



**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*  
*\*Laura Miller-Pittman, U.S. Dept. of HUD/REAC*  
*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*  
*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:** Progress on post M2M rent increases; RAD news and more

*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 meant for practitioners.

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

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      **Exploring Occupancy Policy and Process Issues**

**A. Preventing Improper Payments:** Local Housing Administrators Coalition (LHAC) present 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, Du & Associates  
Shawn Steen, Quadel  
Mark Dominick, U.S. Dept. of HUD  
Lindsey Redlin, U.S. Dept. of HUD  
\*Saber Selim, U.S. Dept. of HUD*

11:00 am      **Adjourn**

*\*invited*