday determinations. Particular attention is given to the non-traditional and emerging income sources staff increasingly encounter but rarely see addressed -- independent contractor and application-based earnings, crowdfunding, and the like.

Moderator: Angela Kang, Augusta Housing Authority

Awards Luncheon Agenda

Welcome

Douglas Freeman
President

Invocation

George Edge
VP Member Services

Introduction of Life Members

Douglas Freeman
President

Lunch

GA Power Presentation

Resident Service Awards

Angie Cothran, Shannon Kight, and Krista Boleman
Newsletter of the Year
Collaborative Partnership Award Website of the Year

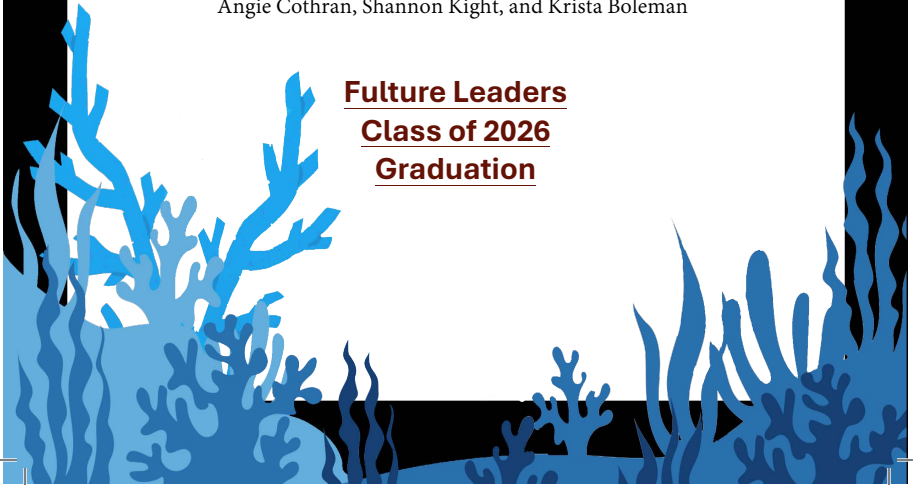
GAHRA Service Awards

Angie Cothran, Shannon Kight, and Krista Boleman

Fulture Leaders

Class of 2026

Graduation



MONDAY, SEPTEMBER 21

Meet the President of SACS: An Open Discussion with Georgia Housing Authority Program Users

Room: Chatham

2:00 pm to 5:00 pm

Presenter: Grant Dark, Scott Accounting and Computer Services

Join the President of SACS for an interactive discussion designed specifically for SACS program users. This session provides an opportunity to share your experiences, offer feedback, ask questions, and discuss the current and future direction of the SACS product. Whether you are a long-time user or new to the platform, your insights will help shape future enhancements while giving you a chance to engage directly with SACS leadership.

Moderator: Angel Royle, Flint Area Consolidated Housing Authority

Succession Planning - "The Art of Replacing Yourself"

Room: Franklin

2:00 pm to 5:00 pm

Presenter: Elizabeth Brackett, Brackett HR

This session will provide master succession planning for leadership continuity. This training blends theory, practical tools, and interactive exercises to help participants understand succession planning as both a strategic process and a set of leadership skills. The core message: You can't just wait for the right person to step up — you must prepare the right people to step in, and you must be ready to step down or step up yourself.

Moderator: Sandra Strozier, Newnan Housing Authority

MONDAY, SEPTEMBER 21

Maintenance Round Table NSPIRE and More (continuation)

Room: Forsyth

2:00 pm to 5:00 pm

Presenter: Maintenance Committee

Join maintenance professionals from across Georgia for an interactive round table discussion focused on the latest challenges, solutions, and best practices in affordable housing maintenance. This open forum provides an opportunity to learn from your peers, share successful strategies, and discuss practical solutions that can be implemented at your own properties.

