

# TEAMWORK made the DREAM WORK



Annual Conference  
September 15-18, 2024  
Savannah, GA



## A Message From the President

On behalf of GAHRA, it is my great pleasure to welcome you all to our 2024 Annual Conference here in Savannah, Georgia. As we come together to celebrate our achievements and look toward the future, I am reminded of a fundamental truth that has guided us through our journey: "Teamwork makes the Dream work." This motto has not just been a guiding principle but a lived reality for us. Through our collective efforts, collaboration, and shared vision, we have transformed our dreams into tangible successes.

Reflecting on our journey, I am profoundly proud of how our teamwork has evolved from a hopeful aspiration into a powerful force. We have seen firsthand that when we unite our skills, ideas, and passions, we can overcome challenges and achieve remarkable results. The dedication and commitment each of you has brought to our cause have been nothing short of inspiring, and it is this spirit of cooperation that has truly made our dreams a reality.

As we move forward, let us carry this spirit of unity with us. The strength of our organization lies in the collaborative effort of each member, and together, we can continue to push boundaries and achieve even greater heights. Our conference committee's have worked hard to provide you with more great training over the next day and a half. So, Let's celebrate our accomplishments today and use them as a springboard for the exciting opportunities that lie ahead. Thank you all for your unwavering support and dedication. Here's to the power of teamwork and the bright future that awaits us!

A handwritten signature in black ink that reads "Marie B. Harris".

**Marie Harris**  
GAHRA President

# GAHRA Officers



**Marie Harris**  
President  
Roberta Housing Authority  
478-836-3530  
marie@robertaha.org



**Candice Drake**  
Senior Vice President  
Dawson Housing Authority  
229-995-2675  
dawsonha@windstream.net



**Patricia Allen**  
Vice President for  
Member Services  
Thomaston Housing  
Authority  
706-647-7420  
patriciaallen@thomastonhousing.org



**Douglas Freeman**  
Vice President for  
Professional  
Development Augusta  
Housing Authority  
706-312-3167  
dfreeman@augustapha.org



**George Edge**  
Vice President for  
Legislation &  
Regulation  
Americus Housing  
Authority  
229-924-9235  
gedge@americuspha.org



**Gary Erwin**  
Past President  
Calhoun Housing  
Authority  
770-483-9301  
gerwin@calhounha.org



**Beth Brown**  
Vice President for  
Housing &  
Redevelopment  
Gainesville Housing  
Authority  
bbrown@gainesvillehousing.org



**Randee Wiggins**  
Treasurer  
Augusta Housing  
Authority  
706-312-3115  
rwiggins@augustapha.org



**Shannon Kight**  
Secretary  
Hazlehurst Housing  
Authority  
912-375-7299  
shannon@hazhousing.com



# Past Presidents

- 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  
2022-2023 Gary Erwin, Calhoun

## 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

## Registration

Registration Booth Lobby

**Sunday, September 15**

12:00 p.m. until 5:00 p.m.

**Monday, September 16**

7:30 a.m. until Noon

**Tuesday, September 17**

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.

## Meeting Etiquette

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.

## Ushers

Ushers will be available to answer questions, concerning the Annual Conference and to collect admittance tickets at certain times.

## Extra Tickets

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


<b>Reception</b>	<b>\$55</b>
<b>Luncheon</b>	<b>\$50</b>
<b>Banquet</b>	<b>\$100</b>

**SUNDAY, SEPTEMBER 15, 2024**

# Agenda

## **Registration**

Registration Booth  
Lobby  
12:00 p.m. - 5:00 p.m.



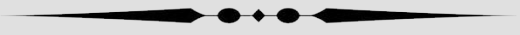
## **Annual Meeting of Georgia Housing Authorities Risk Retention Pool, Inc. (GHARRP)**

Forsyth Room  
4:00 p.m. - 5:00 p.m.

Call to Order  
Ann Dobson  
GHARRP Chairperson


Scott A. White  
GHARRP Executive Director

GHARRP Update  
Robert (Bob) McWeeney  
Area President, Indiana  
Arthur J. Gallagher



## **Opening Session**

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



## **Exhibitor's Reception/ Prize Drawing**

Atrium  
6:30 p.m. - 8:00 p.m.

