



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

June 18, 2025

President's Message

The Annual 2025 Summer Conference hosted by SERSHA is approaching. We extend our invitation to all Members, Housing Partners, Housing Authorities, Landlords, Owners, Board Officials, and Commissioners to join us on Wednesday, August 6, 2025, through Thursday, August 7, 2025, at Beach Cove Resort, North Myrtle Beach, SC.

We are pleased to announce our collaboration with Precision Tactics, LLC, and Nan McKay & Associates. As part of the conference agenda, Mr. Zack Christie will lead a session on Self-Defense/Active Shooter Training, offering valuable insights into handling such situations. Mr. Adam Ensalcó will address HCV and Public Housing Eligibility, and Ron Urlaub will provide financial updates in the Housing Choice Voucher Program.

SERSHA encourages your participation in this two-day training session to gain knowledge, foster connections, and discuss relevant issues concerning HUD-administered programs. We eagerly anticipate your presence at Beach Cove Resort in North Myrtle Beach, SC. We look forward to seeing you in North Myrtle Beach, SC. Please visit our website at www.sersha.org to register and get hotel reservation information.

Warmest Regards,

Inez Thomas

Inez Thomas, SERSHA President

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

Serving: Alabama * Florida * Georgia * Kentucky * Mississippi * North Carolina * South
Carolina * Tennessee * Virginia * West Virginia

Join Us!
for the

South East Regional Section "8" Housing Association's
"Building Stronger Communities, One Wave at a Time!"
2025 Summer Conference



AUGUST 6 - 7, 2025



HCV and PH Eligibility

Nan McKay & Associates
Adam Ensalaco



Financial Updates

Nan McKay & Associates
Ron Urlaub



Active Shooter Class

Precision Tactics, LLC
Zack Christie



Registration Fee(s):

Member Fee: \$675

Non-Member Fee: \$725

Discounted Member Fee with 5+ Registrants: \$650

Discounted Non-Member Fee: \$700



**BEACH COVE RESORT
MYRTLE BEACH, SC**

TO REGISTER ONLINE OR BY MAIL AND FOR MORE INFORMATION, PLEASE VISIT:

www.sersha.org

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2025 Summer Conference



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SERSHA 2025 SUMMER CONFERENCE AGENDA

**Beach Cove Resort
Myrtle Beach, SC**

Tuesday, August 5, 2025

12:00-3:00 p.m.

SERSHA Board Meeting

3:00-5:00 p.m.

Conference Registration

Wednesday, August 6, 2025

7:00-8:00 a.m.

Conference Registration

8:00-8:30 a.m.

Combined Opening Session

HCV & Public Housing Eligibility

Wednesday, August 6, 2025

Nan McKay & Associates

8:30

Welcome and Introductions

8:45

Course Overview (Basic Program Information)

- Program Components
- Key Program Documents
- The Occupancy Cycle

10:15

Break

10:30

Fair Housing

- Nondiscrimination Laws
- Persons with Disabilities and Reasonable Accommodation
- Live-in Aids
- Violence Against Women Reauthorization Act (VAWA)

12:00

Lunch (on your own)

1:00

Waiting List Management

- Initial Applications
- General Waiting List Management
- Preferences
- Evaluating Final Eligibility

2:30

Break

2:45

Waiting List Management (continued)

- Verification
- Verification of Income and Allowances

Waiting List Management Knowledge Check Eligibility

- Factors of Eligibility
- Social Security Number Requirements
- Restriction on Assistance to Noncitizens

5:00

End of Day One

8:00	Eligibility (continued) ▪ Income Limits ▪ Eligibility of College Students ▪ Denial of Assistance ▪ Access to Criminal Records ▪ Informal Reviews
10:15	Break
10:30	Voucher Issuance and Leasing ▪ Voucher Issuance ▪ Briefings ▪ Steps in Leasing Process Owner's Lease
12:00	Business Meeting/Banquet (Please be sure to wear your name badge & bring a door prize)
2:00	Eligibility (continued)
3:30	Break
3:45	Eligibility (continued) and Certificates of Participation Awarded
5:00	End of Day