Topics include: NSPIRE inspections - common deficiencies, compliance strategies, and inspection readiness. Preventive maintenance programs that reduce costs and improve property performance. Work order management and technology solutions. Unit turnover and make-ready best practices. Inventory control and procurement strategies. Capital planning and asset preservation. Fair Housing considerations for maintenance staff. Safety, OSHA compliance, and risk management. HVAC, plumbing, electrical, and building systems maintenance. Staff training, retention, and leadership development. Emergency preparedness and disaster response. USDA Rural Development and HUD maintenance compliance. Contractor management and quality control. Budgeting, cost-saving ideas, and operational efficiencies. Resident communication and customer service.

Moderator: Joe Wisniewski, Augusta Housing Authority

MONDAY, SEPTEMBER 21

Capital Fund Program and EPIC: What You Need to Know

Room: Pulaski

2:00 pm to 5:00 pm

Presenter: Thomas Shelton, Office of Capital Improvements
Damien Thomas, HUD

A must session for public housing authorities. The Capital Fund provides \$3.2 Billion in formula funding 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 through using the Energy Performance Information Center (EPIC). PHAs are required to manage their Capital Fund grants in EPIC. Training sessions are presented by HUD staff from the Office of Capital Improvements, which oversees the award of approximately \$4 Billion to PHAs nation-wide and 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.

Moderator: Monifa Johnson, Statesboro Housing Authority

RAD as a Strategic Tool for Portfolio Repositioning (continuation)

Room: Oglethorpe A/B

2:00 pm to 5:00 pm

Presenter: Willie J Beatty, Sr and Stephen Beatty, Beatty Group

The Beatty Group will be providing a session on the RAD program as a strategic tool for portfolio repositioning. This will be a practical discussion about how RAD can be evaluated against organizational goals and readiness.

Moderator: Michael Allen, Sylvester Housing Authority

MONDAY, SEPTEMBER 21

Detailed SF-425 Changes: What to Expect (continuation)

Room: Plaza

2:00 pm to 5:00 pm

Presenter: Chad Porter, CPA, Smith Marion

This training for your covers your finance needs. Learn detailed information on what to expect from the SF-425 Changes, and how to prepare for an audit with all the updates.

Moderator: Randee Wiggins, Augusta Housing Authority

All About Commissioners (continuation)

Room: Savannah D

2:00 pm to 5:00 pm

Presenter: Sunny Shaw, Sunny Shaw and Associates

One of our own, Sunny Shaw, will be speaking about Board Communication. Join us for a round table Q & A session.

Moderator: Mikalah Stewart, Augusta Housing Authority

Real Administration Relief: What You Can Stop Verifying under HOTMA

Room: Savannah E

2:00 pm to 5:00 pm

Presenter: Bobby R. Collins, Bobby R. Collins Training Group

A brief overview of HOTMA's revised asset rules focused on where they actually save you work. After a quick recap of the self-certification safe harbor, the current inflation-adjusted asset threshold, imputed income, and the applicable passbook rate, the session shifts to practical application -- how to handle the holdings that raise real questions, including trusts, retirement accounts, jointly held property, and real estate, and the file decisions that follow. Agencies that also operate public housing will receive a short overview of the Section 103 over-income requirements.

Moderator: Angela Kang, Augusta Housing Authority

Agenda

Tuesday, September 22, 2026

Registration

Registration Booth
8:00 a.m. – 9:00 a.m.

Continental Breakfast

Atrium
7:30 a.m. – 8:30 a.m.

Sessions

9:00 a.m. – Noon.

Morning Break

Atrium
10:15 a.m. – 10:30 a.m.

Free Time

On Your Own
12:00 p.m. – 7:00 p.m.

Banquet and Annual Business Meeting

Ballroom A, B
7:00 p.m. – 9:00 p.m.



AI Without the Risk: How Housing Authorities Can Stave Time, Reduce Workloads, and Stay Secure With AI

Room: Chatham

9:00 am to 12:00 pm

Presenter: Bob Dickinson and Allen Dickinson, BD Managed IT

AI is quickly becoming one of the most valuable productivity tools available --but many housing authorities are unsure where to start or how to use it safely. In this practical session, we'll demonstrate real-world ways AI can help streamline administrative work, improve resident communications, simplify reporting, and support lean teams. We'll also cover the security, privacy, and compliance considerations every housing authority should understand before implementing AI. You'll leave with practical ideas you can put to work immediately and a clear road map for adopting AI responsibly.