**SUNDAY, SEPTEMBER 15, 2024**

# Opening Session Agenda

**Welcome**

Marie Harris  
President

**Invocation**

George Edge  
Vice President for  
Legislation & Regulation

**Pledge of Allegiance**

Candice Drake  
Senior Vice President

**National Anthem**

Valerie Sneed

**Legislative Updates**

Mo Thrash  
John Haliburton

**NAHRO Updates**

Mark Thiele  
George Guy

**SERC Updates**

Michael Wong

**HUD Updates**

Marzine Hudson

**Conference Overview**

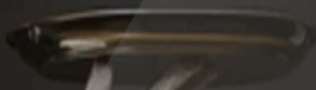
Kerry Smith

***Please Enjoy Our First  
Time Attendees /  
New Executive  
Directors' Reception***

Reception Sponsored By



Georgia  
Power



A Southern  
Company



**MONDAY, SEPTEMBER 16, 2024**

# Program Information

## **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 Noon  
2:00 p.m. – 5:00 p.m.

## **Morning Break**

Atrium  
10:15 a.m. – 10:30 a.m.

## **Luncheon and Awards**

Ballroom A, B  
12:00 p.m. - 2:00 p.m.

## **Afternoon Break**

Atrium  
3:15 p.m. – 3:30 p.m.

## **First Timers 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 16, 2024

## **Morning Training Sessions**      **9:00am - 12:00pm**

### **Development As A Public Housing Authority**

Location: Chatham Room

#### **Department of Community Affairs Staff**

**Sara Patenaude - Decatur Housing Authority**

U.S. Department of Housing and Urban Development

**Moderator:** Carol Hatch, Calhoun Housing Authority

**Who should attend:** All Agencies Interested in Development

This session will cover DCA programs related to construction and rehabilitation of new housing for HFAs, such as the Housing Tax Credit and Rural Workforce Housing, as well as the best ways to access these resources, like GICH.

### **Sovereign Immunity and Premise Liability: How It Affects Your Authority**

Location: Pulaski Room

**Christopher A. Cospers, Hull Barrett PC**

**Jacob Oglesby, Augusta Housing Authority**

**Douglas Freeman, Augusta Housing Authority**

**Scott White, GAHRRP**

**Who should attend:** Management Staff and Executive Directors

**Moderator:** Reta Thomas, Augusta Housing Authority

A must session to attend. We are joined by Chris Cospers, Attorney at Law, to talk about 1) The latest Georgia Sovereign Immunity and premise Liability case and how it affects us all in a huge way, 2) lease enforcement and evictions, and 3) history of and the creation of the Augusta Housing Authority, it's purpose and appointments of commission members.

### **Mindfulness Strategies in Public Housing**

Location: Oglethorpe Room AB

**Bruce T. Howard**

Dublin City Schools

**Moderator:** Alisha Brown, McDonough HA

**Who should attend:** Human Services/Resident Support Personnel

How to easily incorporate a mindfulness approach to meet the specific wellness needs of those living and working in public housing, to develop a mindfulness atmosphere using four modules: anxiety and frustration, wellness, depression and grief to support retention of staff and healthy residents

### **What You Need To Understand Prior to Budget Preparation Knowing Eligible & Ineligible Expenditures**

Location: Franklin Room

**Kevin Darnell**

Darnell Accounting Group

**\*9:00am - 10:15am**

**Moderator:** Rande Wiggins, Augusta Housing Authority

**Who should attend:** Commissioners, Executive Directors and Financial Staff

This session is perfect for new Executive Directors, seasoned Executive Directors needing a refresher, Financial Staff and Commissioners who need to know about the financial process their individual authority has to comply with.

# MONDAY, SEPTEMBER 16, 2024

## **Executing Effective Section 3 & MWSBE Programs**

Location: Plaza

**Rholanda Stanberry, Gabriel DeVougas**

Atlanta Housing Authority

**Moderator:** Constance Graham, Atlanta Housing Authority

**Who should Attend:** All staff members who must comply with Section 3

See how the Atlanta Housing has achieved enormous success in employing their residents and utilizing MWSBEs on AH/HUD-funded projects.

## **NSPIRE - Have You Ever Heard Of It?**

Location: Savannah D

**James E. Barnett**

Atlanta HUD Field Office

**Moderator:** Joe Wisniewski, Augusta Housing Authority

**Who should attend:** Executive Directors and Maintenance Staff

Come join the Senior HUD staffer to learn and ask questions about NSPIRE. Learn about the changes in NSPIRE vs the old REAC inspections of the past. Learn about the inside and outside deficiencies that could be problematic for you on your first inspection.

