

SERCulator

January 2021



"What Home Means to Me" Winners pg 4



Christmas Care Packages

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New Georgia Officers

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Expanding Access to Youth Fitness Activities

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First EnVision Center Coming to WV

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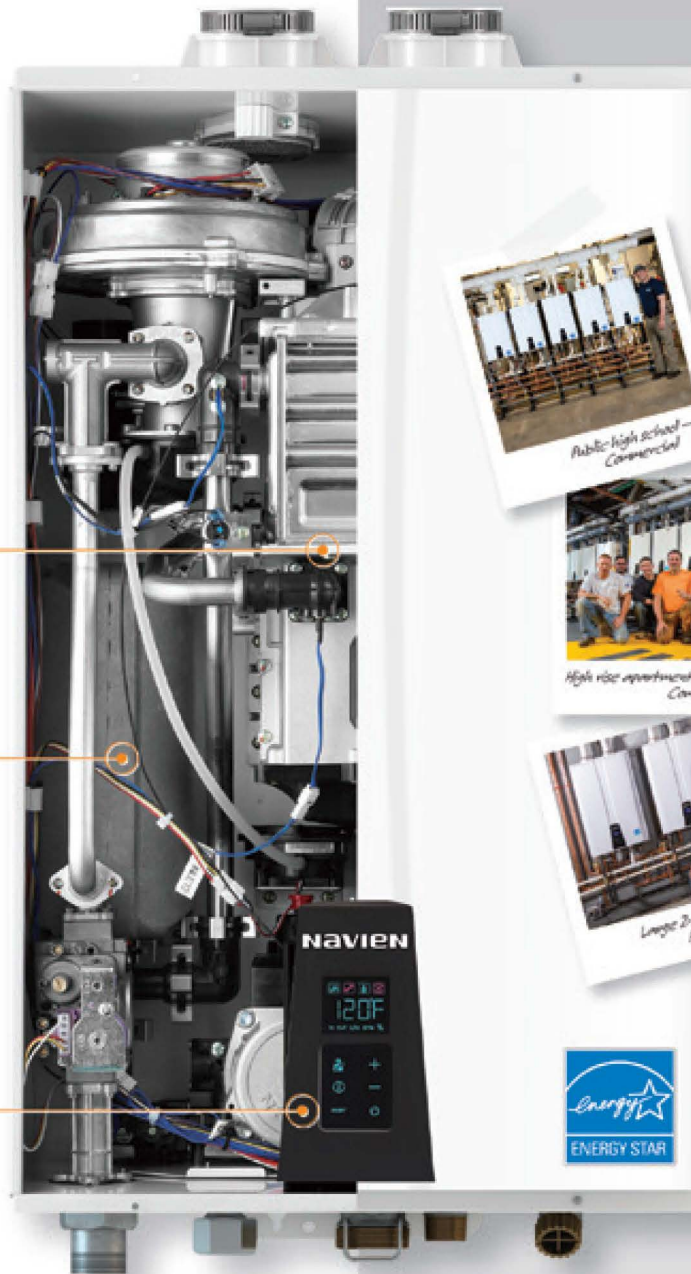
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112	11/9/2020, 9:25:57 AM	TSUNAMI		United States	Unknown
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110				United States	Unknown
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On the cover

Enjoy the inspiring art of the “What Home Means to Me” Poster Contest winners. Chynna Carpenter, a national winner from Opp Housing Authority, Alabama.

Photo Courtesy of Opp Housing Authority, AL

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The SERCulator is the official quarterly publication of the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials (SERC-NAHRO).

Comments, suggestions, articles, features and photographs are solicited in interest of the members of SERC-NAHRO. Although all submissions are subject to approval and editing, every effort will be made to publish submissions based on available space. Photos cannot be returned.

Send Submissions Via:
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President's Message

Happy New Year SERC Colleagues

I hope everyone was able to enjoy the holiday season in our ever-changing world. I'm sure many started the New Year with your favorite version of "Auld Lang Syne"... and my favorite words in that song this year were "We'll take a cup o'kindness yet." 2020 was a most challenging and difficult year and many could not wait for 2021, believing all would be better.

