



## President's Message



Dear Housing Professionals and Partners,

**HAPPY NEW YEAR!** On behalf of Southeast Regional Section '8' Housing Association, it is my distinct honor to invite you to our upcoming Conference, held this year on March 25 and 26, 2026, in the beautiful and scenic Asheville, NC.

As our industry continues to evolve, our responsibility to our communities grows. This year, we have curated a curriculum designed to address the *two most critical* pillars of our work: **Regulatory Excellence** and **Personal Safety**. Whether you are tenured or fairly new in the housing industry, we welcome you to join us for two days of intensive, high-impact learning.

*We are proud to offer two specialized educational tracks:*

**Track 1: Mastering SEMAP Compliance.** For our PHA staff, managers, and auditors, this track is a deep dive into the Section Eight Management Assessment Program (SEMAP). From decoding HUD's 14 indicators to mastering the "paper trail" for reviews, this course is designed to move your agency toward "High Performer" status through sustainable quality assurance strategies.

**Track 2: Active Shooter & Workplace Violence Response.** The safety of our teams is paramount. This critical course goes beyond theory, teaching the AVOID | DENY | DEFEND framework. It includes a hands-on Stop the Bleed certification and vital training on recovering from workplace violence, ensuring every attendee leaves with the confidence to protect themselves and their colleagues.

Our regional conference is more than just a training event; it is a vital opportunity to network with peers, share best practices, and return to your agency with the tools to lead more effectively.

I look forward to seeing you in Asheville, NC, as we work together to strengthen the future of housing in our region. Please visit our website at [www.sersha.org](http://www.sersha.org) to register and get hotel reservation information. Don't forget to take advantage of our **EARLY BIRD RATE!**

Warmest Regards,

*Inez Thomas*

President, SERSHA

Register online or by mail by visiting: [www.sersha.org](http://www.sersha.org)



JOIN US IN

# ASHEVILLE, NC

MARCH 25 - 26, 2026  
CROWNE PLAZA HOTEL & RESORTS  
1 RESORT DRIVE | ASHEVILLE | NC | 28806

*For our 2026  
Spring Conference*

SOUTHEAST REGIONAL SECTION '8'  
HOUSING ASSOCIATION

Mr. Wayne Freeman  
(SLED Captain)

South Carolina  
Law Enforcement  
Division

Ms. Lanita Jones  
(HUD Expert & CEO)

Strategic Resources  
Consulting

**Early Bird:**

Members-\$600  
Non-Members-\$650

**Regular Price:**

Members-\$625  
Non-Members-\$675

Register online or by mail by visiting: [www.sersha.org](http://www.sersha.org)



## **Track 1: Mastering SEMAP Compliance**

**Focus: Navigating the 14 indicators and moving from "Troubled" to "High Performer" status.**

### **Day 1: The Foundation & The Core Indicators**

- 08:00 – 08:30 AM | **WELCOME (JOINT OPENING SESSION)**
- 08:30 AM | SEMAP 101: Purpose, structure, and the HUD scoring lifecycle.
- 10:15 AM | **BREAK**
- 10:30 AM | The Selection & Waitlist (Indicators 1-3): Deep dive into Waiting List Selection, Rent Reasonableness, and Adjusted Income.
- 12:00 PM | **LUNCH ON YOUR OWN**
- 01:00 PM | The HQS Deep Dive (Indicators 4-6): Utility Allowance, HQS Quality Control, and HQS Enforcement.
- 02:45 PM | **BREAK**
- 03:00 PM – 05:00 PM | Financial & Lease Up (Indicators 7-8): Expanding Housing Opportunities and Payment Standards.

### **Day 2: Performance, Documentation, and Audit-Proofing**

- 08:00 AM | Finishing the 14 (Indicators 9-14): Annual Reexams, Correct Tenant Rent, Pre-Contract HQS, and Lease-up rates.
- 10:15 AM | **BREAK**
- 10:30 AM | The Paper Trail: Preparing documentation and evidence for HUD reviews. What "ready" looks like.
- 12:00 PM | **BUSINESS MEETING/BANQUET (Please be sure to wear your name badge & bring a door prize)**
- 02:00 PM | Quality Assurance Strategies: Building internal monthly audit habits to prevent year-end scoring surprises.
- 03:30 PM | **BREAK**
- 03:45 PM – 05:00 PM | Workshop: Case studies on improving "Troubled" indicators and final Q&A.