## **Lost In HOTMA - Be Here**

Location: Savannah E

**Adelaide Hsu**

NAHRO

**Moderator:** Ann Dobson, Jasper Housing Authority

**Who should Attend:** All Staff that deal with HOTMA

Applies to: HCV/PH/Multi-Family:

Focus: HOTMA 102 & 104, Assets, Hardship, Income, Annuals and Interims. Join us for this session focusing on sections 102 and 104 of the HOTMA rule. We will start out by translating the various changes to income --inclusions and exclusions. We'll work on deciphering the changes to annual recertification processing. We'll lay out the changes in Interim Re-examinations and provide you with a menu of options for crafting interim-re-examination policies. We will help decipher the 5 major changes assets --imputed assets, passbook rate, self-certification of assets, necessary personal property and asset limits. As we start to find our way around HOTMA we will draw a map outlining the three new hardship policies PHA's are required to develop and implement.

# MONDAY, SEPTEMBER 16, 2024

## **Basic Budget Preparation - RAD vs PHA Budgets Why are Utility Costs and Consumption Important**

Location: Franklin Room

**\*10:30am - 12:00pm**

**Kevin Darnell**

Darnell Accounting Group

**Moderator:** Rande Wiggins, Augusta Housing Authority

**Who should Attend:** Commissioners, Executive Directors and Financial Staff

This session is perfect for new Executive Directors. Executive Directors needing a refresher and Commissioners who need to know about the financial process their individual authority has to comply with.

## **Legal Thoughts from HUD's Office of General Council**

Location: Forsyth

**Daniel J. Kaplan**, HUD General Council Attorney

**Brandon Little & Marzine Hudson**, Atlanta PIH Division

**Moderator:** Reta Thomas, Augusta Housing Authority

**Who should attend:** Commissioner and Executive Directors

Come join the Senior HUD staffer to learn and ask questions about NSPIRE. Learn about the changes in NSPIRE vs the old REAC inspections of the past. Learn about the inside and outside deficiencies that could be problematic for you on your first inspection.

**MONDAY, SEPTEMBER 16, 2024**

# **Keynote Luncheon**

## **Agenda**

**Welcome**  
Marie Harris  
President

**Invocation**  
Dr. Joe Thomas

**Introduction of Life Members**  
Marie Harris  
President

**Lunch**

**Resident Service Awards**

**Georgia Power Presentation**

**Introduction of Keynote Speaker**  
Kerry Smith

**Keynote Speaker**  
Reta Thomas



# Keynote Speaker



**Reta  
Thomas**

**Augusta Housing Authority**

Reta Thomas is a former public housing resident who has served our state association GAHRA for over 30 years and our southeastern region SERC for over 20 years in various capacities to include her GAHRA Presidency 2019-2020.

Reta has been employed as a housing professional for the past 41 years, serving 11 years with the Albany Housing Authority and for the past 30 years with the Augusta Housing Authority. She currently serves as the Director of Resident Services.

Reta is a proud graduate of Albany State University, GA (1978) and Faith Bible Institute (2003).

Reta is a faithful disciple of the Greater Young Zion Baptist Church, Augusta, GA where she actively ministers on the Women Ministerial Team and the Christian Education Department.

She is a single parent of one adult son, Byron and grandmother of two adorable grandsons, Lathan and Dillon. Her personal hobbies and interests include: spending time with her grandsons, traveling, reading, mentoring youth and providing compassionate companionship for the elderly.

Reta's favorite Quote is "Attitude is everything so make yours positive."

# MONDAY, SEPTEMBER 16, 2024

## Training Sessions

2:00 pm - 5:00pm

### Lost in HOTMA - Be Here

Location: Savannah E

**Adelaide Hsu**

NAHRO Staff

**Moderator:** Penny McPeck, Americus Housing Authority

**Who should Attend:** All Staff that deal with HOTMA

Focus: HOTMA 102 & 104, Assets, Hardship, Income, Annuals and Interims. Join us for this session focusing on sections 102 and 104 of the HOTMA rule. We will start out by translating the various changes to income --inclusions and exclusions. We'll work on deciphering the changes to annual recertification processing. We'll lay out the changes in Interim Re-examinations and provide you with a menu of options for crafting interim-re-examination policies. We will help decipher the 5 major changes assets --imputed assets, passbook rate, self-certification of assets, necessary personal property and asset limits. As we start to find our way around HOTMA we will draw a map outlining the three new hardship policies PHA's are required to develop and implement.

