

**2026 GAHRA SPRING WORKSHOP**  
**MAY 18 – 20, 2026**  
**JEKYLL ISLAND CONFERENCE CENTER**  
**YOU NEED TO BE IN THESE SESSIONS TO GET INFORMED**

**FINANCIAL MANAGEMENT**



We are welcoming back Chad Porter, CPA for all your finance needs. **Tuesday's** session will include an overview of all the new HUD regulations that are coming out to include the SF-425. **Wednesday's** session will cover upcoming changes that will provide Commissioners with what they need to understand about the upcoming changes from a financial and governance perspective.

**PROFESSIONAL DEVELOPMENT**



DCA provides State resources across the housing continuum: This session will provide how housing authorities may partner with community partners to address and prevent homelessness (this session will include an overview of Continuum of Care and other federal resources, new funding available through the State Housing Trust Fund for the Homeless, and essential referral partnerships with other state agencies like the Division of Family and Child Services)



DCA provides State resources across the housing continuum: This session will provide a look at the Low-Income Housing Tax Credits (LIHTIC) 101 and how referral partnerships can ease your waitlist pressures.



Join NAHRO Policy and Research Advisor Andrew Van Horn for a simple, hands-on guide to advocacy. The first half of the session will cover completing advocacy letters, the tools NAHRO has available to help you tell your story, and the legislative efforts and priorities you should know about. With major changes in two branches of the federal government, this session will cover the changes that affect housing and how you can advocate to your representatives. Participants will have a chance to practice these principles through a series of interactive examples. The second section of the presentation will cover advocacy involved in communication with the media and outside stakeholders. It is increasingly important for PHA staff to be able to communicate with the media. This section will cover using best practices to answer media questions, communicate during emergencies, and explain the work you do. Attendees will get the chance to practice using these principles with interactive case studies.



Commissioners and Upper Management will not want to miss this session. HUD’s Officer of Inspector General will be providing a session entitled “A Briefing for Public Housing Agency Commissioners: Fraud Deterrence”. This session will provide information on how to deter any fraud that could occur at your authority. It will also provide fraud prevention and detection techniques that will be helpful for you as the governing body.

## MANAGEMENT



Leading people today requires more than operational expertise. Supervisors and managers are now expected to navigate hiring decisions, performance conversations, workplace concerns, and compliance responsibilities with clarity and consistency. As organizations evolve, HR-related accountability increasingly sits with frontline leaders. This practical, high-impact session combines HR Law Essentials with the real-world responsibilities leaders are now expected to own. You will gain clarity on the employment laws that affect your daily decisions, learn how to document properly, understand when to escalate issues, and strengthen your ability to lead with confidence and compliance. Walk away better equipped to protect your organization, support your team, and make people decisions that stand up under scrutiny.



Public housing and affordable housing agencies play a critical role in strengthening communities, yet many struggle to clearly communicate who they are, what they do, and the value they bring. This interactive training equips managers and leaders with the tools to become confident ambassadors for their agency’s mission and the residents they serve. Participants will learn practical strategies for engaging effectively with the public, working with media, and building productive relationships with local officials and stakeholders, while aligning messaging with the broader mission of affordable housing and U.S. Department of Housing and Urban Development priorities. The course also focuses inward—helping leaders foster a culture of respect, pride, and service among employees, shift away from outdated “project” thinking, and embrace a shared identity as professional “housers” and partners in the community. Through best practices, real-world scenarios, and communication techniques, leaders will leave prepared to strengthen trust, elevate their agency’s reputation, and create a culture that reflects the dignity and impact of their work both inside and outside the organization.

## RAD / MULTIFAMILY



From Breaches to Best Practices – A Beginners Guide to Cyber Insurance: This session will break down the fundamentals of cyber insurance in simple, actionable terms. Attendees will learn what policies cover, how premiums are determined and the steps Housing Authorities can take to improve insurability and reduce risk. Whether you’re completely new to cyber insurance or looking to strengthen your preparedness, this session provides the essential knowledge you need.



National Housing Compliance will be with us providing a session entitled “Claim it – Your Guide to Special Claims and Vouch Processing. This will provide you with insight on the process to prepare a Special Claims request.



National Housing Compliance will again provide a session on rent adjustments and utility allowances. With any RAD conversion, rents and UAs are set by new Multifamily rules. This session will provide a broad overview of the Operating Cost Adjustment Factor (OCAF) and how to update the UA annually.

## INFORMATION AND TECHNOLOGY (IT)



Come join GAHRA’s IT Chairperson Richard Reiter in this session, which will strictly be a roundtable discussion for those members that currently use Scott Accounting and Computer Software (SACS). Have you every thought “I wish SACS would do this”, “why was this done” or “they could have changed this”? This discussion will be all about what needs to be changed and how the software can work better for you. Richard wants to hear from you so he can make a listing of all of the issues and concerns you may have. For this reason, Grant Dark with SACS has agreed to meet with GA SACS Authorities to discuss those issues. The meeting with Grant will be held at GAHRA’s annual conference in September, but this discussion will define what that meeting will look like.