While we have started off under difficult times with high numbers of COVID-19 cases and a continued divide in this country, 2021 is surely going to be a better year. We will soon transition to a new administration and a new focus, followed by a hopeful Spring season as many will have received the vaccination.

We will soon decide as to whether to meet in person for the SERC Executive Committee meeting in March 2021, scheduled to be held in Norfolk, VA, or to hold a virtual meeting. The Annual Conference committee has been meeting to plan the 2021 SERC-NAHRO Annual Conference June 13-16.

The Annual Conference Committee has been meeting to plan the 2021 SERC-NAHRO Annual Conference June 13 – 16.

Current plans include an in-person meeting with a back-up plan of holding it virtual. The meeting is scheduled to be held at the Marriott Downtown Hotel, Louisville, KY. The awards committee will be seeking nominations for the following: Award of Excellence, Award of Merit, Hall of Fame, Outstanding Performer, Award of Commitment, Community Impact Award, Resident Service Award, and Development Award. We tried this unsuccessfully last year as this slipped away during the Pandemic and looking forward to making these awards in 2021.

The Awards Committee will be seeking nominations. We are looking forward to making these awards in 2021.

The Scholarship committee will begin fund raising in January, look for the announcement in the very near future. Legislative is beginning to write their paper for the upcoming Washington Conference, to be held virtually. Plans are being made to visit with congressional representatives through electronic means. If you have suggestions for this year's advocacy paper, please contact us.

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As always, I thank each of you for your work, dedication, and services to our communities.

As always, I thank each of you for your work, dedication, and services to our communities.

I am hopeful for great changes this year as our country moves forward and leave you with this quote by Omar Morris, "Honoring and respecting others will draw honor and respect to yourself."

Stay Safe,

Mark Taylor,
SERC-NAHRO President

WHAT HOME MEANS TO ME WINNERS

National Winners

Braxton, Age 13
Virginia

Home is where love grows. Its where our hearts live, and my family is safe.



Chynna, Age 8
Alabama

Home is family. They mean everything to me.



AAHRA Winners

Elementary School



1st Place — Chynna Carpenter
Opp Housing Authority



2nd Place — Asher Fields
Gadsden Housing Authority



3rd Place — Bryson Jennings
Ozark Housing Community

Middle School



1st Place — Marquavion Sellers
Selma Housing Authority



2nd Place — Tikeriah Myles
Greater Gadsden Housing Authority



3rd Place — Jaylean Castillo

High School



1st Place — Kia Buggs
Greater Gadsden Housing Authority



2nd Place — Hadreama Mitchell
Selma Housing Authority



3rd Place — A'laysia Webb
Selma Housing Authority

WHAT HOME MEANS TO ME WINNERS



Pictured:
National Winners Outside
the SERC-NAHRO Region

CCHRCO Winners

Elementary School



1st Place — Nyleen Thomas
Columbia Housing Authority

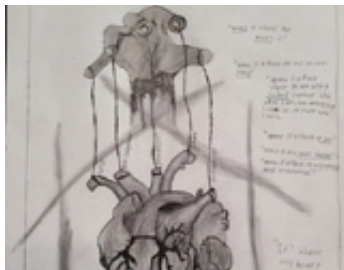


2nd Place — Alayzian Turner
Kinston Housing Authority



3rd Place — Ka'Mani Kannya Shore
Burlington Housing Authority

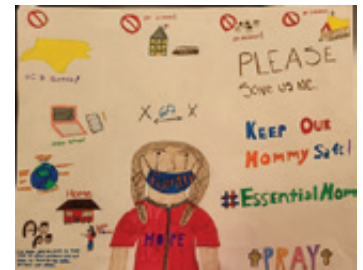
Middle School



1st Place — Kayden Harrell-Smith
Greenville Housing Authority



2nd Place — Amiya Hopgood
Fayetteville Housing Authority



3rd Place — Bianca Hall
Greensboro Housing Authority

High School



1st Place — Genesis Hendrix
Goldsboro Housing Authority



2nd Place — Nadia Perry
Columbia Housing Authority



3rd Place — Alonzo Hall, Jr.
Greensboro Housing Authority



Historic Property, New Opportunities

- Dothan Housing

On Thursday, October 29, 2020, Dothan Housing participated in the ribbon cutting for the grand opening of the Howell School Senior Apartments.