8:30	Welcome and Introductions
8:45	HCV Program Funding ▪ HCV Program Funding – Discussion related to the CY 2025 HAP Funding ▪ Potential Funding Set-Aside Categories ▪ Recent HUD PIH Notice
10:15	Break
10:30	HAP Cash Disbursements ▪ Current Method of Cash Disbursements ▪ Impact of Enterprise Voucher Management System (EVMS) to HAP Cash Disbursements
12:00	Lunch (on your own)
1:00	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
2:30	Break
2:45	Accounting for Family Self-Sufficiency Program Transactions ▪ Accounting for the Family Self-Sufficiency (FSS) Program ▪ Accounting and uses of FSS escrow forfeitures
5:00	End of Day One

8:00	Utilization of HAP Funding ▪ Projecting Units Leased
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	▪ Examples
10:15	Break
10:30	Two-Year ▪ Example Use of the Two-Year Tool
12:00	Business Meeting/Banquet (Please be sure to wear your name badge & bring a door prize)
2:00	Two-Year (continued)
2:30	Voucher Management System ▪ General Requirements ▪ Reporting of Project-Based Units ▪ Reporting for MTW Agencies
3:30	Break
3:45	Voucher Management System (continued)
5:00	End of Day Two

Active Shooter in the Workplace **Wednesday, August 6, 2025**
Precision Tactics, LLC

8:30	Welcome and Introductions
8:45	Active Shooter in the Workplace ▪ PowerPoint Presentation
10:15	Break
10:30	Active Shooter in the Workplace ▪ Simulation Training
12:00	Lunch (on your own)
1:00	Human Trafficking • What is Human Trafficking • Safely Responding to a Potential Incident
2:30	Break
2:45	Human Trafficking (continued) ▪ Human Trafficking in our area ▪ Efforts to prevent Human Trafficking ▪ Protecting the Public from Human Trafficking ▪ Persecuting Perpetrators
5:00	End of Day One

Active Shooter in the Workplace **Thursday, August 7, 2025**
Precision Tactics, LLC

8:00	Domestic Violence ▪ Understanding Domestic Violence ▪ Knowing the Signs
10:15	Break
10:30	Domestic Violence cont. ▪ What to do if someone is a victim
12:00	Business Meeting/Banquet (Please be sure to wear your name badge & bring a door prize)
2:00	Self Defense for Front Line Workers ▪ PowerPoint Presentation
3:30	Break
3:45	Self Defense for Front Line Workers (continued) ▪ Self-Defense Techniques ▪ Simulation Training
5:00	End of Day Two



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Annual Workshop Registration Form

Each registrant must complete this form, and it must be postmarked no later than July 28, 2025. There will be an additional \$25.00 charge for registrations postmarked on or after July 29, 2025, or received at the door. Cancellation requests must be made 3 working days prior to the first day of the workshop, and a \$5.00 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

- _____ HCV & PH Eligibility (NMA – Adam Ensalaco)
_____ Financial Updates (NMA – Ron Urlaub)
_____ Active Shooter (Precision Tactics, LLC – Zack Christie)

Registration Fee(s)

_____ Member Fee	\$675
_____ Non-Member Fee	\$725
_____ Discounted Member Rate with 5 or more Registrants	\$650
_____ Discounted Non-Member Rate with 5 or more Registrants	\$700

_____ Late Fee (Postmarked/Received after 7/28/2025) \$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 18, 2025, for the special rate! Mention 'SERSHA.'**

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, 2024 - September 30, 2026

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!

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

		<u>FEE</u>
☐ 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

Cynthia Dixon

Twin Rivers Opportunities, Inc.

PO Box 1482

New Bern, NC 28563

South East Regional Section "8" Housing Association's "Riding the Waves of Knowledge"

Beach Cove Resort, North Myrtle Beach, SC

Enjoy the spectacular views from your room.