### Mindfulness Strategies in Public Housing

Location: Oglethorpe AB

**Bruce T. Howard**

Dublin City Schools

**Moderator:** Alisha Brown, McDonough Housing Authority

**Who should attend:** Human Services Staff and Resident Organization Members

How to easily incorporate a mindfulness approach to meet the specific wellness needs of those living and working in public housing, to develop a mindfulness atmosphere using four modules: anxiety and frustration, wellness, depression and grief to support retention of staff and healthy residents.

### Addressing Homelessness As A Housing Authority

Location: Chatham

**John Stovall**

Georgia Department of Community Affairs

**Moderator:** Mitch Lynn, Winder Housing Authority

**Who should Attend:** All Staff Members

This session will cover all of DCA's programs that PHAs can access to help the homeless or those at risk of homelessness. This includes housing counseling, GA Housing Search, emergency housing vouchers, etc.

# MONDAY, SEPTEMBER 16, 2024

## Understanding Financial Statements & Year End Reporting To REAC & FDS Submissions Year End Submission For RAD Projects Record Retention and Disposal Ways To Avoid Financial Problems And Audit Issues

Location: Franklin

**Kevin Darnell**  
Darnell Accounting Group

**Moderator:** Randee Wiggins, Augusta Housing Authority  
**Who should Attend:** Commissioners, Executive Directors and Financial Staff

This session is perfect for new Executive Directors, seasoned Executive Directors needing a refresher, Financial Staff and Commissioners who need to know about the financial process their individual authority has to comply with.

## NSPIRE - Have You Heard Of It? (Repeat)

Location: Savannah D

**James E. Barnett**  
Atlanta HUD Field Office

**Moderator:** Michael Allen, Sylvester Housing Authority  
**Who should attend:** Executive Directors and Maintenance Staff

Come join the Senior HUD staffer to learn and ask questions about NSPIRE. Learn about the changes in NSPIRE vs the old REAC inspections of the past. Learn about the inside and outside deficiencies that could be problematic for you on your first inspection.

## How Georgia Housing Law Affects You

Location: Forsyth

2:00 pm - 5:00 pm

**Christopher Cospers**  
Hull Barrett PC

**Moderator:** Reta Thomas, Augusta Housing Authority  
**Who should Attend:** Commissioners, Executive Directors and Upper Management Staff

We are joined by Chris Cospers, Attorney at Law. Come hear about the basic questions that are always asked, not just from Commissioners, but from Executive Directors also. Questions that are being asked and need answers are 1) how and why was my authority created, 2) what authority does my Housing Authority have under the law such as issuing bonds, entering into development contracts, investments, creating non-profits, 3) why are Rules of Roberts for holding proper meetings important whether it is a public meeting or closed session meeting and how many does it take for form a quorum, 4) who appoints Commissioners, does it have to pass through the city council, 5) who should vote at meetings and who or what should a Commissioner vote on or abstain from. Lastly, how is a Commissioner removed and who removes a Commissioner.

**TUESDAY, SEPTEMBER 17, 2024**

# Program Information

## **Registration**

Registration Booth  
Lobby Area  
8:00 a.m. - 9:00 a.m.

## **Continental Breakfast**

Atrium  
7:30 a.m. - 8:30 a.m.

## **Sessions**

9:00 a.m. - 12:00 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.

# TUESDAY, SEPTEMBER 17, 2024

## Morning Training Sessions

9:00am - 12:00pm

### Thought About Going Paperless? Discuss How AI Can Work For You

Location: Chatham Room

#### Douglas Freeman

Augusta Housing Authority

**Moderator:** Richard Reiter & Angel Royle, Flint Area Consolidated

**Who should attend:** All Executive Staff

A discussion amongst housing authorities about how they have been going paperless. This session will also address and discuss AI and how AI can be used by Authorities to achieve success.

### A Holistic Approach To Client Engagement & Case Management

Location: Pulaski Room

#### Adelaide Hsu

NAHRO Staff

**Moderator:** Nicole Smart, Marietta Housing Authority

**Who should attend:** All FSS & Resident Services Staff

This training will encompass client assessment, goal setting and effective case management. Exploring various models to setting goals with participants and effectively creating and laying them out in the Individual Training and Services Plan. We will discuss strategies to effectively engage with participants through active listening exercises, skills and learning. We will focus on building staff skills through education, developing techniques to apply motivational interviewing and trauma informed care.

