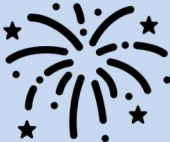


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Classes include training presentations
(Additional handouts provided when relevant)

Date	Subject/Lesson	Attendees	Description	Instructor
1/1/2026	 HAPPY NEW YEAR No Webinar is Scheduled for This Week 			
1/8/2026	Public Housing 101: Essentials for Success	PH	Feeling overwhelmed with the current information being thrown at you? This class will provide an overview of essential program requirements, funding sources, and assessment criteria. This class is a great cross-training opportunity for Housing Choice Voucher staff and an excellent orientation for new/temporary staff, receptionists, and board members.	Kati Gray
1/15/2026	Housing Choice Voucher 101: Essentials for Success	HCV	This class will highlight essential program areas that will help you build a solid foundation of HCV operational knowledge, such as SEMAP, Payment Standards, and Portability. This class is a great cross-training opportunity for Public Housing staff and an excellent orientation for new/temporary staff, receptionists, and board members.	Tracy Edwards-Henson
1/22/2026	An Introduction to Navigating HUD's Resources	PH/HCV	There are so many regulations, PIH Notices, and other HUD guidance that govern your Public Housing and Housing Choice Voucher Program - all of which can be found on various HUD and other government websites. Knowing where to find what you are looking for can be a daunting task. This class will highlight the most common Regulations, Notices, and References. In addition, you will learn how to access and navigate these sites more effectively.	Janice Gibbons
1/29/2026	Public Relations: Telling the Agency Story	PH/HCV	What would your first response be if a member of the community asked, "What do you actually do over there?" How do you manage negative publicity? What should be on your Agency website? With a prepared list of talking points and a good Annual Report, you have a great opportunity to develop and improve relations with your Community and HUD. This class will cover simple public relations techniques and help promote your Agency.	Janice Gibbons

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2/5/2026	Establishing a PHA Resident Advisory Board & Why It’s Important	PH/HCV	This class provides public housing staff, resident leaders, and community partners with the knowledge and tools needed to successfully establish and support a required and effective Resident Advisory Board (RAB). Attendees will learn the requirements outlined by HUD, best practices for recruiting and engaging residents, and strategies for ensuring resident voices are meaningfully included in the PHA planning and decision-making process. <i>Applies to HCV only agencies too!</i>	Debra Taylor
2/12/2026	Navigating HUD’s Cost-Saving Guidance	HCV	This class will cover HUD’s recommended shortfall prevention measures listed in PIH Notice 2025-28. Learn what you must do and what you may do without HUD approval. In addition, learn what actions you may take to reduce agency HAP spending to avert shortfall.	Kati Gray
2/19/2026	Waiting List Management: Opening & Closing the Waiting List	PH/HCV	It’s more than accepting applications and not accepting applications. Attendees will learn what is required before either of these actions can take place. Considerations for processing reasonable accommodations will also be addressed.	Janice Gibbons

26th Annual Nelrod Consortium Conference

February 25-27, 2026 ♦ South Point Hotel ♦ Las Vegas, NV

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3/5/2026	VAWA Emergency Transfers: Plans, Forms and Requirements	PH/HCV	This class will cover HUD's VAWA Emergency Transfer Plan requirements for all agencies along with discretionary measures that must be in the Plan. <i>What forms are required and when? How do I comply with HUD's requirement to document emergency transfer requests?</i> Learn the answers to these questions through an overview of HUD's newly released forms - the HUD-5381, HUD-5383, and HUD-5384.	Kati Gray
3/12/2026	Resident Services At-A-Glance: Serving Youth in Public Housing	PH	This class is designed to help PHA staff better understand Youth in Public Housing. We will examine and discuss their identity development, the common challenges they face, educational barriers that affect their progress, social and emotional needs, and support programs available to address these concerns. Attendees will also learn effective ways to support and assist youth and their families for positive outcomes. This class is great for Resident Service, ROSS, and FSS Coordinators who engage with this population in public housing.	Debra Taylor
3/19/2026	Section Eight Management Assessment Program (SEMAP) Certification	HCV	You've collected all the data, performed quality control, and certified your indicators. You're done, right? Not just yet, the most important part is still left – submitting your SEMAP Certification. These important steps and the time you have to complete them will be addressed in this class.	Derek Antoine
3/26/2026	EHV to HCV...Is it as simple as 1-2-3?	HCV	The Emergency Housing Voucher (EHV) Program is sunseting, leaving agencies with questions regarding how they can keep EHV families housed. Using the most recent HUD guidance, attendees will learn how agencies may work with EHV families to help them potentially receive assistance through the HCV program. Current funding measures for the EHV Program will also be discussed.	Kati Gray