Dothan Housing is excited to have partnered with the Banyan Foundation to renovate the old Howell School building into affordable housing for its seniors. "This was an opportunity of a lifetime to take this historic building and transform it into affordable housing," says Dothan Housing CEO, Samuel P. Crawford.

"This was an opportunity of a lifetime to take this historic building and transform it into affordable housing", says Dothan Housing CEO, Samuel P. Crawford.

The \$14 million project was a mixed-financed development that included low-income housing tax credits (LIHTC), historical tax credits, and 55 project-based vouchers (PBVs).

"This development is the culmination of a community working together and a

public-private partnership between the City of Dothan, Dothan Housing, the Banyan Foundation, Alabama Housing Finance Authority, Gateway Management, and other affordable housing stakeholders," said Crawford.

"We are so humbled by this opportunity to have allocated 55 PBVs for this development for our senior residents to live in these beautiful apartments. We are also extremely proud of all the hard work that our staff at Dothan Housing did to get our residents leased-up at this new development under the PBV program.



This vision that started years ago has been brought to reality," said Crawford.

This vision that started years ago has been brought to reality", said Crawford.

Dothan Housing is committed to providing quality affordable housing opportunities for our families by moving bricks and changing lives. Dothan Housing understands why we are here and want our families to know that "You Are Our Why!"



Dothan Housing

Dothan, AL

PH: 117

HCV/PBV: 1302

Market: 19

Samuel P. Crawford, CEO

DothanHousing.org

New Website Launching 1Q 2021



Damon E. Duncan Elected to PHADA Board of Trustees

- Montgomery Housing Authority

Damon E. Duncan has been elected to the PHADA Board of Trustees.

Mr. Duncan is the CEO of Montgomery Housing Authority. Prior to joining MHA, Mr. Duncan served as CEO of Richmond Redevelopment & Housing Authority (VA).



David A. Northern, Sr. Selected as CEO of HABD (Housing Authority of the Birmingham District)

- HABD Housing Authority

David A. Northern, Sr. has been selected by the Board of Commissioners as the new President and CEO of the HABD.

Northern has served as the CEO of the Housing Authority of Champaign County since February of 2018. Northern brings with him over 25 years of experience and a wealth of housing knowledge.



Sheffield Housing Authority Selected for Moving to Work Program

- Sheffield Housing Authority

Sheffield HA was selected for the HUD Moving to work program. Along with 2 other Alabama Housing Authorities.

Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW allows PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their Federal funds.

PHAs in the MTW demonstration have pioneered a number of innovative policy interventions that have been proven to be successful at the local level, and subsequently rolled out to the rest of the country's PHAs. Currently, there are 39 MTW PHAs nationwide and HUD plans to expand the program to add 100 PHAs by 2022.

Sheffield HA has submitted their Moving to Work plan and is awaiting their official designation from HUD. In preparation for the program, Executive Director Shirley Whitten has already begun planning partnerships to benefit their residents.

Dr. Jason Whitehead Appointed Executive Director of Phenix City HA

- Phenix City Housing Authority

Phenix City Housing Authority welcomes Dr. Jason Whitehead as their new Executive Director.

Dr. Whitehead joins Phenix City from Youngstown Metropolitan Housing Authority in Youngstown, Ohio. While at YMHA, Dr. Whitehead lead and developed strategy to improve Public Housing occupancy to 100% for over 36 months.

Dr. Whitehead received his Doctor of Ministry Leadership and Global Perspectives from George Fox University in 2019.



He looks forward to continuing to progress the agency through community partnerships and cooperation.



Photo courtesy of James Hardy Photography & The Gainesville Sun

Partners Bridge the Education Gap

- Gainesville Housing Authority

The Gainesville Housing Authority (GHA) launched their pilot program Tech4Success, where four families were able to receive a MacBook® and an iPad® to help bridge the technology and education gap for low-income students.

This program was made possible through a partnership between the GHA and the University of Florida, Gainesville.

Distance Learning said they saw a gap in low-income families enrolled in virtual learning and wanted to give them a fair chance to pursue higher learning.

Due to COVID-19, many schools are transitioning completely or in part to virtual learning. While this is an excellent solution to maintain social distancing, it creates challenges for students who may not have access to strong Wi-Fi or expensive technology.

