SERC-NAHRO

SOUTHEASTERN REGION COUNCIL
NATIONAL ASSOCIATION OF HOUSING
AND REDEVELOPMENT OFFICIALS

FALL WORKSHOP 2026

WHERE TO NEXT?

PEOPLE | PARTNERSHIPS | PROGRESS



NOVEMBER 8 – 10, 2026

BILOXI, MISSISSIPPI

EDUCATE | ENGAGE | COLLABORATE | EMPOWER

Welcome to Biloxi



WHERE TO NEXT?



Michael Wong, SERC-NAHRO President

Welcome to the SERC-NAHRO Fall Workshop in Biloxi, Mississippi!

It is our pleasure to welcome you to the SERC-NAHRO Fall Workshop in beautiful Biloxi, Mississippi. This workshop provides a wonderful opportunity to connect with colleagues, share ideas, exchange best practices, and explore innovative solutions to the challenges and opportunities facing the affordable housing and community development industry.

We are excited to bring together housing professionals, industry leaders, and partners from across the Southeast for meaningful discussions, valuable learning experiences, and opportunities to strengthen our collective commitment to the communities we serve.

Thank you for joining us, and we hope your time in Biloxi is both productive and enjoyable. Welcome, and let's make this a memorable workshop!

PROPERTY MAP



Program Information

REGISTRATION • BADGES • SPECIAL EVENT TICKETS

Registration Hours

Sunday, November 8 | 1:00–6:00 PM
Monday, November 9 | 7:00 AM–Noon
Location: Registration Desk

Registration Hours (continued)

Tuesday, November 10 | 8:00–10:00 AM
Location: Registration Desk

Attendee Badges

All individuals attending the workshop sessions and other scheduled events must wear the identification badge provided at registration. Your cooperation will be appreciated.

Tickets for Special Events

Tickets for special events are included in your registration packet. Tickets must be presented for the Reception on Sunday evening, the Banquet on Monday evening, and the Breakfast on Tuesday morning. Extra tickets may be purchased at the Registration Desk. Ticket Prices are:

Sunday Reception: $80.00
Monday Dinner: $100.00
Tuesday Breakfast: $60.00

SERC-NAHRO | FALL WORKSHOP 2026

Know Before You Go

ATTENDEE INFORMATION • NOVEMBER 8–10 • BILOXI, MS

VENUE & ARRIVAL

Host hotel / venue	Beau Rivage Resort & Casino
Street address	875 Beach Blvd, Biloxi, MS

CHECK-IN & EVENT SPACES

Registration	Registration Desk • Sun 1–6 PM; Mon 7 AM–Noon; Tue 8–10 AM
Opening General Session	Sunday, 4:30–6 PM • Magnolia A–D & North
Breakfast / Monday dinner	Camellia Ballroom
Refreshment breaks	Magnolia Foyer

GOOD TO KNOW

First-time attendees	Sunday, 2–3 PM • Presidential Suite
Monday lunch	On your own • Noon–1:45 PM
Tuesday prize drawing	Noon • Registration Desk • Must be present to win

At a Glance

THREE DAYS OF LEARNING & CONNECTION

SUNDAY | NOVEMBER 8

Registration • First-time attendees • Opening general session • Reception

MONDAY | NOVEMBER 9

Continental breakfast • Educational sessions • Dinner and evening event

TUESDAY | NOVEMBER 10

Breakfast and legislative update • Sessions • Prize drawing

Locations and times are provided on the following pages.

SUNDAY • NOVEMBER 8, 2026

Sunday Agenda

1:00–6:00 PM	**Registration** Registration Desk
2:00–3:00 PM	**First-Time Attendee Gathering** Presidential Suite
4:30–6:00 PM	**Opening General Session** Magnolia A, B, C, D & North
6:00–7:00 PM	**Reception** Magnolia Foyer

Begin the journey: connect with colleagues and join us for the opening session.