Moderator: Richard Reiter, Flint Area Consolidated Housing Authority

Strategic Collaboration: Women & Men Leading Together

Room: Franklin

9:00 am to 12:00 pm

Presenter: Tonya Cureton Curry, Esq and George Edge, Americus Housing Authority

This session will deliver a fast-paced, engaging look at how gender shapes leadership, communication, and teamwork. With dynamic insights from two speakers - one woman and one man - this session gives attendees practical, real-world strategies for **reading the room, balancing your voice**, and building powerful **alliances and support networks** that elevate cross-gender collaboration - while also addressing the reality that identical behaviors are often interpreted differently depending on both the gender expressing them and the gender receiving them. This raises an essential

TUESDAY, SEPTEMBER 22

leadership question: *can we communicate the same way with everyone and expect the same response?* The speakers tackle these perception gaps head-on, offering tools to navigate them with confidence and to create environments where all leaders are heard with equal respect. Open to both men and women, this session is a high-value resource for strengthening communication, reducing misunderstandings, and building more effective partnerships across genders.

Moderator: Constance Graham, Atlanta Housing Authority

Pivoting with Purpose: Building Self Sufficiency with AI Strategy

Room: Forsyth

9:00 am to 12:00 pm

Presenter: Shea Johnson, Pivotal AI Consulting

An Interactive Workshop introduces Housing Practitioners to learn and utilize practical, easy to use AI tools that strengthen career development, job readiness, organization, and productivity. While supporting, not replacing, professional judgement and human connection. Through live demonstrations, attendees will gain confidence in using AI to support self-sufficiency growth, streamline workflows and build sustainable pathways toward financial stability. The session is designed to make AI practical, accessible, and immediately applicable.

Moderator: Nicole Smart, Marietta Housing Authority

TUESDAY, SEPTEMBER 22

Effective Performance Evaluations

Room: Pulaski

9:00 am to 12:00 pm

Presenter: Marya Calhoun, Atlanta Housing Authority

This session provides the framework to understand the principles of effective performance evaluations, apply evaluation frameworks, and develop skills to provide constructive, data-driven feedback.

Moderator: Sandra Stozier, Newnan Housing Authority

The MOR Lifecycle: From Notification to Resolution

Room: Oglethorpe A/B

9:00 am to 12:00 pm

Presenter: Brandy Ivery, National Housing Compliance

A successful Management and Occupancy Review (MOR) begins long before the reviewer arrives and continues well after the final report is issued. This session provides a comprehensive look at the complete MOR lifecycle, guiding participants through every phase - from notification and preparation to desk review, on-site review, findings, corrective action, and final resolution. Designed for owners, management agents, compliance professionals, and site staff, this presentation highlights HUD expectations, common areas of noncompliance, and proven strategies for maintaining continuous compliance throughout the review cycle. Participants will gain practical tools, actionable best practices, and a clearer understanding of how each stage of the MOR contributes to successful outcomes and long-term program integrity. Whether you're preparing for your first MOR or looking to strengthen your organization's compliance program, you'll leave with the knowledge and confidence to navigate the MOR lifecycle successfully.

Moderator: Ann Dobson, Jasper Housing Authority

TUESDAY, SEPTEMBER 22

Financial Audits and Why

Room: Plaza

9:00 am to 12:00 pm

Presenter: Chad Porter, CPA, Smith Marion

This session will share audit updates and requirements and prepare your housing authority for an audit.

Moderator: Randee Wiggins, Augusta Housing Authority

COMMISSIONERS ONLY – Public Housing Commissioner Briefing on Fraud Deterrence, Prevention & Detection

Room: Savannah D

9:00 am to 12:00 pm

Presenter: Russell Harris, HUD Office of Inspector General

COMMISSIONERS ONLY. Join HUD's Office of Inspector General to hear about how to deter any fraud that could occur at your authority. You'll also learn fraud prevention and detection techniques that will be helpful for you as a governing body.