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Date	Subject/Lesson	Attendees	Description	Instructor
4/2/2026	Discrimination under VAWA & How to Prevent It	PH/HCV	VAWA discrimination is viewed by HUD under the same scope as all other Fair Housing requirements. This class will highlight VAWA compliance measures while delving into the consequences of non-compliance. Who is liable? What may HUD do? What has historically happened in VAWA cases through the court systems? Learn how to ensure you are compliant, so these consequences do not affect your agency.	Kati Gray
4/9/2026	Compliant Interviewing Practices - What You Can & Can't Ask Applicants	PH/HCV	<i>Learn how to get the information you need without asking discriminatory questions.</i> This class provides guidance for obtaining needed information without violating Fair Housing laws. Learn when and how you can inquire about such things as disability, pregnancy, and gender.	Janice Gibbons
4/16/2026	Special Housing Types as Reasonable Accommodations	HCV	Does your agency offer any Special Housing Types? <i>Did you know</i> that you are required to still allow for a Special Housing Type as a reasonable accommodation, even if your agency doesn't offer it? Learn the definitions of all applicable special housing types and how your Administrative Plan must address this type of accommodation. In addition, learn what to do if a Special Housing Type is requested as a reasonable accommodation and your agency doesn't offer it.	Kati Gray
4/23/2026	Criminal Screening Responsibilities	PH/HCV	This class will review key considerations when considering criminal history, including what staff must and must not do during this process. Policy considerations and best practices related to criminal screening will be discussed along with mandatory vs. discretionary reasons for denial or termination. With recently published guidance on the use of arrest records in housing decisions, it is imperative that policies and procedures related to criminal screening address how the PHA will handle discretionary reasons for denial or termination.	Janice Gibbons
4/30/2026	Maintenance Documentation & Tenant Communication	PH	<i>Learn Best Practices for Documenting & Reporting Maintenance Activities with Fair Housing in Mind.</i> This class focuses on the important role maintenance staff and property teams play in delivering equitable, consistent, professional, and well-documented service to all residents. Receive tips and guidance for writing clear and useful work order notes, reporting completed work, and avoiding common documentation mistakes that can create risk for the agency. This class will also address effective tenant communication before, during, and after maintenance visits.	Derek Antoine

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Date	Subject/Lesson	Attendees	Description	Instructor
5/7/2026	Resident Services At-A-Glance: Serving Elderly & Disabled Residents	PH	This class prepares staff to support elderly and disabled residents in public housing by understanding their rights, needs, and challenges. Attendees will learn practical skills in communication, identifying needs, coordinating services, and creating inclusive environments. Promoting safety, dignity, and independence while complying with the Fair Housing Act and the Americans with Disabilities Act will be discussed.	Debra Taylor
5/14/2026	Quality Control File Review	PH/HCV	Incorporating routine Quality Control File Reviews (QCFRs) can assist PHAs in identifying individual and systematic performance errors, which may be the cause of incorrect tenant rent calculations. Learn how routine QCFRs can provide insight into PHA operations and procedures that may need to be addressed with income and rent determinations.	Tracy Edwards-Henson
5/21/2026	HCV Landlord Rent Increase Requests	HCV	A landlord has submitted a request for an increase in rent for a Housing Choice Voucher program participant family. Now what? This class will cover the required steps to approve or deny a rent increase, the “dos and don’ts” of the rent increase process, and an overview of best practices to ensure retention of landlords in your HCV Program.	Kati Gray
5/28/2026	Treatment of Financial Assistance for Students of Higher Education	HCV	<i>Learn how student financial assistance must now be handled for the HCV program.</i> With the FY2026 change eliminating the old Section 8-specific rule, voucher programs will now follow the HOTMA framework. This class gives staff the regulatory foundation, key HUD guidance, and real-world application they need to determine what counts, what is excluded, and how to make income and rent decisions. Through focused examples and case studies, attendees will sharpen their ability to work through student status, financial assistance, and family circumstances.	Derek Antoine