SUNDAY • NOVEMBER 8 • 4:30–6:00 PM

Opening General Session

Magnolia A, B, C, D & North

Presiding	Michael Wong — President, SERC
Invocation	Johnny Johnson — SERC VP of Commissioner; Mississippi Regional Housing Authority IV, Columbus, Mississippi
Pledge of Allegiance	Kerry Smith — Washington Housing Authority, Washington, Georgia
Welcome from Biloxi	The Honorable Andrew “FoFo” Gilich — Mayor, City of Biloxi
Remarks	Michael Wong — President, SERC Sean Gilbert — President, NAHRO Mark Thiele — NAHRO CEO Sara Lyons — President, MAHRO
Conference Information	Marie Harris — Chairperson, Professional Development Committee, SERC

MONDAY • NOVEMBER 9, 2026

Monday Agenda

7:00 AM–Noon	**Registration** Registration Desk
7:45–8:30 AM	**Continental Breakfast** Camellia Ballroom
9:00 AM–Noon	**Educational Sessions** See concurrent session pages
10:30–10:45 AM	**Morning Break** Magnolia Foyer
Noon–1:45 PM	**Lunch on Your Own**
2:00–5:00 PM	**Educational Sessions** See concurrent session pages
3:15–3:30 PM	**Afternoon Break** Magnolia Foyer
7:00–8:00 PM	**Dinner** Camellia Ballroom
8:00–9:30 PM	**Evening Event** Passport to Prizes Camellia Ballroom

Concurrent Sessions

9:00 AM–NOON | SESSION DETAILS

Small Agency Task Force

SESSION TITLE: HOTMA: An In- Depth Review of Programmatic Changes

Time: 9:00 am- 12:00 pm Room: Magnolia B

Presenter(s): Amanda Brake- NAHRO Faculty

Moderators: Russell Nast, Georgia

Description:

Module 1: Understanding HOTMA's Structure and Scope- Organizations, Implementation Timelines

Module 2: Eligibility & Admissions- New Definition (s) for household members, Asset Limitations at Admissions, Inspection Flexibilities

Module 3: Verifications- Safe Harbor, Self Certifications, 9886A & 9887A

Finance

SESSION TITLE: 2026 PHA Financial Update

Time: 9:00 am -12:00 pm Room: Magnolia C

Presenter(s): Jason Casterline - Leggins Casterline & Company, LLC
Debra Leggins- Leggins- Leggins Casterline & Company, LLC

Moderator(s): Jenny Hammond, South Carolina

Description: This session will provide detailed coverage and practical implementation guidance on recent changes.

Multi-Family/ Asset Repositioning

SESSION TITLE: RAD and Repositioning to Best Meet Your Mission

Time: 9:00 am - 12:00 pm Room: Magnolia D

Presenter(s): Tom Davis, Director, Office of Recapitalization
U.S. Department of Housing and Urban Development

Moderator(s): Ann Dobson, Jason Spencer, Michael Allen

Description: The tools to reposition your public housing properties have evolved dramatically over the last five years. Join HUD staff to learn more about how repositioning can help you physically and financially stabilize your properties, improve your residents' quality of life, and meet your mission. This workshop will give you an overview and dive into the details of the Rental Assistance Demonstration.

Concurrent Sessions

9:00 AM–NOON | SESSION DETAILS

Commissioners

SESSION TITLE: AI in housing: Full- Day Hands- on Working Session

Time: 9:00 am- 12:00 pm Room: Magnolia E, F

Presenter(s): Dakota Koontz- Founder & Coach

Moderator(s): Johnny Johnson , Mississippi

Description: Three hands-on working blocks; no tech background needed:

1. AI for Beginners: practical AI built around real housing authority work;
2. AI for the Paperwork: HUD notices, policies, plans, and compliance drafting;
3. AI for the Big Projects: planning, board packets, and communication plans.