The University of Florida's Office of Distance Learning said they saw a gap

in low-income families enrolled in virtual learning and wanted to give them a fair chance to pursue higher learning.

The Tech4Success program puts these technology resources directly into family's hands and allows for the entire family to benefit from these resources. Additionally, over the course of two years the program will assess the needs of the families and provide them with a mentor from the UF's office of distance learning.

To qualify, the families had to be GHA residents and live in East Gainesville. The four students selected for the Tech4Success pilot program are High Schoolers in grades 9-11 and have a minimum GPA of 3.6.

Jeffi Evans, said this couldn't have come at a better time. She shared, her daughter was ready to check out on everything, so they're appreciative of all the help they received, especially the mentorship from Dr. Ronald Nutter, Assistant Director with the UF Office of Distance Learning.

"This program talks about technology, but we really want to marry

technology with a human touch," said Dr. Nutter.

Pictured Above:

Brian Marchman, Ph.D., associate provost and director of the Office of Distance Learning at the University of Florida, left, gives Isaiah Grimsley, an 11th-grader enrolled in Florida Virtual School, right, a MacBook as part of an event kicking off the beginning of the Tech4Success pilot program, which is a partnership between the University of Florida & Gainesville Housing Authority to help bridge the digital divide of students who live in public housing operated by GHA.



Gainesville Housing Authority

Gainesville, FL

PH: 544

HCV: 1,796

Pamela Davis, CEO

GainesvilleHousingAuthority.org



Vice Chair Works to Feed Residents

- Riviera Beach Housing Authority

Every Day at 2 p.m. Jessica Thurmond, Vice Chair of the Riviera Beach Housing Authority (RBHA), picked up 125 hot meals from Howley's Restaurant in West Palm Beach and took half of them to Heron Estates.

Ms. Thurmond then distributed the rest of the meals wherever her research told her there were people in need.

"I don't know, it's just important to me to make sure our residents, especially our seniors, get what they need"

The meals were a result from a partnership with Living Hungry, a West Palm Beach-based nonprofit that focuses on feeding children. Although the daily deliveries have stopped, thanks to the official reopening of Palm Beach County,



Ms. Thurmond's focus has not stopped. She is now working with Heron Estates managers to create an onsite food pantry for residents.



From Left to Right: Dr. Anthony Woods, Vivian Bryant, and Ric Gilmore

FAHRO Leaders Present at NAHRO Virtual Conference

Multiple FAHRO Members presented at the 2020 NAHRO National Virtual Conference. The 2020 National Conference was held virtually November 17-18th due to the COVID-19 pandemic.

Dr. Anthony Woods, FAHRO President, presented during the "Natural Disasters:

Recovery Now and Resilience for the Future" session.

Ric Gilmore, FAHRO General Counsel, and Vivian Bryant, FAHRO Member, presented during the "Ask the Lawyers: Housing and Development Law (HDLI) Legal Q&A" session.

Growing Opportunities

- Flagler County Housing Authority

Flagler County Housing Authority recently planted a youth garden for their residents. The Youth Garden has since expanded from nine grow boxes to include two raised beds.



The Youth Garden was made possible through a collaboration with the University of Florida Institute of Food and Agricultural Sciences Extension and the Flagler County ROSS program.

The program takes place at OUR HOUSE, an after-school program located on the property of the Flagler County Housing Authority.

The students are excited each afternoon to take turns watering the garden and watch the vegetables grow. This season they planted strawberries, green beans, squash and marigolds.



A Legacy Remembered, Calvin Pickard Ogburn

Pickard Ogburn, 85, a long-time figure in housing and redevelopment, passed away November 15th, 2020.

Mr. Ogburn began his career with the Winston-Salem Housing Authority (NC). He then moved to Waycross, GA, before coming to Tallahassee in 1970.

Ogburn became the Executive Director of the Tallahassee Housing Authority and remained there until his first retirement in 1993.

After retiring, he was named Executive Director of the Educational Facilities Authority, whose mission was to provide housing for institutions of higher learning in Leon County. He retired a second time in 2013.

In his professional career, he was a past president of the Georgia Association of Redevelopment Officials and the Florida Association of Housing and Redevelopment Officials.