Moderator: Johnny Wright, Tallapoosa Housing Authority

When the Lease Meets a Crisis: VAWA in the Real World

Room: Savannah E

9:00 am to 12:00 pm

Presenter: Bobby R. Collins, B.R. Collins Training Group

This session reviews compliance with the Violence Against Women Act (VAWA) protections in assisted housing. It covers the required Notice of Occupancy Rights and certification documentation and their proper delivery, the components of a compliant emergency transfer plan, and the standards governing lease bifurcation. Brief case examples illustrate how documentation, confidentiality, and conflicting-information situations tend to arise in practice.

Moderator: Angela Kang, Augusta Housing Authority

Annual Business Meeting

Ballroom A, B

7:00 p.m. – 9:00 p.m.

Call to Order

Douglas Freeman, GAHRA President

Invocation

Vanessa Fleming

East Point Housing Authority

Pledge of Allegiance

Patricia Allen, Senior Vice President

Declaration of a Quorum

Shannon Kight, Secretary

Minutes of the Annual Meeting

Shannon Kight, Secretary

Resolutions

Angie Cothran

Northeast Georgia Consolidated Housing Authority

Presentation of Awards

Angie Cothran

Northeast Georgia Consolidated Housing Authority

President's Annual Report

Douglas Freeman, GAHRA President

Acceptance of Reports

Shannon Kight, Secretary

Report From the Nomination Committee

Russell Nast

Tallapoosa Housing Authority

Election of Officers

Passing of the Gavel

Other Business

Adjournment



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Nearly 20,000 affordable housing and community development professionals rely on NAHRO Professional Development. Our expert faculty have the knowledge & first-hand experience to provide you with the perfect mix of theory and practice. We also offer seminars to keep you informed about the latest policy and regulatory updates.

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MEET OUR VENDORS

SACS Software (Booth 1) Sherri Hawkins sherri@sacssoftware.com (256)397-1994	HD Supply (Booth 2) Joel Alonzo joel.alonzo@hdsupply.com (858)831-2922
Tsunami USA (Booth 3) Gavin Norwood gavin@tsunamiusa.com (828) 484-1481	Georgia Municipal Association (Booth 4) Jan Hoard jhoard@gacities.com (404) 782-1284
Brown Stove Works (Booth 5) Jeff Essenburg jessenburg@brownstoveworksinc.com (423) 476-6544	Georgia Safe Sidewalks (Booth 6) Todd Fulk todd@gasafesidewalks.com (770) 722-2534
UJAMAA Construction (Booth 7) James Winston jfoster@ujamaaconstruction.com (404) 808-8544	Cre8Stone (Booth 8) Darryl Rubenstein darryl@cre8stone.com (601) 329-5986
DAWGS Vacant Property Security & Life Safety (Booth 9) Luke Vergara nparker@dawgsinc.com (224) 877-7760	Fresh Roof of Middle Georgia (Booth 10) Kenny Stewart freshroofmidga@gmail.com (478) 410-2890
CTS Supply (Booth 11) Chad Slaughter Cts_supply@yahoo.com (478) 279-2408	NAHRO (Booth 12) Julz Harvey-Barnes jharvey-barnes@nahro.org (202) 580-7218
Pratum Companies (Booth 13) Adriana Ortega-Diez nannette.brown@pratumco.com (240) 543-0532	GAHRA Scholarship Committee (Booth 14) Michelle Butler michelleb@eastmanha.com (478) 374-5414
Turing Video (Booth 15) Scott Stone scott.stone@turingvideo.com (415) 889-3882	SERVPRO (Booth 17) Zarah Spraggins zspraggins@wilpro22.com (256) 496-4143