Maintenance

SESSION TITLE: Proposal for Moisture and Troubleshooting HVAC Issues and Effencies Training

Time: 9:00 am -12:00 pm Room: Magnolia G, H

Presenter(s): Kevin Scott & Morgan Harrison - Energize Caarolina's Training Center

Moderator(s): Dr. Joe Thomas, Georgia

Description: Identifying and addressing Moisture and HVAC Issues

Concurrent Sessions

9:00 AM–NOON | SESSION DETAILS

Women in Leadership

SESSION TITLE: Lead with Strengths: Coaching for Engagement, Growth, and Results

Time: 9:00 - 10:30 am Room: Azelea C, D

Presenter(s): Darlene Kelly- D Kelly Consulting
Moderator(s): Joyce Wolen, West Virginia

Description:
" What if your greatest opportunity as a leader isn't fixing weaknesses, but developing strengths?"

The most effective leaders know their own strengths and understand they need to flex their approach by working with each person's individual strengths and style. Inspired by Gallup's strengths-based approach, this interactive workshop explores how focusing on what people naturally do best can increase engagement, improve performance, and build more confident, productive teams. You'll learn practical techniques to recognize talents, leverage strengths, and create a culture and environment where people can thrive.

Women in Leadership

SESSION TITLE: Revitalize and Recharge: From burnout to Thriving

Time: 10:45 - 12:00 pm Room: Azelea C, D

Presenter(s): Darlene Kelly- D Kelly Consulting
Moderator(s): Joyce Wolen, West Virginia

Description:

"Leadership shouldn't come at the expense of your well-being. Yet too many women spend their days pouring into everyone else while running on empty themselves."

If you're ready to move from surviving to thriving, this workshop is for YOU! Discover why burnout happens, what's draining your energy, and leave with practical strategies to reduce stress, set healthy boundaries, and reclaim the energy you need to lead with purpose and confidence. You'll leave with fresh insights, actionable tools, and a plan to help you build resilience, create balance, and thrive, both professionally and personally.

Concurrent Sessions

2:00–5:00 PM | SESSION DETAILS

Small Agency Task Force

SESSION TITLE: HOTMA: An In- Depth Review of Programmatic Changes

Time: 2:00- 5:00 PM Room: Magnolia B

Presenter(s): Amanda Brake- NAHRO Faculty

Moderator(s): Russell Nast, Georgia

Description:

Module 4: Annual Income - New income definitions, Income Exclusions, Student Financial Aid, Asset Exclusions, New Asset Definitions, Calculating Asset Income

Module 5: Adjusted Income- Mandatory vs. Discretionary, Hardships & Permissive Deductions

Module 6: Interim Reexaminations- Mandatory vs. Discretionary, use of EIV, Interim Increases/ Decreases, Non- Interims, Processing Timeframes

Finance

SESSION TITLE: 2026 PHA Financial Update

Time: 2:00- 5:00 PM Room: Magnolia C

Presenter(s):Jason Casterline - Leggins Casterline & Company, LLC
Debra Leggins- Leggins- Leggins Casterline & Company, LLC

Moderator(s): Jenny Hammond, South Carolina

Description: This session will provide detailed coverage and practical implementation guidance on recent changes.

Multi- Family/ Asset Repositioning

SESSION TITLE: RAD and Repositioning to Best Meet Your Mission

Time: 2:00- 5:00 PM Room: Magnolia D

Presenter(s): Tom Davis, Director, Office of Recapitalization
U.S. Department of Housing and Urban Development

Moderator(s): Ann Dobson, Jason Spencer, Michael Allen

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Moderator(s): Johnny Johnson, Mississippi

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Maintenance

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Time: 2:00- 5:00 PM Room: Magnolia G,H

Presenter(s): Kevin Scott & Morgan Harrison - Energize Carolina's Training Center

Moderator(s): Dr. Joe Thomas, Georgia

Description: Identifying and addressing Moisture and HVAC Issues

Women in Leadership

SESSION TITLE: From Potential to Possibility: Take Charge of Your Career

Time: 2:00- 5:00 PM Room: Azelea C, D

Presenter(s): Darlene Kelly- D Kelly Consulting

Moderator(s): Joyce Wolen, West Virginia

Description:

"What could be possible if you stop letting circumstances define your career and start intentionally designing it?"