**Brandie Garner - PRESIDENT**

HCV Director, Marietta HA • 19 Years PH Experience • Bachelors: Michigan State University • M.A. University of South Florida • NAHRO HCV HMC • Two Children with Husband Dennis

**Latonia Simmons - SR VICE PRESIDENT**

VP of Housing Operations, Albany HA • 21 Years PH Experience • Associates Degree in Human Services • B.A. in Social Work • GAHRA's Future Leaders Class of 2012 • SERC NAHRO 40 Under 40 Class of 2015 • One Son with Husband André

Marie Harris - VICE PRESIDENT MEMBER SERVICES

ED, Roberta HA • 27 Years PH Experience • 23 Years on GAHRA's Executive Committee • Served on Several GAHRA Committees

**Doug Freeman - VICE PRESIDENT LEGISLATION & REGULATION**

Deputy Director, Augusta HA • 25 Years PH Experience • NAHRO PHM • NAHRO Certified Specialist of Occupancy • NAHRO Certified Specialist of Eligibility and Calculation

**Gary Erwin - VICE PRESIDENT PROFESSIONAL DEVELOPMENT**

ED/CFO, Conyers HA & CHA's Non-profit • 14 Years PH Experience • Married More than 20 Years with Two Children

**Candice Drake - VICE PRESIDENT HOUSING & REDEVELOPMENT**

ED, Dawson HA • 13 Years PH Experience • B.A. English & Criminal Justice: Alabama A&M University • MPA: Western Michigan University • GAHRA's Future Leaders Class of 2012 • PHM • Delta Sigma Theta Sorority, Inc. • Mother of One Son

George F. Edge SECRETARY

ED, Americus HA • 34 Years of PH Experience • NAHRO PHM

**Reta Thomas - PAST PRESIDENT**

Director of Resident Services, Augusta HA • 36 Years PH Experience • SERC NAHRO Public Affairs/SERCulator Committee, 3rd Term as Chair • Former PH Resident • Alumnus of Albany State University & Faith Bible Institute • One Adult Son & Two Grandsons

**Patricia Allen TREASURER**

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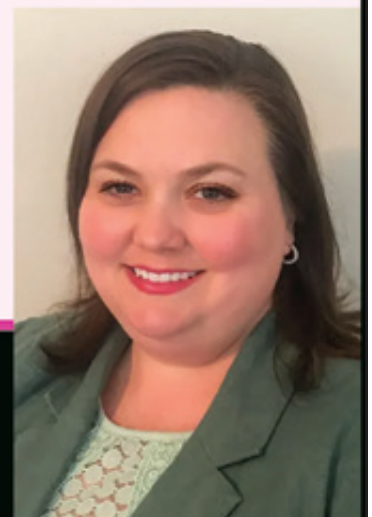
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Groundbreaking for New Subdivision

- Americus Housing Authority

The Americus Housing Authority recently held a Groundbreaking Ceremony for Ridge Lakes on Mayo Subdivision. The new subdivision will be located next to the Housing Authority of Americus Administrative Building.

Ridge Lakes on Mayo Subdivision will consist of 19 new conventional homes to the Americus, Sumter County, area. Each home will consist of 3 bedrooms, 2 baths, and many other amenities.

This subdivision is being erected to transition low and moderate income

families into home ownership and is open to all Americus Housing Authority Resident Affiliates.



Augusta HA Partners with Golden Harvest Food Bank

- Augusta Housing Authority

Golden Harvest Food Bank and the Augusta Housing Authority Partnered to address malnourishment among their residents.

At 12 public housing areas, Golden Harvest and the AHA will be distributing 100 food boxes per location once every other week for the foreseeable future. The only requirement is that a short Food Assistance Program application be completed during the first participation.

Augusta HA will use staggered distribution times to safely pass along all food boxes to residents.



A Gospel-Rap Anthem Warns & Informs About COVID-19

- Albany Housing Authority

Albany Housing Authority (AHA) has used new strategies to stay in touch with residents while keeping them safe. CEO Dr. William Myles (pictured at right) believes that "change moves at the speed of trust." Staying in contact with residents and maintaining that trust is his top priority.

AHA teamed up with The Auxiliary, to engage with their residents in new and creative ways. AHA contracted The Auxiliary to develop The First-to-Know Community Alert System.