### Commissioners Crucial Conversations: Strategies For Success

Location: Forsyth

#### Sunny Shaw

Twin Falls & Jerome Housing Authorities

**Moderator:** Reta Thomas, Augusta Housing Authority

**Who should attend:** All Supervisory Personnel

How do you say hard things? During these back-to-back sessions we will dive deep into crucial conversations and practice. Topics range from managing board conflicts, political pressures and how they vary from small communities to large, ED evaluations, and more. Attendees will also learn about ethical boundaries, agency monitoring, and successful strategies for hiring a new Executive Director. Commissioners have a big role in the success of an agency! Let's talk about the tools available to help you attain it. Other topics beyond these listed above, other areas to be covered are: PHAS and SEMAP scores as oversight tools, strategic plans, succession plans, salary studies, board members roles (as representatives) in the community, agency policy shifts as it relates to new generations in the workforce, and the Speakers experiences in consulting with small and medium size agencies who have REALLY struggled post covid.

### Financial Management Q & A Roundtable

Location: Franklin

Randee Wiggins, Authority Housing Authority

Mark Wright, Marietta Housing Authority

Sheila Crisp, Smith Management Solutions, LLC

**Moderator:** Michelle Butler, Eastman Housing Authority

**Who should attend:** Commissioners, Executive Directors and Financial Staff

This session is for Executive Directors, Financial Staff and Commissioners who need to know about the financial process their individual authority has to comply with. This session will be presented by our industry's leading housing financial directors who will be available to answer your housing financial questions in a relaxed setting. You don't want to miss this most important part of your management responsibilities. This will be your opportunity to strengthen your financial knowledge by taking what you learned on Monday into this session to discuss with your colleagues.



# TUESDAY, SEPTEMBER 17, 2024

## Hiring Strong Performers & Releasing Poor Ones

Location: Plaza

**Marya Calhoun and Jonelle Samuel**

Atlanta Housing Authority

**Moderator:** Constance Graham, Atlanta Housing Authority

**Who should Attend:** Executive Directors & Maintenance Supervisors

Hiring Strong Performers & Releasing Poor Ones - This session will engage leaders on how to effectively hire high performers. It will also provide guidance on how to manage low performers into great employees and how to release poor performers.

## NSPIRE - As We See It

Location: Savannah D

**Joe Wisniewski**, Augusta Housing Authority

**Michael Boatwright**, Moultrie Housing Authority

**Shannon Kight**, Hazlehurst Housing Authority

**Rick Whitworth**, Lavonia Housing Authority

**Moderator:** Michael Allen, Sylvester Housing Authority

**Who should attend:** Upper Management and Maintenance Staff

Come join your fellow colleagues who have recently had their first NSPIRE inspection. You will learn what deficiencies they were hit with. Discuss what the real issues were and how the deficiency must be dealt with. This is the best opportunity to discuss NSPIRE - with your fellow housing authority colleagues.

## Mindfulness Strategies In Public Housing (Continued Session)

Location: Oglethorpe AB

**Tonia Spaulding**

Dublin City School District

**Moderator:** Alisha Brown, McDonough Housing Authority

**Who should Attend:** Resident Services Staff

How to easily incorporate a mindfulness approach to meet the specific wellness needs of those living and working in public housing, to develop a mindfulness atmosphere using four modules: anxiety and frustration, wellness, depression and grief to support retention of staff and healthy residents.

## Fair Housing That Everyone Needs To Know

Location: Savannah E

**Staci Gilliam and Vicki Johnson**

Atlanta HUD FHEO Office

**Moderator:** (TBD)

**Who should attend:** All Staff

Join us for an enlightening session on fair housing, where we delve into the core principles, current practices, and evolving policies that shape this crucial aspect of community development. Fair housing is not just a legal obligation but a moral imperative, ensuring equal access to housing opportunities regardless of race, color, religion, national origin, sex, familial status, or disability. This session is essential for policymakers, housing professionals, community advocates, and anyone committed to creating inclusive neighborhoods where everyone has the opportunity to live in dignity and fairness. Come prepared to engage in meaningful discussions and leave with actionable insights to drive positive change in your community. Don't miss this opportunity to deepen your understanding of fair housing principles and contribute to the dialogue on creating more equitable communities for all.

**TUESDAY, SEPTEMBER 17, 2024**

# Annual Business Meeting

Ballroom A, B  
7:00 p.m. - 9:00 p.m.

