

SOUTHEAST REGIONAL SECTION '8' HOUSING ASSOCIATION

Financial Updates
Nan McKay & Associates
Mr. Ron Urlaub

EIV & PIC Training
Strategic Resources Consulting
Ms. Lanita Jones

Active Shooter & Workplace Safety
SC Law Enforcement Division
Mr. Wayne Freeman



2026 Summer Conference

CALLING ALL *Housing Authorities*

To the Riverfront of New Bern, NC

Early Bird (6/16/2026 - 7/3/2026).

Member Fee: \$625

Non-Member Fee: \$675

Regular Price (after 7/3/2026).

Member Fee: \$650

Non-Member Fee: \$700

AUGUST 5 - 6, 2026

TO REGISTER ONLINE OR BY MAIL AND FOR MORE INFORMATION, PLEASE VISIT:
www.sersha.org



SERSHA

Southeast Regional Section 8 Housing Association, Inc.
The regional association for information exchange and
professional development for the Section 8 Housing
Choice Voucher Program



President's Message

On behalf of the SERSHA Board of Directors and myself, it is my distinct pleasure to welcome you to our 2026 Summer Conference. From August 5 through August 6, 2026, we will gather in historic New Bern, North Carolina—the charming riverfront city known as the birthplace of Pepsi-Cola.

This year's two-day conference features three meticulously designed training tracks aimed at strengthening our agencies, elevating our compliance, and ensuring the safety of our teams:

Track 1: PIC and EIV Training

Sharpen your operational proficiency and master compliance. This track provides a comprehensive understanding of HUD requirements for the Project Information Center (PIC) and Enterprise Income Verification (EIV) systems.

Track 2: HCV Financial Update

Tailored specifically for financial management professionals, including program managers, finance directors, and accountants. Attendees will gain the critical insights and updates necessary to manage Housing Choice Voucher funding effectively and maximize agency dollars.

Track 3: Active Shooter & Workplace Violence Response

Because safety should be a habit, this vital session moves far beyond traditional training. Through hands-on role-playing scenarios, your staff will gain crucial tools to successfully navigate recovery, respond to crises, and rebuild a secure, supportive workplace environment.

We look forward to an impactful couple of days of learning and networking along the riverfront. Please visit our website at www.sersha.org to complete your registration and secure your hotel accommodations.

Don't wait—register today to take advantage of our **Early Bird Pricing, ending July 3, 2026!**

Warmest Regards,

Inez Thomas

Inez Thomas, SERSHA President

460 Church St. ~ Laurens, SC 29360 ~ www.sersha.org

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SOUTHEAST REGIONAL SECTION HOUSING ASSOCIATION, INC.

SERSHA 2026 Summer Conference — New Bern, North Carolina



PRE-CONFERENCE SCHEDULE — TUESDAY, AUGUST 4, 2026

Time Block	Event / Session Details
12:00 PM - 3:00 PM	SERSHA Board Meeting
3:00 PM - 5:00 PM	Conference Registration Open

CONFERENCE DAY 1 — WEDNESDAY, AUGUST 5, 2026

Time	Track 1: HCV Financial Updates (Nan McKay & Associates)	Track 2: Active Shooter & Workplace Violence	Track 3: PIC/EIV Compliance (Strategic Resources Consulting)
7:00 AM - 8:00 AM	Breakfast & Conference Registration Open		
8:00 AM - 8:30 AM	WELCOME & JOINT OPENING SESSION		
8:30 AM - 10:15 AM	HCV Program Funding • Discussion related to CY 2025-2026 HAP Funding • Potential Funding Set-Aside Categories • Recent HUD PIH Notices	The Reality of the Threat • Brief history of active shooter violence • Evolving trends in workplace safety	EIV System Fundamentals • Familiarize staff with HUD Regulations governing PIC/EIV • Purpose, importance, and mandatory use of the EIV System in HUD Housing Programs
10:15 AM - 10:30 AM	MORNING NETWORKING BREAK (15 Mins)		

10:30 AM - 12:00 PM	HAP Cash Disbursements • Current Method of Cash Disbursements • Impact of Enterprise Voucher Management System (EVMS) to HAP Cash Disbursements	Knowing Your Rules • A review of PHA-specific policies and procedures regarding workplace violence	Secure Access • Proper procedures for obtaining and maintaining EIV system access • User responsibilities and security protocols • Reinforce confidentiality & privacy standards (PII Protection)
12:00 PM - 1:00 PM	LUNCH ON YOUR OWN (1 Hour)		
1:00 PM - 2:45 PM	Administrative Fees • Calculation of Administrative Fee Revenue • Impact of EVMS on Admin Fees • Admin Cost Eligibility (PIH Notice 2022-18) • Understanding OMB Uniform Administrative Requirements and Cost Principles	Introduction to A.D.D. • The psychology of a crisis • Fundamentals of Avoid, Deny, Defend	Navigating EIV Reports • Broad understanding of generating and navigating EIV Reports • Income Report • New Hires Report • Deceased Tenants Report
2:45 PM - 3:00 PM	AFTERNOON NETWORKING BREAK (15 Mins)		
3:00 PM - 5:00 PM	Accounting for FSS Program Transactions • Accounting for the Family Self-Sufficiency (FSS) Program • Accounting and uses of FSS escrow forfeitures	Environmental Analysis • Group walkthrough and discussion on applying A.D.D. to specific office layouts and public lobbies	Interpreting the EIV Income Report • Accurately read and interpret the EIV Income Report • Understanding data sources & identifying potential discrepancies • HUD-required procedures for investigating and resolving identified income discrepancies