Register online or by mail by visiting: [www.sersha.org](http://www.sersha.org)



## **Track 2: Active Shooter & Workplace Violence Response**

**Focus: Practical application of the Avoid-Deny-Defend (ADD) framework and immediate medical response.**

### **Day 1: Awareness & Agency Strategy**

- 08:00 – 08:30 AM | **WELCOME (JOINT OPENING SESSION)**
- 08:30 AM | The Reality of the Threat: A brief history of active shooter violence and evolving trends in workplace safety.
- 10:15 AM | **BREAK**
- 10:30 AM | Knowing Your Rules: A review of PHA-specific policies and procedures regarding workplace violence.
- 12:00 PM | **LUNCH ON YOUR OWN**
- 01:00 PM | Introduction to A.D.D.: The psychology of a crisis and the fundamentals of Avoid, Deny, Defend.
- 02:45 PM | **BREAK**
- 03:00 PM – 05:00 PM | Environmental Analysis: Group walkthrough/discussion on applying ADD to specific office layouts and public lobbies.

### **Day 2: Response, Recovery, and Medical Intervention**

- 08:00 AM | Stop the Bleed (Certification Course): Hands-on training for tourniquet application, wound packing, and immediate trauma care.
- 10:15 AM | **BREAK**
- 10:30 AM | (cont...) Stop the Bleed (Certification Course): Hands-on training for tourniquet application, wound packing, and immediate trauma care.
- 12:00 PM | **BUSINESS MEETING/BANQUET (Please be sure to wear your name badge & bring a door prize)**
- 02:00 PM | The Aftermath: Managing the "Recovery" phase—mental health resources, business continuity, and supporting staff after an incident.
- 03:30 PM | **BREAK**
- 03:45 PM – 05:00 PM | Tabletop Exercise: A simulated scenario testing agency communication and response protocols from start to finish.

Register online or by mail by visiting: [www.sersha.org](http://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

## Spring Workshop Registration Form

Each registrant must complete this form, and it must be postmarked no later than Thursday, March 5, 2026. There will be an additional \$25.00 charge for registrations postmarked on or after Friday, March 6, 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](mailto: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

\_\_\_\_\_ Section Eight Management Assessment Program SEMAP (Strategic Resources Consulting – Ms. Lanita Jones)

\_\_\_\_\_ Active Shooter (South Carolina Law Enforcement Division – Captain Wayne Freeman)

### **Registration Fee(s)**

_____ Member Fee (Early Bird 1/29/2026 – 2/23/2026)	\$600
_____ Non-Member Fee (Early Bird 1/29/2026 – 2/23/2026)	\$650
_____ Regular Price Member Fee (after 2/23/2026)	\$625
_____ Regular Price Non-Member Fee (after 2/23/2026)	\$675
_____ Late Fee (Postmarked/Received after 3/5/2026)	\$25

Please use the online user-friendly registration form or email the attached form to [Victoria Booker@schousing.com](mailto:Victoria.Booker@schousing.com).  
**Please remember to reserve your room by March 6, 2026, 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](mailto:cmd_section8@earthlink.net)

460 Church St. ~ Laurens, SC 29360 ~ [www.sersha.org](http://www.sersha.org)

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

Register online or by mail by visiting: [www.sersha.org](http://www.sersha.org)



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

## 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>
<input type="checkbox"/> REGULAR	Every employee who is closely affiliated with and/or contractually related with a Section 8 Housing Program is eligible for membership	\$50.00
<input type="checkbox"/> 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**

460 Church St. ~ Laurens, SC 29360 ~ [www.sersha.org](http://www.sersha.org)

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

Register online or by mail by visiting: [www.sersha.org](http://www.sersha.org)



## **Our Host Hotel: The Crowne Plaza Resort Asheville**

### *A 125-Acre Mountain Oasis*

We have selected the *Crowne Plaza Resort Asheville* to ensure your stay is as productive as it is relaxing. This isn't just a hotel; it's a full-scale resort nestled on 125 acres of rolling hills, offering a quiet retreat just one mile from the energy of downtown.

