



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

January 9, 2025

President's Message

Happy New Year! I am honored to be your incoming President and excited to be given this opportunity to serve. SERSHA invites all our Members, Housing Partners, Housing Authorities, Community Action Agencies, Landlords, Owners, Board Officials and Commissioners to our 2025 Spring Conference. It will be held at the Great Wolf Lodge, Concord, NC, Wednesday, March 26, 2025, through Thursday, March 27, 2025.

The two-day training session will offer the Housing Opportunity Through Modernization Act of 2016 (HOTMA) which will be conducted by Mr. Adam Ensalaco, of Nan McKay and Associates. SERSHA will also offer two classes in one NSPIRE/HQS, Wednesday, conducted by our very own Mr. Randy Allen and Landlord Engagement, Thursday, conducted by Dr. Michael Threatt, author of *The Price of Bureaucracy*.

We look forward to seeing you for our 2025 Spring Conference in Concord, NC. Don't forget to visit our website at www.sersha.org to register and get hotel reservation information. The last day to register and make reservations is February 22, 2025.

Warmest Regards,

Inez Thomas

President, SERSHA

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

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



SERSHA 2025 Spring Conference

Track 1	HOTMA Update / Nan McKAY with Adam Ensalaco
Track 2	NSPIRE/HQS/Landlord Engagement

Tuesday, March 25, 2025

12:00 - 3:00 PM	SERSHA Board Meeting
3:00 - 5:00 PM	Conference Registration

Wednesday, March 26, 2025

7:00 - 8:00 AM	Conference Registration	
8:00 - 8:30 AM	Combined Opening Session	
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) & HQS Inspections
2:30 - 2:45 PM	Break	
2:45 - 5:00 PM	Adjusted Income: Dependent Deduction, Elderly/Disabled Deduction, Health and Medical Care Expenses/Disability Assistance Expenses Permissive Deductions	HQS Inspections: HUD Inspection Book, Tools Needed for Inspections, RFTA, Rent Reasonableness, Safety Concerns,

Thursday, March 27, 2025

8:00 - 10:15 AM	Calculating Adjusted Income (continued): Hardship Exemptions, Verification, Consent Forms, Use of Other Programs' Income Determinations, Streamlined Income Determinations, Verification Hierarchy	Hire a Landlord Liason Improve Communication Enhance Customer Service Market to Investors, Small Mom & Pop, and Realtors Offer Landlord Monetary Incentives
10:15 - 10:30 AM	Break	
10:30 AM - 12:00 PM	Calculating Income at Annual, Family Reporting, Effective Dates, Interims and FSS	Invest in Technology Housing Software/Landlord Portal Landlord Friendly Website/Webpages Payments Standards Map & Calculator Cloud-Based Document Management
12:00 - 2:00 PM	SERSHA Luncheon	
2:00 - 3:30 PM	Conducting Interim Reexams, Non-Interim Transactions, Changes in Household Composition, Interim Decreases, Interim Increases	Rebrand Your Public Housing Authority (PHA) & Section 8 HCV Program Digital Rebranding & Physical Marketing Material Social Media E-Newsletter Developing Media Relationships
3:30 - 3:45 PM	Break	
3:45 - 5:00 PM	Q & A	Host Landlord Engagement Events Landlord & Real Estate Investor Summits Landlord Symposiums Landlord Rental Fairs Landlord Webinars Q&A

SERSHA thanks you for attending the Spring Conference!

SAVE THE DATE:

**SERSHA's Annual Summer Conference will be held August 6 - 7, 2025
at Beach Cove Resort in Myrtle Beach, SC**



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Spring Workshop Registration Form

Each registrant must complete this form and it must be postmarked no later than February 22, 2025. There will be an additional \$25.00 charge for registrations postmarked on or after February 23, 2025, or received at the door. 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:

HCV Homeownership

_____ SERSHA Member	\$625
_____ Non-SERSHA Member	\$675
_____ Commissioners, Board Members and HUD Officials	\$500

HQS Track

_____ SERSHA Member	\$625
_____ Non-SERSHA Member	\$675
_____ Commissioners, Board Members & HUD Officials	\$500

_____ Late Fee (Postmarked/Received on or after 2/6/2023) \$25

Copy additional registration forms as needed. **Please remember to reserve your room by February 22, 2025, for the special rate! First night's room and taxes deposit REQUIRED. ROOMS ARE LIMITED!**

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

SERSHA

C/O Twin Rivers Opportunities (TRO), Inc.

Cynthia Dixon

PO Box 1482 New Bern, NC 28563

For Questions Email: cmd_sec8@earthlink.net or call (910) 455-9761

PO Box 9026 • Hickory, NC 28603 • 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! **NOTE: CHECK SHOULD BE RECEIVED ASAP FOR YOU TO BE INCLUDED IN THE 2024-2026 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.

