



NLHA Seminar: The Mature Section 8 Project
Georgetown Washington Marriott
October 29-30, 2026
Agenda

Thursday, October 29

8:15 to 9:00 am **Registration and Continental breakfast**

9:00 to 9:20 am **Welcome and HUD Funding Update**

Jerry Low, NLHA President, Vitus
Denise B. Muha, NLHA Executive Director

9:20 to 10:35 am **HUD Multifamily Housing Update:** A discussion of HUD policy and procedural revisions/clarifications.

Moderator: Denise B. Muha, NLHA
Jennifer Larson, U.S. Dept. of HUD
Lamar Seats, U.S. Dept. of HUD
Nathaniel Cushman, Nixon Peabody, LLP

- HOTMA implementation
- MOR issues
- Floodplain rule
- MAP Guide changes
- NSPIRE
- NEPA
- Staffing
- OMB's proposed Uniform Grants Regulation
- ROAD implementation impacts on HUD departments

10:35 to 10:45 am **Break**

10:45 to 12:00 pm **All Things Asset Management:** Experts provide insights on portfolio oversight.

Moderator/Speaker: Jeffrey Little, NLHA
Cliff Kornegay, Quadel Consulting & Training, LLC
Rosemarie Harris, Harris Affordable Housing Group
Brendan O'Regan, Troutman Pepper Locke

- Asset management concerns
- NSPIRE updates
- Enforcement with the DEC
- Fraud risk
- 8bb and 209 HAP transfers

- 2530 and SAM.gov/UEI

12:00 to 1:15 pm

Complimentary luncheon

1:15 to 2:30 pm

Preservation Trends and Challenges: A look at what is stalling PBRA deals in the preservation pipeline and how to fix it. Scaling for portfolio growth as well as financing deals in a higher-rate environment will be covered.

Speaker/Moderator: Joseph Ouellette, COO, Standard Communities
Seth Gellis, Community Preservation Partners
Doug Childers, JLL
Taylor Healy, Hessel, Aluise & O'Leary, P.C.

2:30 to 2:45 pm

Break

2:45 to 4:00 pm

Recap Deep Dive: A look at RAD, its blends as well as progress on post-M2M rent increases.

Moderator: Sarah Molseed, Klein Hornig LLP
Thomas R. Davis, U.S. Dept. of HUD
Kara Williams-Kief, U.S. Dept. of HUD

- Post M2M issues and BBRA
- RAD update
- 811 PRAC Notice
- 202 PRAC funds
- Section 18 blends

4:00 to 5:00 pm

The State of Fair Housing: A discussion of what HUD's withdrawal of fair housing guidance, proposed elimination of disparate impact regs, mixed status compliance, and other changes mean for practitioners.

Moderator/Speaker: Sheila Salmon, Reno & Cavanaugh, PLLC
Amy Glassman, NMHC
Sasha Samberg-Champion, National Fair Housing Alliance

5:00 to 6:30 pm

Networking reception

New members, prospective members, and first-time attendees are invited to stop by the welcome table and meet NLHA Board President Jerry Low.

Friday, October 30

8:00 to 8:45 am

Continental breakfast

9:00 to 10:00 am

Occupancy Issues

A. Preventing Improper Payments: Local Housing Administrators Coalition (LHAC) presents key findings from their recent partnership with the University of Maryland's analysis on improper subsidy payments.

Moderator/Speaker: Layla Hayavi, North Tampa Housing Development Corp., Chair LHAC
Orlando Cabrera, Arnall Golden Gregory

Michael Cummings, Southwest Housing Compliance Corp., Vice-Chair LHAC
Andrew Van Horn, NAHRO

10:00 to 11:00 am

B. Managing Your Portfolio: PBCAs and HUD cover occupancy and management issues including MORs, HOTMA, TRACs, the 4350.3 Handbook and more.

Moderator/Speaker: Joseph Hughes, MassHousing
Greg Wicklund, Lucie Du & Associates
Shawn Steen, Quadel Consulting & Training, LLC
Mark Dominick, U.S. Dept. of HUD
Lindsey Redlin, U.S. Dept. of HUD

11:00 am

Adjourn