Are you waiting for the next opportunity, or are you intentionally planning your next move? In this workshop, we'll explore what may be holding you back and discover how your purpose, passions, strengths, and experiences can help you create a clearer path forward. You'll leave with practical strategies to build your confidence, increase your visibility, and make more intentional choices about where and how you want to grow.

TUESDAY • NOVEMBER 10, 2026

Tuesday Agenda

7:30–8:45 AM	**Breakfast, Program & Legislative Update** Camellia Ballroom • Stop service at 8:15 AM
8:00–10:00 AM	**Registration** Registration Desk
9:00 AM–Noon	**Educational Sessions** See concurrent session pages
Noon	**Prize Drawing** Registration Desk • Must be present to win

Legislative Updates

TUESDAY • NOVEMBER 10, 2026

Breakfast & Legislative Update

7:30 - 8:45 AM
Camellia Ballroom



Eric Oberdorfer helps coordinate all aspects of NAHRO's policy and advocacy work. Eric is also the staff liaison for the Community Development & Revitalization Committee. Along with his team, Eric provides member agencies with one-on-one technical assistance and policy guidance, and tracks and initiates policy action for legislative and regulatory issues.

Prior, Eric worked in research helping to create projects and reports that focused on rural affordable housing, senior housing, and supportive housing. Eric received his bachelor's degree in geography and international development from the University of Washington and his master's degree in community and regional planning from the University of British Columbia. Eric lives in Washington, DC but prefers being out in the mountains as much as possible.

Concurrent Sessions

9:00 AM–NOON | SESSION DETAILS

Small Agency Task Force

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Time: 9:00 am- 12:00 pm Room: Magnolia B

Presenter(s): Amanda Brake- NAHRO Faculty
Moderator(s): Russel Nast, Georgia
Description:
Module 7: Annual Recertifications- Asset Limitation After Admission, Payment Standard Changes, PH Over Income Limits
Module 8: HOTMA Compliance& Governance- DeMinimis Errors, PHA Owned Housing, Housing Program Participant Guide Activities

Finance

SESSION TITLE: 2026 PHA Financial Update

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Presenter(s): Jason Casterline - Leggins Casterline & Company, LLC
Debra Leggins- Leggins- Leggins Casterline & Company, LLC

Moderator(s): Jenny Hammond, South Carolina

Description: This session will provide detailed coverage and practical implementation guidance on recent changes.

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Moderator(s): Dr. Joe Thomas, Georga

Description: Identifying and addressing Moisture and HVAC Issues

Concurrent Sessions

9:00 AM–NOON | SESSION DETAILS

Women in Leadership

SESSION TITLE: Accountability Through Better Conversations

Time: 9:00 - 10:30 am Room: Azelea C, D

Presenter(s): Darlene Kelly- D Kelly Consulting

Moderator(s): Joyce Wolen, West Virginia

Description: Great leadership starts with better conversations.
This interactive virtual training equips leaders with practical, actionable tools proven to hold others accountable through clear, effective communication. Participants will learn how to deliver meaningful feedback, set clear expectations, strengthen accountability and follow- through, and confidently navigate challenging conversations that improve individual and team performance.

Women in Leadership

SESSION TITLE: Make Room to Lead

Time: 10:45-12:00 pm Room: Azelea C, D

Presenter(s): Darlene Kelly - D Kelly Consulting

Moderator(s): Joyce Wolen, West Virginia

Description: Reclaim Your Time, Empower Your Team, and Keep Work Moving

Affordable housing leaders are constantly balancing competing priorities, responding to urgent issues, and making decisions, all while trying to find time for the strategic work that moves their organizations forward. When leaders become the bottleneck, they spend their days chasing answers or take on work that others could own, their capacity to lead suffers. During this interactive workshop, you'll learn practical tools to audit your time and priorities, clarify decision- making authority, and strengthen accountability and follow-through. Together we will identify opportunities to reduce unnecessary demands, empower our teams, and create more capacity for strategic leadership, improved performance, and life beyond work.