<u>CATEGORY</u>		<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**

**c/o Cynthia Dixon
Twin Rivers Opportunities, Inc.**

**PO Box 1482
New Bern, NC 28563**



Charlotte / Concord, NC

(/concord)



Dive Into the Ultimate Family Vacation at Our Charlotte Resort

No matter what the weather outside is doing, our resort at Great Wolf Charlotte / Concord, NC, keeps the indoor water park fun flowing 365 days per year. Splash, swim, and slide with the whole family, then dry off and head into our adventure park to delight in dry-land attractions such as bowling, arcade games, mini golf, our immersive MagiQuest adventure game, and more. Kids will love the assortment of entertainment included in your stay—from yoga and arts & crafts projects to a dance party and story time that wrap up the day—and be sure to keep your camera handy for a photo op with the Great Wolf Kids characters who have been known to roam around the resort.

Whether you're planning a special occasion or just need a quick escape, our Great Wolf Lodge resort provides top-notch service that creates memories of a lifetime.

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To find more, please read our [Privacy Policy](#) and [Cookie Policy](#).

Adventure is waiting!

Book Now
Close X

Resort Amenities



Water Park

Discover the collection of slides, pools, and more that our indoor water park offers.

Explore Water Park



Attractions

Keep the fun going on dry land with the various attractions in our adventure park.

Explore Attractions



Entertainment

Enjoy a variety of interactive events that are included in your stay at the resort.

Explore Events

Always Included When You Stay With Us:



Unlimited splashes in our indoor water park

Adventure is waiting!



Spacious suites for the whole pack

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Sanitary spaces with CleanPLUS Experience



Life jackets and towels in the water park



Free, fast WiFi throughout the lodge



Family fun with our lineup of daily events

Guest Rooms, Suites & Accommodations

Our luxurious suites are spacious and inviting, providing the perfect respite after a day of play.

We have accommodations for groups small or large with special features like patios, sleeper sofas, themed sleeping areas, and/or accessible bathrooms, so you can customize your stay to fit your family's needs.

Room amenities such as a coffeemaker, a mini fridge, internet access, and HDTVs are standard, ensuring you have everything you need at our charlotte resort for the ultimate family getaway.

[View All Suites](#)

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Resort Dining

The variety of dining options for kids and adults located throughout our charlotte resort can cater to any appetite: enjoy a family meal of shareable plates, pizza fresh from the oven, a casual poolside picnic, and more.

Parents will appreciate our coffee and bar outlets for when it's time to fuel up or unwind, and there are sweet treats to grab and go whenever the craving strikes.

The Great Wolf Lodge mobile app offers contactless food ordering so you can plan ahead and have your food ready for pick-up exactly when you want it.

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[View All Dining](#)



Events & Meetings

Great Wolf Lodge is available to host private events of all types. With multiple flexible rooms and more than 15,000 square feet of outdoor event space, our Concord / Charlotte resort has your next special occasion covered with:

Adventure is waiting!

- Adaptable event spaces for birthdays, weddings, cocktail receptions, conferences, meetings, and more

- A personalized program for groups of any size
- Dedicated blocks of suites with easy payment options
- Separate event parking and entrance
- Full-service customizable catering
- Fully integrated A/V and technology options

[View Event Options](#)



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Things To Do Near Charlotte, NC

Once you're done having fun at the resort, explore more of Charlotte, North Carolina.

NASCAR is big here, so you might want to start by touring the Hall of Fame venue. There, you'll find plenty of interactive exhibits and films, along with plenty of racing memorabilia.

The Queen City is also home to a number of championship golf courses. Kick-off your golf getaway with a trip to the Emerald Lake Golf Club, the Raintree Country Golf Club, or the Golf Club at Ballantyne—a public, PGA golf course offering daily tee times.

Charlotte is also known for its beautiful resorts. You can enjoy the spa at Ballantyne with a massage, facial, body treatment, manicure, pedicure, or use of the spa facilities. The Ballantyne, a luxury collection hotel, also has a fitness center, indoor and outdoor pools, and a traditional afternoon tea.

If you're looking for more ways to keep the kids entertained you can head into the city to take in a show at the Blumenthal Arts Center, hike around the Little Sugar Creek Greenway, or even take on the whitewater rapids over at the U.S. National Whitewater Center. Charlotte's downtown is also full of great restaurants, museums, and boutiques.

Whether you're looking forward to a stay at one of North Carolina's award-winning golf resorts, a dip in the Atlantic ocean with a weekend trip to Wrightsville Beach, or a pet-friendly mountain retreat, the city will serve as a great place to call home base.

More Around The Resort

Frequently Asked Questions

What are the water park hours at the Great Wolf Lodge in Concord, NC?



Is Great Wolf Lodge handicap accessible?



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Adventure is waiting!