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6/4/2026	Resident Services At-A-Glance: Supporting Residents Experiencing Domestic Violence	PH	This class prepares housing staff to recognize, respond to, and support residents experiencing domestic violence. Attendees will learn to identify warning signs of abuse and understand how domestic violence impacts individuals and families. Learn how to handle disclosures, maintain confidentiality, and prioritize resident safety. Attendees will also learn how to connect residents to appropriate resources and referral pathways, such as domestic violence advocates, counseling, legal aid, and emergency housing supports.	Debra Taylor
6/11/2026	eVMS & VMS - It Takes Two to Make a Thing Go Right	HCV	This class will provide an overview on the dual operations of eVMS and VMS. Attendees will learn how both systems work together to ensure accurate funding and to maintain program integrity.	Kati Gray
6/18/2026	PH Applicant & Tenant File Management	PH	From Applicant to Tenant, learn what documentation you should keep and how to best meet regulations to avoid future audits or CCMR findings. With the amount of correspondence, paperwork and verifications to be processed, this can be difficult to accomplish. This session will also discuss recommended file contents for user-friendly and audit worthy files.	Janice Gibbons
6/25/2026	Financial Assistance for Students of Higher Education (Public Housing)	PH	Public Housing programs must follow the HOTMA framework to calculate income inclusions and exclusions of student financial assistance. This class gives attendees the regulatory foundation, key HUD guidance, and real-world application they need to determine what counts, what is excluded, and how to make income and rent decisions. Through examples, attendees will sharpen their ability to work through student status, financial assistance, and family circumstances.	Kati Gray

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7/2/2026	Resident Services At-A-Glance: Understanding & Supporting Veterans	PH	Veterans bring valuable strengths, skills, and experiences to our communities, but some may face challenges related to employment, health, housing, family relationships, and adjusting to civilian life. This class provides an overview of the veteran experience and practical strategies for supporting veterans in housing, social services, and community programs. By better understanding veterans' experiences, attendees will be equipped to provide person-centered support that promotes dignity, stability, and success.	Debra Taylor
7/9/2026	HCV Applicant & Participant File Management	HCV	From Applicant to Program Participant, learn what documentation you should keep and how to best meet regulations to avoid future audits or SEMAP findings. With the amount of correspondence, paperwork, and verifications to be processed, this can be difficult to accomplish. This session will also discuss and recommend file contents for user-friendly and audit worthy files.	Kati Gray
7/16/2026	SEMAP: Determination of Adjusted Income - An Overview of the Verification Process	HCV	Determination of Adjusted Income (DAI) is one of the most failed SEMAP Indicators. This class will provide an overview of the factors to be considered by the agency in their review of DAI. Attendees will learn how a rock-solid verification process can ensure a passing score for this indicator.	Kati Gray
7/23/2026	Marijuana & HUD Assisted Programs	PH/HCV	The legalization of marijuana in many states has caused confusion for PHAs when program participants with disabilities request reasonable accommodations permitting the use of medical marijuana. Participants will learn the HUD requirements prohibiting admission into assisted housing programs and the requirements for PHAs to establish occupancy standards and lease provisions based on the illegal use of controlled substances. Guidance will also be provided for language that should be included in policies and leases that allow for clear decisions for denying admissions and terminating assistance for those currently using state legalized marijuana.	Tracy Edwards-Henson

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7/30/2026	Waiting List Management: Site-Based vs Community Wide	PH/HCV	Based on PHA policy and HUD approval, a PHA is permitted to operate community-wide or site-based waiting lists or some combination of the two. This class will discuss the differences between the two types of waiting lists, when HUD approval is required, and the conditions for implementing and operating a site-based waiting list.	Janice Gibbons

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Date	Subject/Lesson	Attendees	Description	Instructor
8/6/2026	Resident Services At-A-Glance: Supporting People Experiencing Homelessness	PH	This class provides housing professionals with practical tools to better support individuals and families experiencing homelessness or housing instability. Attendees will learn to recognize signs of housing instability, understand the causes and categories of homelessness, apply HUD guidance, connect residents with community resources, and strengthen collaboration between property management and resident services.	Debra Taylor
8/13/2026	Voucher Management System: Common Reporting Issues and How to Fix Them	HCV	<i>Learn Common Reporting Issues and How to Fix Them.</i> This class will provide an overview on VMS reporting issues, support documentation and reports, ways to prepare your agency for a smooth audit, and how to ensure your agency is receiving the most funding.	Kati Gray
8/20/2026	HOTMA Primer: Changes in Assets & Reexamination of Income Overview	PH/HCV	This class will focus on the new asset limitations affecting eligibility and when imputed income from assets will be calculated. In addition, attendees will learn about changes to the time periods that will be used to determine annual income based on the type of income examination being performed - "look-back" vs. "projected". Plus, the new requirements for determining when an interim reexamination shall be conducted.	Janice Gibbons
8/27/2026	HOTMA Primer: Deduction & Allowance Changes Affecting Adjusted Income Overview	PH/HCV	This class will cover the increases in both the Elderly and Disabled Family Deduction and in the Medical and Disability Assistance Expense Threshold. HUD recognizes that these increases may cause hardships for some families, so new Hardship Exemption guidelines regarding Medical Expenses, Disability Assistance Expenses, and Childcare Expenses will be discussed.	Kati Gray