Prize Drawing

TUESDAY • NOVEMBER 10, 2026

PRIZE DRAWING

12:00 PM • REGISTRATION DESK

MUST BE PRESENT TO WIN

How to Participate

A prize drawing ticket was included in your Registration Packet. A drawing will be held at the end of each session on Tuesday for a cash door prize. One Grand Prize will be awarded immediately following the conclusion of the workshop in the district adjacent to the training room.

Prize Information

To enter, place the Prize Drawing Ticket in the box located in the last session you are attending. All tickets (including track winners) will be combined for the GRAND PRIZE DRAWING.



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FALL WORKSHOP 2026



Download the Yapp App

YOUR OFFICIAL EVENT GUIDE

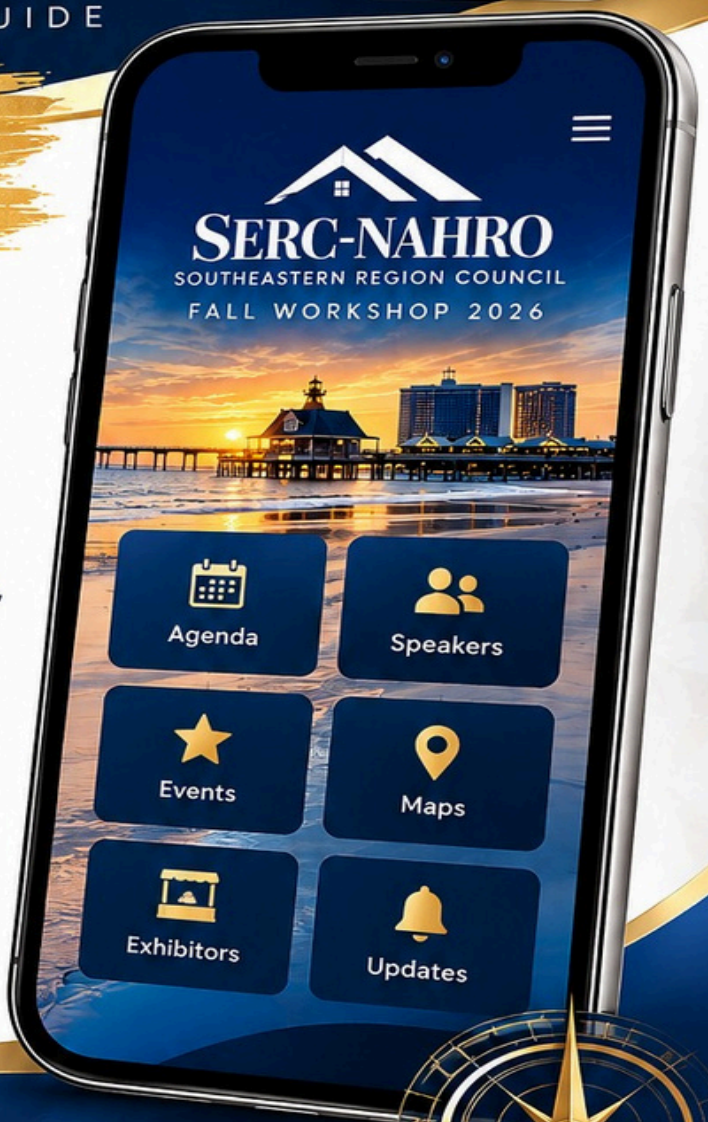
GET THE MOST OUT OF THE SERC-NAHRO FALL WORKSHOP 2026

VIEW THE AGENDA
Access the full schedule, session details, and speaker information.

EXPLORE EVENTS
Stay up to date on special events, networking opportunities, and more.

FIND YOUR WAY
Get venue maps, room locations, and helpful information.

STAY INFORMED
Receive important updates and real-time notifications throughout the event.



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TO DOWNLOAD THE YAPP APP

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Thank You

FOR BEING A PART OF THE SERC-NAHRO FALL WORKSHOP 2026

Your commitment, partnership, and dedication help strengthen our communities and advance the mission of affordable housing. We appreciate you for attending, sharing, and making this event a success!



Until Next Time...

WHERE TO NEXT?

SERC-NAHRO