



**NLHA's 53<sup>rd</sup> Annual Membership Meeting  
Working Agenda  
June 18-20, 2025**

**Wednesday, June 18**

1:30 pm                      **Registration and Exhibits**

2:00 to 3:45 pm           **HUD Program Updates:**

**Two Concurrent Sessions**

- I.     HUD Multifamily Update:** A discussion of relevant topics in multifamily processing and program issues in the assisted housing arena.

*Moderator: Denise B. Muha, NLHA*

*Tom Davis, Office of Recapitalization, U.S. Dept of HUD*

*Jennifer Larson, Office of Asset Management, U.S. Dept. of HUD*

*Lamar Seats, Deputy Assistant Secretary, Office Multifamily Housing, U.S. Dept. of HUD*

*Nathaniel Cushman, Nixon Peabody LLP*

- II.    HUD PIH Update:** Issues impacting Housing Choice Voucher administration.

*Moderator: Nan McKay, NMA*

*Alison Bell, U.S. Dept. of HUD*

*Miguel Fontanez Sanchez, U.S. Dept. of HUD*

*Ashley Matthews, U.S. Dept. of HUD*

3:45 to 4:00 pm           **Break**

4:00 to 4:55 pm           **Washington Legislative Update:** A changing environment and scarce supply has led to uncertainty in the housing world. What we know and what we can anticipate regarding LIHTC, PBRA, HCVs, Rural Housing, and more.

*Moderator/Speaker: Denise B. Muha, NLHA*

*Colleen Fisher, Council for Affordable and Rural Housing*

*David Gasson, MG Housing Strategies*

5:00 pm                      **Keynote: The View From HUD**

*\*The Honorable Scott Turner, Secretary*

*U.S. Department of Housing and Urban Development*

5:30 pm                      **Welcome Reception**

## **Thursday, June 19**

9:00 to 10:30 am      **Improving Voucher Administration through Technology:** This session will explore how voucher program operations can adopt the latest technologies to be more owner- and resident-friendly.

*Catherine Petakos, Progress Residential*  
*Candice Horton, CVR Associates Inc.*  
*Sipho Simela, Matrix Rental Solutions*  
*Robin Walls, King County Housing Authority*  
*Jeff Brodsky, Related Companies*

10:30 to 10:45 am      **Break**

10:45 to noon      **Two Concurrent Sessions**

**I.      Preservation Panel: Understanding the Stroke of a Pen Risk**

*Moderator: Deborah Van Amerongen, Nixon Peabody LLP*  
*Will Blodgett, Tredway*  
*Joe Engle, AAMCI*  
*Rob Hazelton, Dominion Due Diligence*  
*Mary Corthell, Beacon Communities LLC*

**II.      Navigating HCV Funding Challenges Without Sacrificing Success:** Increasing demand and limited funding require administrators to:

- Optimize per unit costs
- Prevent shortfalls
- Manage program reserves
- Update landlord engagement techniques
- Develop early intervention strategies

*Sandra Soucie, Quadel Consulting & Training, LLC*  
*William Russell, Sarasota Housing Authority*  
*Steven Durham, Fairfax County Department of Housing*

12:00 to 1:15 pm      **Annual Membership Meeting and Luncheon**

1:15 to 2:30 pm      **Two Concurrent Sessions:**

**I.      How Well are Current Underwriting Models Working in Today's Climate? Solutions to Today's Problems:**

- Overview of the underwriting process
- Attributes and Pitfalls with current models
- Why is modeling important?
- Syndicator, Developer and Investor Perspectives

*Moderator/Speaker: Stewart Grubman, PKF O'Connor Davies  
Laura Burns, The Eagle Point Companies  
Jennifer Galasso, PKF O'Connor Davies  
Renee Tanquay, Stratford Capital*

## **II. Complying with Recent HUD Policy/Program Changes and Executive Orders**

- Mixed Status and other Noncitizen actions
- Disparate Impact
- LEP
- Data Sharing
- Technology Upgrades

*Moderator/Speaker: Sheila Salmon, Reno & Cavanaugh, PLLC  
Ayeisha Beverly, National Apartment Association  
Iyen Acosta, Reno & Cavanaugh, PLLC*

2:30 to 2:45 pm **Break**

2:45 to 4:00 pm **Plenary Session**

**Maximizing Outcomes Through Enhanced Resident Services:** The provision of services has broadened and become more sophisticated in recent years. Learn what your peers are doing in this arena to build community, address health and wellness, improve education and economic stability.

*Moderator: Andrea Ponsor, SAHF  
Aaron Thomas, Standard Communities  
Rachel Munsie, Ounce of Care*

4:00 pm **Board of Directors Meeting**

5:00 to 6:30 pm **Networking Reception**

### **Friday, June 20**

8:30 to 9:30 am **Roundtable Breakfast Discussion – Member Priorities:**

9:45 to 11:15 am **Two Concurrent Sessions:**

- I. Important Annual Check-up Reminders for Section 8 Owners:** A look at proactive steps to maintain compliance while avoiding delays affecting: renewals, rent adjustments, transaction approvals, tax credit monitoring, 2530 updates and more.

*Moderator: Kim Ray, National Housing Compliance  
Morgan Cox, The Marquis Group  
Rosemarie Harris, Secured Systems Consulting LLC*

**II. HCV and NSPIRE:** Lessons learned from early adopters.

*Speaker/Moderator: Michael Tonovitz, CVR Associates Inc.*

*Other speakers TBD*

*\*invited*