Beach Cove Resort offers a variety of amenities available throughout the entire facility.
Guest Laundry: Is located on the P level of Tower A and B.



Hotel Key Amenities:

- Wireless Internet
- Business Center
- Health/Fitness Center
- Kitchenette
- In-door/out-door pools
- Kids Pool

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South East Regional Section "8" Housing Association's "Riding the Waves of Knowledge"

Welcome to Beach Cove Resort

We are an oceanfront, all condominium hotel conference center located in beautiful North Myrtle Beach, South Carolina. We are located less than 1 mile from Barefoot Landing which combines beauty and nature with the excitement of shopping, dining and entertainment. Our outstanding location offers a secluded, wide stretch of beach with easy access to the area's most popular dining, shopping and recreation outlets. We are located less than 3 miles north of the Tanger outlets as well.

Beach Cove Resort features 320 oceanfront condominiums. Beach Cove Resort is proud to announce the newly renovated Town Center which includes a brand new game zone, oceanfront lounge, gift shop and coffee shop for our guests to enjoy. Other amenities include Tradewinds Cafe (our full-service restaurant), oceanfront fitness center, indoor and outdoor pools, lazy river, hot tubs, saunas, racquetball court and other recreational facilities. These are enhanced by our oceanfront tropically landscaped poolscape and Breeze's Pool Bar and Grill.



Guest Rooms A limited number of Oceanfront Suites have been reserved at a discounted rate of \$220 (1-bed) per night, plus applicable taxes, \$390 (2-bed) per night, plus applicable taxes, and \$540 (3-bed) per night, plus applicable taxes, until Friday, July 18, 2025. In order to receive this special rate, when making your reservation you must mention South East Regional Section "8" Housing Association (SERSHA). After July 18, 2025 or once the room block has been filled (**whichever comes first**), reservations will be accepted on a space and rate available basis. To make reservations, please call **1 888-974-5531** when making your reservation or use the direct link found on the SERSHA website at www.sersha.org.

Cut Off Date: July 18, 2025

Check-in/Out Time: Check in time is 4:00 p.m.; check-out time is 11:00 a.m. (all guests arriving before this time will be accommodated as rooms become available).

Parking: No parking fee. Complimentary parking will accommodate 1 vehicle per room.

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South East Regional Section "8" Housing Association's "Riding the Waves of Knowledge"

SOME HAPPENINGS IN Myrtle Beach

There are many more activities in the area, you can check with the hotel concierge
Attractions

- 2nd Avenue Pier
 - Alligator Adventure
 - Barefoot Queen
 - Board & Brush North Myrtle Beach
 - Broadway Grand Prix
 - Brookgreen Gardens
 - Duplin Winery
 - Family Kingdom Amusement Park
 - Hannah's Maze of Mirrors
 - Hollywood Wax Museum
 - Horry County Museum
 - Inlet Point Plantation
 - La Belle Amie Vineyard
 - LW Paul Living History Farm
 - Miniature Golf
 - Myrtle Beach Segway
 - Myrtle Beach SkyWheel
 - Myrtle Beach Zipline
 - Myrtle Waves Water Park
 - Patriots Point Naval & Maritime Museum
 - Pavilion Park
 - Ripley's Aquarium
 - Sky Zone Trampoline Park
 - Soar and Explore Zipline and Ropes Course
 - The Funplex Amusement Park
 - The Myrtle Beach Boardwalk
 - The Slingshot
 - WonderWorks at Broadway at the Beach
 - Myrtle Beach Pelicans Minor League Baseball
-

Accommodations: Oceanfront Executive Suites: One bedroom with 2 queen beds, living room with a queen sleeper sofa, kitchenette, 1 bath and a private balcony with a direct view of the ocean. Beach Cove Resort features all oceanfront suites and condo, meaning everyone has a great view of the beautiful Atlantic Ocean.

Other amenities include:

- Free in-room coffee
- Free wireless internet access
- Linens, towels, and complimentary toiletries.
- Complimentary parking



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