### *Why Stay at the Crowne Plaza?*

- **Work-Life Balance:** Enjoy on-site amenities including a 9-hole golf course, indoor and outdoor tennis courts, and a state-of-the-art 8,500 sq. ft. fitness center.
- **Rejuvenation:** Visit the Adelaide Spa for a deep tissue massage after a day of intensive learning, or relax by the indoor saltwater lap pool.
- **Adventure on Property:** For those looking for a unique thrill, the resort is home to the Asheville Treetops Adventure Park and on-site ziplining.
- **Spacious Accommodations:** Every guest room features a private balcony or patio, allowing you to enjoy your morning coffee with a view of the Blue Ridge foothills.
- **On-Site Dining:** Join colleagues at the Overlook Restaurant or grab an evening nightcap by the grand stone fireplace in the lobby.

### *Reserve Your Room*

We have secured a preferred rate for conference attendees. To ensure you stay in the heart of the action and enjoy the full resort experience, we recommend booking your room early.

Room Rates: Studios-\$425, 1 Bedrooms-\$164, and 2 Bedrooms-\$224

Booking Information: 1-844-330-0296 (24/7)

Deadline for Group Rate: March 2, 2026



Register online or by mail by visiting: [www.sersha.org](http://www.sersha.org)



## **Experience Asheville: Where the Blue Ridge Mountains Meet Southern Hospitality**

We are thrilled to host this year's spring conference in Asheville, North Carolina, a city world-renowned for its breathtaking mountain views, vibrant arts scene, and historic charm. Known as the "San Francisco of the East," Asheville offers a unique blend of outdoor adventure and urban sophistication, making it the perfect backdrop for professional growth and rejuvenation.

### **Discover the Magic of the Blue Ridge**

While you're here for the conference, we encourage you to take advantage of everything this mountain gem has to offer:

- **The Biltmore Estate:** Explore America's largest home, located just minutes from our venue. In March, the estate's 8,000 acres begin to burst into spring bloom.
- **Scenic Drives:** Access the Blue Ridge Parkway, "America's Favorite Drive," for stunning overlooks and crisp mountain air.
- **A Culinary Destination:** Asheville is a "Foodtopia," featuring 15 Michelin-recognized restaurants and a legendary craft brewery scene—all within a short drive of the hotel.
- **The River Arts District (RAD):** Stroll through former industrial warehouses now filled with hundreds of working artists, galleries, and cafes.

Register online or by mail by visiting: [www.sersha.org](http://www.sersha.org)



# KNOW

*before you go!*

## **Know Before You Go: 2026 Spring Housing Conference**

We want your time in Asheville to be as productive and stress-free as possible. Please review these helpful tips and logistical details before you head to the Blue Ridge Mountains.

### **Weather & Packing**

March in Asheville is a "shoulder season" month where the weather can be beautifully unpredictable.

- **The Forecast:** Expect daytime highs around 60°F – 65°F, but temperatures can drop quickly to the high 30s once the sun goes down.
- **Layer Up:** We recommend bringing a light jacket or sweater. While the mountain air is refreshing, conference rooms are often kept cool to maintain air quality.
- **The "Asheville Uniform":** Comfortable walking shoes are a must if you plan to explore downtown or take a stroll through the resort's 125-acre grounds.

### **Conference Attire**

- **Daily Sessions:** The standard dress code is Business Casual.
- **Active Shooter Track:** If you are attending the Active Shooter or Stop the Bleed sessions, please wear comfortable clothing and closed-toe shoes, as there will be hands-on movement and practical exercises.

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# KNOW

*before you go!*

## **Know Before You Go: 2026 Spring Housing Conference**

### **Getting Around**

- **Parking:** Good news! The Crowne Plaza Resort offers complimentary self-parking for all conference attendees and overnight guests.
- **Downtown Access:** The resort provides a shuttle to Downtown Asheville for a nominal fee (approx. \$8 round trip). It's a convenient way to enjoy dinner downtown without worrying about city parking.
- **Airport Transfers:** The resort does not offer a direct airport shuttle. We recommend Uber, Lyft, or local taxi services for the 12-mile trip from Asheville Regional Airport (AVL).

### **Resort Amenities**

Don't forget to pack your workout gear or a swimsuit! As a guest of the resort, you have access to:

- The Adelaide Spa (we recommend booking treatments in advance).
- The 8,500 sq. ft. fitness center and indoor saltwater pool.
- On-site walking trails and the Asheville Treetops Adventure Park.

### **Special Evening Experience**

If you are staying through the evening of March 26, the Biltmore Estate is premiering a new evening event called "Luminere," featuring symphonic music and light projections across the gardens. It is a fantastic way to celebrate the end of a successful conference!

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