MEET OUR VENDORS

UDT (Booth 18) Jim Finger amacinnis@udtonline.com (404) 402-4476	The Fair Housing Institute (Booth 19) Kathleen Coughlin leslie@fairhousinginstitute.com (404) 641-7838
LBF Consulting Group, LLC. (Booth 20) Matt Strohmeier matt@lbiconsultinggroup.com (404) 998-7545	T-Mobile (Booth 21) Terrance Johnson terrance.johnson665@T-Mobile.com (404) 860-1071
Minuteman Security & Life Safety (Booth 22) Michael Black mike.black@minutemanst.com (706) 594-6018	Women of GAHRA (Booth 23) Penny McPeck pmmcpeek@americuspha.org (229) 924-3386
Henderson & Pilleteri, LLC. (Booth 24) Roy Henderson rhenderson@hendersoncpa.com (205) 831-2922	Yardi (Booth 25) Jonathan Young tarrah.potter@yardi.com (805) 869-3945
KorKat (Booth 26) Jay Lanier shanel@korkat.com (770) 214-9322	Brooks Jeffrey Marketing (Booth 27) Katie Bibbee katie@bjmwebb.com (256) 566-3747
Trimen Computers (Booth 28) Mario Ceo april@tcssolutions.com (423) 538-7472	Auto-Out (Booth 29) Jen Dowdy j.dowdy@auto-out.com (817) 924-1370
GHARRP (Booth 30) Scott White scott.white@gharrp.org (770) 837-9281	SRJ Architects Inc. (Booth 31) Rodney Varnadoe rvarnadoe@srjarchitects.com (229) 436-9877
Georgia Power (Booth 32) Khadijah Cole khadijah.cole@utility-energyyservices.com (678) 799-9320	BDManagedIT (Booth 33) Bob Dickinson bob@bdsupport.com (706) 707-2201

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Atlanta GAS Light (Booth 34)

Tozeka McKinstry

tomckins@southernco.com

(470) 694-2207

Municipal Gas Authority of GA

(Booth 35)

Kevin Mixon

kmixon@gasauthority.com

(470) 694-2207

Trauma Services of Georgia

(Booth 36)

Gordy Powell

gpowell@traumaservices.com

(888) 648-7262

Housing Benefits Plan (Booth 37)

Heather Westbrook

hbp@calihsa.com

(318) 226-1411

Navien (Booth 38)

Jeff Oliver

jeffrey.oliver@navien.com

(315) 559-8504

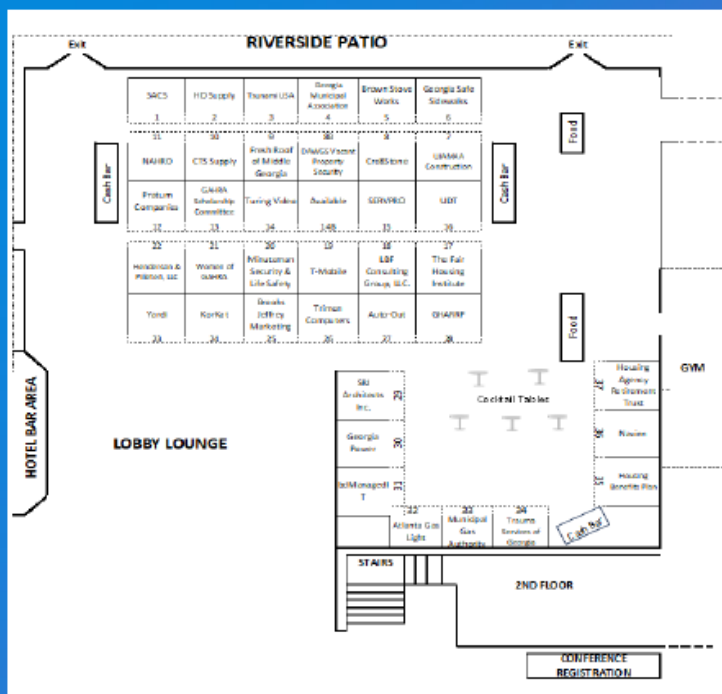
Housing Agency Retirement Trust

(Booth 39)

Ed Johnston

ejohnston@lmha1.org

(502) 551-7420



Upcoming Events

GAHRA Commissioners' Conference

Jekyll Island, SC
October 13-14, 2026

NAHRO National Conference & Exhibition

Denver, CO
October 15-17, 2026

SERC-NAHRO Executive Committee Meeting

Biloxi, MS
November 6-7, 2026

SERC-NAHRO Fall Workshop

Biloxi, MS
November 8-10, 2026

GAHRA Spring Conference

Macon, GA
May 16-18, 2027

SERC-NAHRO Annual Conference

Louisville, KY
June 13-15, 2027

GAHRA Annual Conference

Savannah, GA
September 13-16, 2027



Notes

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