**Call to Order**

Marie Harris  
President

**Invocation**

Dr. Regina DeLay

**Pledge of Allegiance**

**Declaration of a Quorum**

Shannon Kight  
Secretary

**Minutes of the Annual Meeting**

Shannon Kight  
Secretary

**Resolutions**

Charity Gilbert  
Awards & Recognition Committee Chair

**Presentation of Awards**

Brandon Little  
HUD

**President's Annual Report**

Marie Harris  
GAHRA President

**Acceptance of Reports**

Shannon Kight  
Secretary

**Report of the Nomination Committee**

Rick Whitworth

**Election of Officers**

**Passing of the Gavel**

**Other Business**

**Adjournment**



LEARN FROM  
INDUSTRY  
PROFESSIONALS

ACHIEVE  
NAHRO  
CERTIFICATION™



# NAHRO Professional Development

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.

Training Centers  
Nationwide

On-Site Training

Latest Technical  
Assistance

Online Learning

(202) 289-3500

[www.nahro.org](http://www.nahro.org)

[professionaldevelopment@nahro.org](mailto:professionaldevelopment@nahro.org)

# Upcoming Events

## **PHADA Legislative Forum**

Washington, DC  
September 6-7, 2024

## **NAHRO National Conference & Exhibition**

Orlando, FL  
September 26-28, 2024

## **SERC-NAHRO Executive Committee Meeting**

Montgomery, AL  
November 7-9, 2024

## **SERC-NAHRO Fall Workshop**

Montgomery, AL  
November 10-12, 2024

## **PHADA Commissioners' Conference**

Miami, FL  
January 5-8, 2025

## **GAHRA Spring Conference**

Jekyll Island, GA  
May 12-14, 2025

## **SERC-NAHRO Annual Conference**

Atlanta, GA  
June 22-24, 2025

## **GAHRA Annual Conference**

Savannah Marriott Riverfront  
September 14-17, 2025

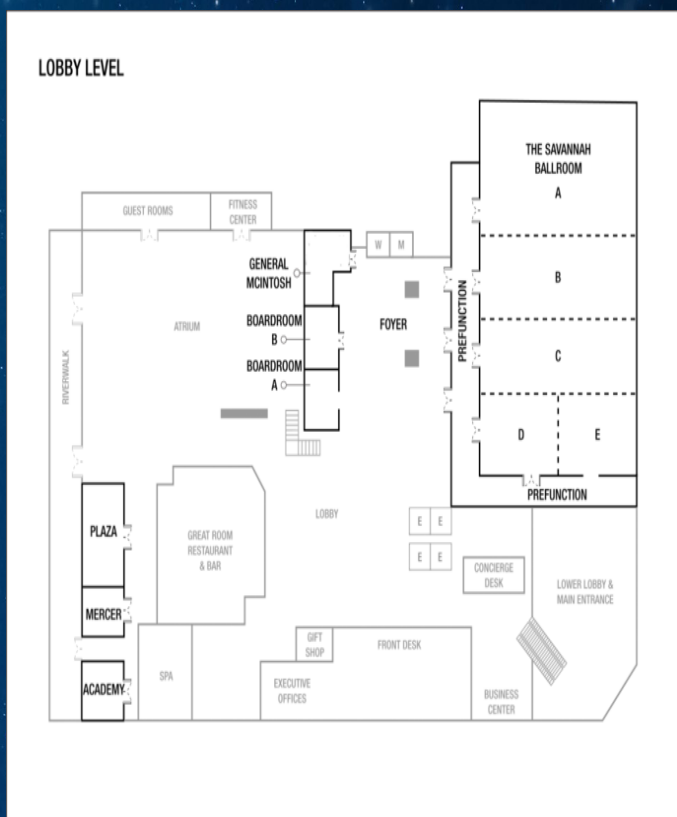
## **SERC-NAHRO Fall Workshop**

Greenville, SC  
November 2-4, 2025

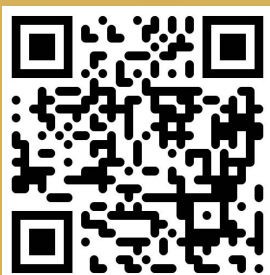
# Notes



# Meeting Room Map



Scan this QR Code on your smartphone to visit <https://my.yapp.us/GAHokto> download the program via the YAPP app.



**SCAN HERE**