CONFERENCE DAY 2 — THURSDAY, AUGUST 6, 2026

Time	Track 1: HCV Financial Updates (Nan McKay & Associates)	Track 2: Active Shooter & Workplace Violence	Track 3: PIC/EIV Compliance (Strategic Resources Consulting)
7:00 AM - 8:00 AM	Breakfast Open		
8:00 AM - 10:15 AM	Utilization of HAP Funding • Projecting Units Leased • Practical Case Examples & Scenarios	Stop the Bleed (Certification Course) • Hands-on medical training for crisis response • Tourniquet application & wound packing • Immediate critical trauma care	EIV & Recertification Process • Integrating EIV data effectively into Annual Recertification • Integrating EIV data effectively into Interim Recertification
10:15 AM - 10:30 AM	MORNING NETWORKING BREAK (15 Mins)		
10:30 AM - 12:00 PM	Two-Year Tool Mastery • Step-by-step example use of the HUD Two-Year Tool • Scenario analysis and forecasting projections	Stop the Bleed (Certification continued) • Advanced practical application • Skills testing and final certification review	Compliance & Documentation • Ensure compliance with HUD's latest EIV-related notices • Maintain proper tenant file documentation • Error reduction strategies to minimize improper payments
12:00 PM - 2:00 PM	SERSHA BUSINESS MEETING & LUNCHEON / BANQUET (Please wear your name badge & bring a door prize)		
2:00 PM - 3:30 PM	Voucher Management System • General Requirements and guidelines • Reporting of Project-Based Voucher (PBV) Units • Reporting criteria for MTW Agencies	The Aftermath: Recovery • Managing the post-incident phase • Mental health resources & critical stress management	Prepare Staff for HUD Monitoring & Audits • Strategic preparation workflows • How to identify systemic PIC errors • How to correct common PIC errors

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- Business continuity and supporting staff post-incident

3:30 PM - 3:45 PM

AFTERNOON NETWORKING BREAK (15 Mins)

3:45 PM - 5:00 PM

Two-Year Tool & VMS Workshop

- Continuous training, dynamic applications, and interactive Q&A
- Alignment of VMS metrics with financial tools

Tabletop Simulation Exercise

- Interactive live-simulated threat scenario
- Testing agency communication plans & response protocols

Strategic PIC Report Monitoring

- How HUD uses PIC Reports to monitor PHA activity
- Using reporting tools to monitor internal performance
- Strengthening data integrity & minimizing audit findings

***SERSHA thanks you for attending the 2026 Summer Conference!
Have a safe journey home and a successful operational year.***



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Summer Workshop Registration Form

Each registrant must complete this form, and it must be postmarked no later than Friday, July 24, 2026. There will be an additional \$25.00 charge for registrations postmarked on or after Saturday, July 25, 2026, or received at the door. Cancellation requests must be made 3 business days prior to the first day of the workshop, and a \$10.00 fee will be retained for administrative costs. Please email your cancellation request to Cynthia Dixon, Treasurer, at cmd_section8@earthlink.net.

Name/Title: _____

PHA/Organization: _____

Agency Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____ Phone: _____

Please check which session you plan to attend:

Class Registration

- _____ Financial Updates (Nan McKay and Associates – **Mr. Ronald Urlaub**)
_____ Active Shooter (South Carolina Law Enforcement Division – **Captain Wayne Freeman**)
_____ EIV & PIC Training (Strategic Resources Consulting – **Ms. Lanita Jones**)

Registration Fee(s)

_____ Member Fee (Early Bird 6/16/2026 – 7/3/2026)	\$625
_____ Non-Member Fee (Early Bird 6/16/2026 – 7/3/2026)	\$675
_____ Regular Price Member Fee (after 7/3/2026)	\$650
_____ Regular Price Non-Member Fee (after 7/3/2026)	\$700
_____ Late Fee (Postmarked/Received after 7/24/2026)	\$25

Please use the online user-friendly registration form or email the attached form to Victoria.Booker@schousing.com.
Please remember to reserve your room by July 17, 2026, for the special rate! Visit our website at www.sersha.org.