The First-to-Know Community Alert System is a comprehensive marketing campaign. The system includes an app and website plugin for residents to access COVID-19 safety information.

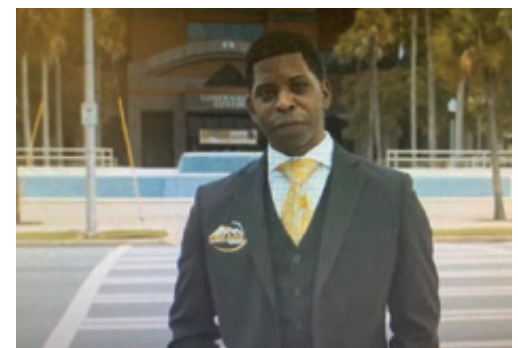
The system was developed as a direct response to misinformation on COVID-19.

The Auxiliary interviewed AHA staff and residents and found that residents were connected by music and driven by spirituality; However, they were divided generationally.

AHA collaborated with Dougherty County Coroner Michael Fowler, Mt. Zion Church of Albany, and Rising local rap stars and producers.

The result of this collaboration was a gospel-rap music video. The rap describes First-to-Know as "the app for the mishap," and encouraging viewers to follow CDC guidelines.

Albany's most well-known rapper, Cantrell, released the song and video for "First-to-Know" on his official YouTube channel. The campaign dominated local influencer conversation and got over 28,000 measurable engagements.





Investing in Our Residents

- Bowling Green Housing Authority

Kira Bolling's "A Taste of Sunshine" bakery business and Tieraney McFadden's "Chopped by T" salad-making enterprise are the first two recipients of low-interest business loans awarded through a new Housing Authority of Bowling Green initiative that is the brainchild of veteran businessman Don Vitale.

With the Housing Authority's Live the Dream Development nonprofit organization as the conduit, Vitale and Williams formed a board of directors and approached local banks about providing seed money.

Five banks – US Bank, Independence Bank, BB&T, American Bank & Trust and Franklin Bank & Trust – and some private donors stepped up to give the POP-UP program a pool of about \$100,000 to get started.

As recipients of its first loans made at 2% interest rates, the POP-UP board of directors found two African-American women whose regular jobs had been hampered by the coronavirus pandemic while their dreams of launching their own businesses were held back by lack of funds.

"A Taste of Sunshine" Bakery
Bolling, who has seen her work as a hairdresser diminish during the pandemic, said the \$10,000 POP-UP loan will help her establish the "A Taste of

Working from home and occasionally at the Southern Kentucky Marketplace community kitchen, McFadden has grown her one-woman business and dedicates herself to it full time.

Bowling Green Housing Authority is Launching Dreams During the Coronavirus Pandemic

"Sunshine" business that she had mostly been operating out of her home and promoted through social media.

Specializing in cupcakes of all flavors, cupcakes-in-a-jar that can be refrigerated and those giant cupcakes that can feed a dozen or more people, Bolling's business has grown as her hairstyling has tapered off.

"Chopped by T" Salad-Making
Like Bolling, McFadden experienced a downturn in her work that led her to create the "Chopped by T" business that creates custom-made salads and delivers them throughout Bowling Green.

Her job as a medical assistant "went from full-time to three days a week and then to one day a week" she said.

"The loan will go to utility deposits, supplies and equipment," McFadden said. "I hope to get to the point where I don't have to do it all by myself."

Both McFadden and Bolling will set up shop in the Graham Drive building owned by the Housing Authority, putting them near the POP-UP small business consultant who has mentored them.

Bowling Green Housing Authority
Bowling Green, KY
PH: 598
Abraham Williams, ED
HABG.org

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Breaking the Silo Mentality

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by The Southern CFO LLC - Gardendale, AL

In the last 10 years, I have had the privilege to work at several housing authorities. Agencies that ranged in size, location, and the programs they offered. Throughout all of these agencies, I noticed a common thread.

Most Agencies operate with a “Silo Mentality”, Departments do not Communicate, and Employees are Reluctant to Share Knowledge.

- These Silos lead to low morale and negatively impact the workflow of your agency.
- Ultimately these negative impacts even begin to affect your residents and the services they receive.

