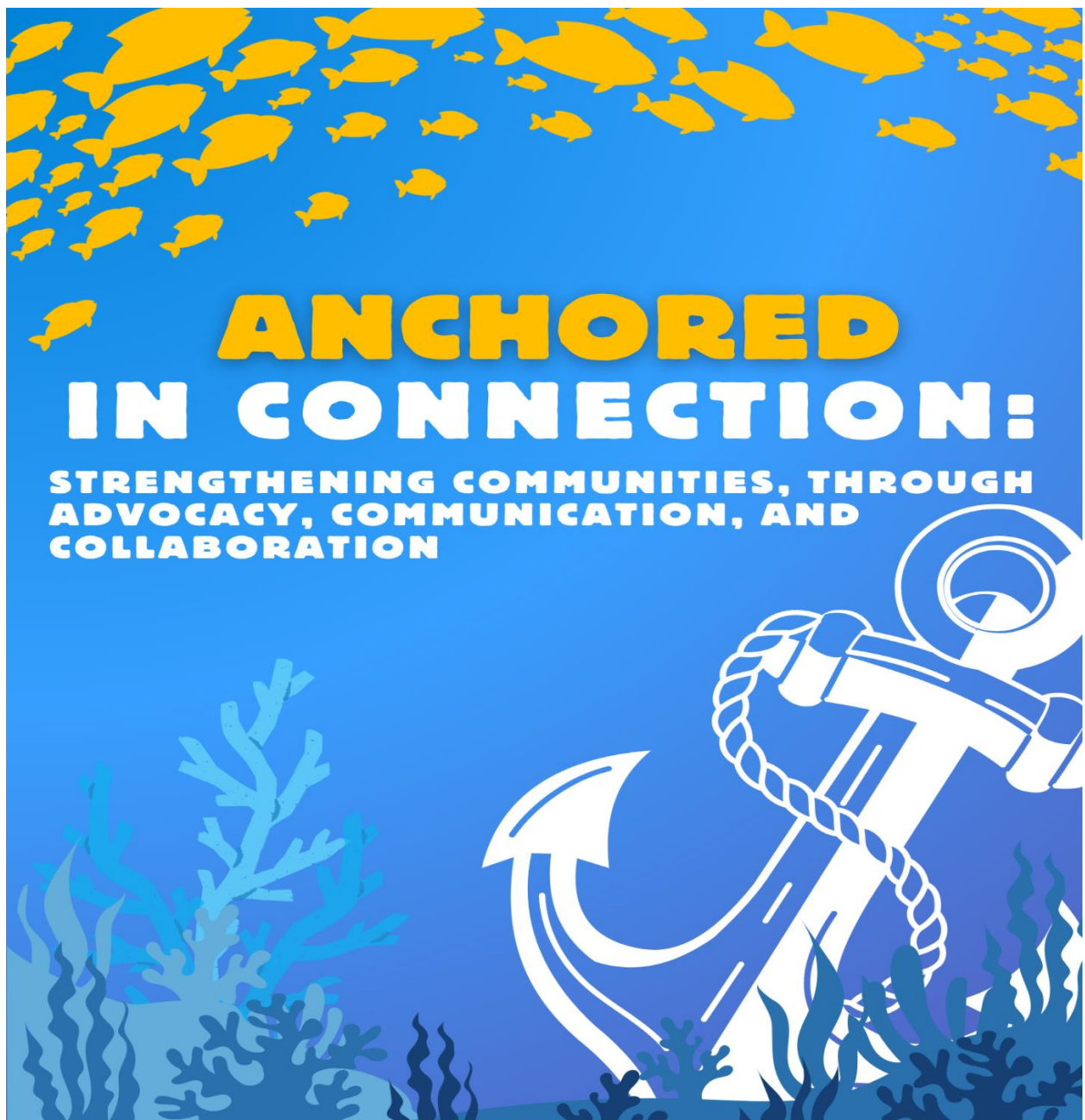




***2026 GAHRA ANNUAL CONFERENCE
SEPTMBER 20 – 22, 2025
SAVANNAH RIVERFRONT MARRIOTT
YOU NEED TO BE IN THESE SESSIONS TO GET INFORMED***

FINANCIAL MANAGEMENT



There will be a day and half of training for your finance needs presented by Chad Porter, CPA. Find session topics as follows:

- Detailed information on the SF-425 Changes and what you can expect
- How to prepare for an audit with all the updates.

MANAGEMENT



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 it's 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.



A 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.



Elizabeth Brackett with Brackett HR from Matthews, NC will be coming to provide training titled "Succession Planning – The Art of Replacing Yourself". 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.



Things you need to know about Capital Fund, EPIC I, II, & III, Procurement and BABA. HUD staff will be present for Capital Fund Officer Hours to discuss and answer your questions in an informal setting on Capital Fund, EPIC and Procurement. The BABA session will clarify the implementation of HUD's notice about the Buy America preference and it's impact on programs such as Capital Fund, Operating Fund and Moving to Work demonstration.



Effective Performance Evaluations: This session will provide the understanding of the principles of effective performance evaluations, apply evaluation frameworks, and developing skills to provide constructive, data-driven feedback.

RAD / MULTIFAMILY



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.



National Housing Compliance will be providing a session on the MOR Lifecycle: From Notification to Resolution. You will hear how 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.

INFORMATION AND TECHNOLOGY (IT)



The Information Technology Committee will start off with a session topic of “AI Without the Risk: How Housing Authorities Can Save Time, Reduce Workloads, and Stay Secure with AI” 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 roadmap for adopting AI responsibly.



Next, come meet the President of Scott Accounting and Computer Software (SACS) for an open discussion with Georgia Housing Authority Program Users. Come 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.



Lastly, a session will be held on the topic of “AI Without the Risk: How Housing Authorities Can Save Time, Reduce Workloads, and Stay Secure with AI”. 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 roadmap for adopting AI responsibly.

HUMAN SERVICES – RESIDENT SUPORT AND FSS



Come learn about “Pivoting with Purpose: Building Self Sufficiency with AI Strategy” This session will be an interactive workshop introducing 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. ”.

MAINTENANCE



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

ASSISTED HOUSING



Come join one of our own colleagues, Bobby Collins, Executive Director of the Shreveport Housing Authority and the B.R. Collins Training Group to hear about a brisk recap of the HOTMA rules that is coming on January 1, 2027. The following topics will be covered:

- Income Reset – One Last Look Before HOTMA Lands
- Real Administrative Relief: What You Can Stop Verifying under HOTMA
- When the Lease Meets a Crisis: VAWA in the Real World

COMMISSIONERS



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
- Board Communication
- Hold a round table discussion to include a Q & A session.



Tuesday morning's session will be **FOR COMMISSIONERS ONLY**. Come have a conversation with HUD's Office of Inspector General Special Agent Russell Harris. Agent Harris will be talking with Commissioners about how to deter any fraud that could occur at your housing authority. The session will also provide fraud prevention and detection techniques that will be helpful for all commissioners as a governing body.

WOMEN OF GAHRA



The Women of GAHRA have an exciting session on Strategic Collaboration with how Women and Men can lead together. The 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 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. Join us in welcoming Tonya Cureton Curry, Esq and GAHRA 's own George F. Edge to our WOG Session.