Please make checks payable to Southeast Regional Section 8 Housing Association, Inc. (SERSHA) and mail to:
SERSHA
Cynthia Dixon
P. O. Box 1482, New Bern, NC 28563
Phone: 252.637.3599 or email: cmd_section8@earthlink.net

460 Church St. ~ Laurens, SC 29360 ~ www.sersha.org

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MEMBERSHIP RENEWAL

October 1, 2026 - September 30, 2028

DUES WILL BE APPLICABLE FOR THE 2 YEAR PERIOD AND ARE PAYABLE WHEN BILLED BY THE MEMBERSHIP COMMITTEE. ALL MEMBERSHIPS EXPIRE ON SEPTEMBER 30 IN EVEN NUMBERED YEARS. RENEW NOW TO OBTAIN THE LONGEST MEMEBERSHIP! **NOTE: CHECK SHOULD BE RECEIVED ASAP FOR YOU TO BE INCLUDED IN THE 2026-2028 MEMBERSHIP DIRECTORY.**

SERSHA MEMBERSHIP OFFERS YOU: Free personal access to important HUD updates on SERSHA's social platforms, complete information on workshops, seminars, etc.; discounts on registrations; listing in the membership directory; and much more.

CATEGORY:

FEE

- | | | |
|---|---|----------------|
| ☐ REGULAR | Every employee who is closely affiliated with and/or contractually related with a Section 8 Housing Program is eligible for membership | \$50.00 |
| ☐ ASSOCIATE | Associate members are those persons who wish to attend meetings but who are not closely affiliated with and/or contractually related to the administration of a local Section 8 Housing Program | \$30.00 |

(PLEASE TYPE INFORMATION BELOW – FORM MUST BE FILLED OUT COMPLETELY)

Name/Title: _____

HA/Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone # _____ Fax # _____ Email: _____

MAKE CHECK PAYABLE TO: SERSHA

MAIL TO:

SERSHA

c/o Cynthia Dixon

Twin Rivers Opportunities, Inc.

PO Box 1482

New Bern, NC 28563

460 Church St. ~ Laurens, SC 29360 ~ www.sersha.org

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Getting Around & Local Attractions

The DoubleTree by Hilton Riverfront Hotel boasts a premier, highly walkable location in the heart of downtown New Bern. Most historic points of interest, vibrant shopping districts, and exceptional dining choices are directly accessible by foot, eliminating the need for vehicle transport during your leisure time.

The Historic Riverfront: Directly accessible outside the host hotel lobby. Take a relaxing morning or evening stroll along the paved riverfront paths, offering beautiful panoramic views of the water intersections.

Downtown Shopping & Dining: Explore Middle Street and Pollock Street, located just steps from the hotel. The downtown district features unique boutique shops, local art galleries, antique stores, and highly rated restaurants ranging from casual seafood to upscale Southern dining.

Tryon Palace: Located just a short 10-minute walk from the hotel. This historic site features North Carolina's reconstructed first colonial capitol building, magnificent 18th-century statutory gardens, and the modern North Carolina History Center.

Birthplace of Pepsi-Cola: Located right on Middle Street. Drop by the historic corner store pharmacy where Caleb Bradham invented the famous beverage in 1898 to enjoy an authentic fountain soda and explore local memorabilia.

Local Parks & Greenways: Union Point Park is a beautiful waterfront green space right where the rivers meet, featuring boat ramps, walking paths, and beautiful shaded benches perfect for relaxing between conference blocks.

New Bern, North Carolina

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Weather & Packing Essentials

As we gather in historic New Bern along the riverfront this August, attendees should prepare for quintessential coastal North Carolina summer conditions. Average daytime highs typically range from the high 80s to low 90s, with high coastal humidity. Evenings cool down beautifully near the Neuse and Trent rivers, bringing a gentle coastal breeze.

Daily Forecast Expectation: Highs of 88°F–92°F with notable coastal humidity. Short afternoon passing showers are common in August, so carrying a compact travel umbrella is highly recommended.

Indoor Climate Control: While outdoor temperatures are hot, the DoubleTree Riverfront meeting spaces and seminar rooms will be fully air-conditioned. Indoor temperatures can fluctuate significantly from room to room.

Packing Recommendations: We highly advise packing items that can be layered easily—such as cardigans, blazers, light jackets, or wraps—to remain completely comfortable during prolonged training blocks.

SERSHA Experience & Social Connection

Networking and building deep organizational relationships are core components of the SERSHA experience.

SERSHA Door Prize Tradition: A foundational tradition of our association! For our Day 2 Business Meeting/Luncheon Banquet, all attendees are highly encouraged to bring a door prize. It's a wonderful way to spread camaraderie across housing authorities.

New Bern, North Carolina

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Doubletree Riverfront Hotel Accommodations & Reservations

Experience top-tier comfort and scenic coastal beauty at our official conference headquarters. Located right on the historic New Bern riverfront where the Neuse and Trent rivers meet, the hotel features premium business accommodations and complete proximity to all historic downtown districts.

Exclusive Conference Rate: \$189.00 per night (please note that this exclusive group rate does not include applicable state/local taxes and hospitality fees).

The SERSHA Outdoor Vignette: Unwind and recharge between intensive training tracks on the hotel's spacious outdoor vignette. This beautiful open-air waterfront area provides the perfect backdrop to network with colleagues, grab fresh air, or enjoy panoramic sunset views over the river.

Secure Reservation Link: Attendees can lock in exclusive group rates instantly online by visiting our website at www.sersha.org.

New Bern, North Carolina

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