For your agency to succeed in the 21st century, you must break that silo mentality and work together.

In my experience, an Agency’s finance department can often unintentionally begin this “Silo Mentality”.

For example, often agencies I work with only consulted their finance department and executive director when creating their budget. Forming a budget with only a few people can leave out key stakeholders. Departments should be collaborating and having monthly

discussions and input on the budget. The budget should never be a one-person job or a once-a-year topic of discussion.

CFO as the “Wingman” to the CEO

Medium to large PHAs should have a CFO that works as the wingman to the CEO. It is important to have someone who understands financing and strategic planning in that role to help move the agency towards growth. They should also have a controller, who manages the accounting department and ensures internal controls, segregation of duties, and regulations are being followed.

Forensic Audits are Recommended

Additionally, whether you are a new Executive Director or seasoned, I highly recommend getting a forensic audit done by an auditing firm that is familiar with housing rules and regulations. The forensic audit is a deeper dive into what is going on at the agency, than a regular yearly audit. This will assist the executive team in finding inefficiencies and correcting to keep the agency in compliance.

If your agency needs help moving away from the “silo mentality” and stepping forward - contact The Southern CFO today. I work closely with other woman- and minority-owned businesses that can take your agency to the next level.

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For more info, visit TheSouthernCFO.com, call (205)585-1461 or email Heather@TheSouthernCFO.com.



Photo taken prior to the COVID-19 Pandemic.

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MS Region VI Breaks Ground on Jessie Banks Homes

- Mississippi Regional Housing Authority

“People who have a minimum wage actually cannot afford a two-bedroom house,” explained Holly Knight, CEO of Knight Development. That’s across the country, and Holmes County, Mississippi is not exempt.

The Jessie D. Banks neighborhood of Tchula, however, is in the process of becoming much more affordable for those who need it. Starting in November, Knight Development will come in to build a new set of duplexes for lower income families.

Tchula Mayor General Vann said this will help his community. “The need is there, so this will alleviate that need,”

Vann said. “Housing here is a big problem.”

Knight said that this project is about much more than the sticks and the bricks. “It’s about the people and the heartbeats that are gonna live there,” Knight said. “It’s about the whole entire economic opportunity that these projects will actually afford the community.”

Dr. Hickman Johnson said that this new development only helps his mission. “Mississippi Regional Housing Authority has a long-standing commitment to increase the availability of standard housing for the Tchula



Community and for Holmes County in general,” Dr. Hickman said.

The development is expected to be a 12-month project, to be ready by November 2021.



MAHRO Launches New Website

- Mississippi Association of Housing and Redevelopment Officials

The Mississippi Association of Housing and Redevelopment Officials (MAHRO) has launched a new website for their members! This new website includes a new membership directory, allowing members to easily access contact information for their fellow Housers.

This new website also features a more intuitive design allowing MAHRO members to access information easily throughout the site.

Additionally, Members will be able to pay membership dues, update contact information, and renew their membership online.



Please Visit the New MAHRO Website at www.MAHRO.org



Christmas Care Packs and Meals Delivered to Residents

- Roxboro Housing Authority

Roxboro Housing Authority (RHA) along with Food Bank of Central and Eastern N.C. teamed up to distribute 180 meal boxes to residents at RHA's Harris Gardens Apts. Care packages were also provided by community partners.

"The meal and care package distribution once again was a positive, safe and direct way to help families in need just before Christmas and during the ongoing COVID-19 pandemic," said Felts Lewis, Executive Director.

Along with residents receiving masks from the Roxboro Housing Authority, free books were provided courtesy of Person Co. Partnership for Children. Person Family Medical and Dental Center gave away dental kits. Person Co. Arts Council donated art supplies. In addition, House of Prayer Ministries gave away coloring books, crayons, and candy.

Piedmont Community College (PCC) recruiters also were on hand to share information about educational and job training opportunities. Piedmont Community College recently received funding through the North Carolina

Golden LEAF Foundation to serve students with barriers to employment. This new grant opportunity provides students with funding for training costs of short-term industry-based training, transportation, and paid work experience with local employers.

This event was the second of its kind within a month. On Nov. 24, 2020, RHA

distributed 120 meal boxes to its residents just before Thanksgiving.

