

VIRTUAL TRAINING CONFERENCE

CHANGES

2024

SERSHA CONFERENCE

PREPARING AND POSITIONING FOR CHANGE IN HCV & PUBLIC HOUSING



HOTMA Updates

Nan McKay & Associates
\$350



Transitioning to NSPIRE

Mr. Dennis Morgan & Associates
(Co-Author of HUD's NSPIRE Guidebook)
\$350



MARCH 6 - 7, 2024

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

Hey Y'all

The time is drawing near, and what is it, you may wonder? It's the Virtual World! Can you hear me now? We are stepping into the century, and now, Adam Ensalaco of Nan McKay and Associates and Dennis Morgan of D.L. Morgan and Associates will be providing a training session virtually, right at your desk. No need to drive to a conference, worry about a storm, or pay for meals unless you want to. And, most importantly, your agency won't have to allocate travel expenses from your program funds. Can you say virtual?

We are excited to offer virtual training for the first time, and SERSHA has partnered with D.L. Morgan and Associates, as well as Nan McKay and Associates, to bring you this opportunity. With fifty-one (51) years of experience, Mr. Morgan will teach NSPIRE, and Mr. Ensalaco will cover HOTMA. We are enthusiastic about learning alongside our fellow members. It's time to sharpen your favorite writing instrument and take notes. Let's all give a sigh of relief. We are going Virtual, y'all!

Don't forget to visit our website at www.sersha.org to register for our virtual sessions.

Warmest Regards

Wendy Futrell

Wendy Futrell



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Spring Virtual Workshop Registration Form

Each registrant must complete this form, and it must be postmarked no later than February 26, 2024. There will be an additional \$25.00 charge for registrations postmarked on or after February 27, 2024. Cancellation requests must be made three (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:

HOTMA Updates (Nan McKay & Associates)

____SERSHA Registration **\$350**

Transitioning to NSPIRE (Dennis Morgan)

____SERSHA Registration **\$350**

Copy additional registration forms as needed. To register online, use the following link <https://form.jotform.com/240323546257151> or you may visit our website at www.sersha.org.

**Please make checks payable to Southeast Regional Section 8 Housing Association, Inc. (SERSHA) and mail to:

SERSHA
C/O NC Commission of Indian Affairs Evelyn Simmons
1317 Mail Service Center, Raleigh, NC 27699-1317

For Questions, Email: cia.hcv.file@doa.nc.gov or call (984) 236-0171.

120 Sessoms Drive ~ Rich Square, NC 27869 ~ www.sersha.org

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



SERSHA 2024 Virtual Spring Conference

Track 1	HOTMA Update / Nan McKAy with Adam Ensalaco
Track 2	PH & HCV NSPIRE / DL Morgan & Associates with Dennis Morgan

Tuesday, March 05, 2024

12:00 - 2:45 PM	SERSHA Board Meeting
3:00 - 4:00 PM	Late Registration & Questions (Zoom link will be provided on SERSHA website)

Wednesday, March 06, 2024

8:00 - 8:30 AM	Combined Opening Session (Zoom link will be provided to registrants)	
8:30 - 10:15 AM	Welcome and Introductions Overview of HOTMA for PIH Programs New Form HUD-50058 New Definition of Annual Income Income of Various Household Members	Overview of NSPIRE
10:15 - 10:30 AM	Break	
10:30 AM - 12:00 PM	Earned Income Seasonal Employment Self-Employment Earned Income Disallowance Income of Students Periodic Payments and Nonrecurring	NSPIRE Program Regulations
12:00 - 1:00 PM	Lunch on Your Own	
1:00 - 2:30 PM	Other Types of Income Types of Assets Real Property vs Person Property Calculating Income from Assets Assets Disposed of for less Than Fair Market Value Asset Limitation Ownership of Real Property Net Family Assets Exceeding \$100,000	NSPIRE Program Regulations (Continued) Developing and Revisiting the Admin Plans and Processes
2:30 - 2:45 PM	Break	

Wednesday, March 06, 2024 (continued)

<p>2:45 - 5:00 PM</p>	<p>Adjusted Income Dependent Deduction Elderly/Disabled Deduction Health and Medical Care Expenses/Disability Assistance Expenses Permissive Deductions</p>	<p>Developing and Revisiting the Admin Plan and Processes (Continued)</p>
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Thursday, March 07, 2024

<p>8:00 - 10:15 AM</p>	<p>Calculating Adjusted Income (continued) Hardship Exemptions Verification Consent Forms Use of Other Programs' Income Determinations Streamlined Income Determinations Verification Hierarchy</p>	<p>NSPIRE Standards</p>
<p>10:15 - 10:30 AM</p>	<p>Break</p>	
<p>10:30 AM - 12:00 PM</p>	<p>Calculating Income at Annual Conducting Interim Reexams Non-Interim Transactions Changes in Household Composition Interim Decreases Interim Increases Family Reporting Effective Dates Interims and FSS</p>	<p>NSPIRE Administration</p>
<p>12:00 - 1:00 PM</p>	<p>Lunch on Your Own</p>	
<p>1:00 - 3:30 PM</p>		<p>NSPIRE Administration (continued) Reporting Requirements</p>
<p>3:30 - 3:45 PM</p>	<p>Break</p>	
<p>3:45 - 5:00P M</p>		<p>Reporting Requirements (continued)</p>

SERSHA thanks you for attending the Virtual Spring Conference!

SAVE THE DATE:

**SERSHA's Annual Summer Conference will be held August 5 - 9, 2024
 at Beach Cove Resort in Myrtle Beach, SC**