## HUMAN SERVICES – RESIDENT SUPORT



This session is titled “Leading on the Fron Lines: Mental Health Awareness & Burnout Prevention”. Participants will learn how to better recognize and respond to mental health needs among residents/clients while developing leadership strategies that reduce stress, compassion, fatigue, and burnout.

## MAINTENANCE



This session will focus on helping housing professionals effectively prepare for a HUD NSPIRE (National Standards for the Physical Inspection of Real Estate) Inspection. Participants will gain an overview of the NSPIRE inspection process, key scoring components, and common deficiencies that can impact a property's overall score. The class will also review practical strategies for identifying and correcting issues before an inspection, improving unit readiness, and maintaining compliance with HUD's current physical condition standards. In addition to the training portion, the session will include a roundtable discussion where participants will have the opportunity to share their real-world experiences with NSPIRE inspections. Attendees are encouraged to discuss challenges they have encountered, lessons learned, best practices, and solutions that have helped their properties succeed. This collaborative discussion will allow housing professionals to exchange ideas and strengthen their approach to maintaining high-performing properties under the NSPIRE standards. The goal of this session is to provide both practical guidance and peer-to-peer learning that will help agencies better prepare for inspections, improve property conditions, and ultimately achieve strong NSPIRE scores.

## ASSISTED HOUSING



Navigating portability within the Housing Choice Voucher (HCV) program can be complex, but understanding the fundamentals is essential for maintaining compliance and providing seamless service to participants. *Portability Essentials and FAQs* will provide a practical overview of the portability process, including key requirements, timelines, responsibilities of initial and receiving PHAs, and common challenges encountered during transfers. This session will break down the core components of portability, address frequently asked questions, and highlight best practices for effective communication, billing, and documentation. Participants will gain valuable insights from experienced professionals who will share real-world scenarios and strategies to streamline processes and avoid common pitfalls. Whether you are new to portability or looking to strengthen your agency's procedures, this session will equip housing professionals with the knowledge and tools needed to confidently manage portability cases and improve collaboration between housing authorities.



Housing Choice Voucher (HCV) departments operate within complex regulations, tight timelines, and high public accountability. When processes are unclear or inconsistently followed, agencies can experience delays, compliance risk, staff frustration, and increased error rates. This session introduces practical process improvement strategies tailored for HCV operations using Lean Six Sigma concepts to streamline workflows, reduce errors, and create clear documentation that supports consistency, compliance, and staff training.

### **Participants will learn how to:**

- Map HCV workflows to identify bottlenecks and inefficiencies
- Identify waste and reduce rework and delays

- Reduce errors through process standardization
- Document procedures to improve training, continuity, and accountability
- Strengthen compliance and operational consistency through better processes

## COMMISSIONERS



This session is about the practical foundation for new commissioners: Understanding the commissioner's role and governance boundaries • When involvement supports leadership vs. when it crosses into operations • Key responsibilities and expectations • Housing authority basics and common acronyms • Tips for being effective and confident in the role.



This session is designed for experienced commissioners. This session will cover: • Building a productive and respectful relationship with the Executive Director • Conducting meaningful performance evaluations and providing effective feedback • Appropriate communication and interaction practices • Reports, dashboards, and data commissioners should be reviewing • Using scorecards and performance data for oversight • Managing the ED vs. avoiding operational over involvement.



All Commissioners and upper management staff should come join HUD's Office of Inspector General to hear about how to deter any fraud that could occur at our authority. The session will also provide fraud prevention and detection techniques that will be helpful for you as a governing body.

## HOUSING AND REDEVELOPMENT



Dr. Jermaine Durham will return to speak at the GAHRA Spring Conference with a session focused on the power of partnerships between local housing authorities and the Georgia Initiative for Community Housing (GIHC). He will discuss how coordinated outreach, shared resources, and aligned goals can strengthen affordable housing efforts across Georgia. The session will feature successful examples from communities across the state and offer practical strategies for housing authorities looking to deepen their engagement with GIHC. Attendees will walk away with clear, actionable insights on how these collaborations support long-term community development and improve housing outcomes for Georgia residents.

## FAMILY SELF SUFFICIENCY (FSS)



DCA provides State resources across the housing continuum: This session will provide for unlocking the keys to homeownership for housing authority residents, a discussion of what works with self-sufficiency programming and how state down payment assistance can be the missing link.

## **WOMEN OF GAHRA**



**Strong, Smart and In Charge: Women Navigating Leadership Challenges** will explore the unique barriers, expectations and leadership pressures women often face in professional settings and provides practical strategies to build confidence, strengthen decision-making and lead with authority and authenticity.