Despite the ongoing coronavirus pandemic, RHA committed resources and provided a safe environment at each of its four sites to give out over 15,000 emergency meals. RHA staff aims to live out their motto of "Housing for a Brighter Future" through their dynamic resident services opportunities.



Roxboro Housing Authority

Roxboro, NC

PH: 210

Felts Lewis, ED

RoxboroHA.com



\$239,250 ROSS-SC Grant Received

- Monroe Housing Authority

Monroe Housing Authority has been awarded a ROSS-SC Grant. The \$239,250 award will provide funding for a ROSS Program Service Coordinator. The Resident Opportunity & Self-Sufficiency Service Coordinator (ROSS-SC) will assist residents of Public Housing to make progress towards economic self-sufficiency. The Service Coordinator will assess the

needs of Public Housing residents and link them to supportive services, employment, and educational programs. This new position and the services they provide will empower participants to move along a continuum towards self-sufficiency and enable elderly residents to age in place. For more information: MonroeHousing-NC.com

New Branding, New Vision

- Pembroke Housing Authority

When Ashley Lowry, joined Pembroke HA as Executive Director, she knew she wanted to refresh their branding. In addition to a new logo and website for her HA, she invested in logos for two of her non-profits.

For more info visit PembrokeHA.com.



Nearing Completion on the New Veteran Family Housing

- Greensboro Housing Authority

Greensboro Housing Authority (GHA) is always looking for ways to expand affordable housing.

Veterans face a higher risk of housing insecurity and face unique challenges. To address these needs, GHA expanded their existing partnership with The Servant Center.

The Servant Center is a nonprofit that works with the homeless and disabled, particularly veterans. They provide housing, healthcare, and restorative services.

GHA acquired The Foxworth property in 2009. The property had 24 existing units with acreage for future construction.

Since 2009, GHA has built two residential buildings, for a total of 48 units. Continued construction includes 12 new units designated for low-income veterans and their families.

COVID-19 and weather delayed the initial timeline, yet construction should finish in late 2020.

The new building will have an office occupied for The Servant Center staff, to work with veteran residents. They will establish individualized service

plans and help with providing needed services. Service areas will include transportation, referrals, and benefit assistance.

The City of Greensboro and the North Carolina Housing Finance Agency also partnered on this project.





Keep Residents Safe from House Fires

Ways to Keep Residents Safe & Properties Protected from Fire Dangers.

by Auto-Out Cooktop Fire Protection - Fort Worth, TX

One of the most dangerous threats facing our residents is the potential for fire. We install smoke and carbon monoxide detectors, distribute fire extinguishers, and stress the importance of fire safety, but we can never eliminate the ever-present threat.

Cooking is the leading cause of residential fires, and unattended equipment on the stovetop is the leading factor contributing to cooking fires, fire injuries, and deaths.

Let's face it, we're all guilty of leaving our stovetop unattended and that's exactly what happened at The Lodge at Overland Park. Luckily Auto-Out Fire Protection was there to stop the fire from spreading.

When the fire department arrived, the unit's Auto-Out Venthood had deployed,

automatically snuffing out the fire. "The Fire Department did not put one drop of water on the stove," said Leslie Scott, Property Manager.

"In multifamily housing, one person with a lapse in judgment can be devastating."

The relief of stopping the fire was not only felt by the property management, but to the residents. "One life lost, there's no way to put a dollar amount on that. In multifamily housing, one person with a lapse in judgment can be devastating," Scott said.

Lt. Andrew Grove, who was among the first firefighters responding to the incident, said range hood fire suppressors are safety tools akin to smoke detectors



and carbon monoxide detectors. "This is something that's going to stop a fire," Grove said.

Auto-Out uses an easy-to-clean non-toxic fire suppressant powder to smother stovetop fires as they start. The device is triggered by the flames of a fire, meaning it will not accidentally be triggered due to smoke or heat.

The system is installed with commercial strength magnets, allowing for your maintenance department to install Auto-Out in your existing venthood quickly and easily. Auto-Out also offers a microwave version for units with a microwave over their stoves.

For more info, visit Auto-Out.com, call (817)924-1370 or email sales@auto-out.com

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Expanding Access to Youth Fitness Activities for Our Residents

- Kingtree Community Enrichment Corporation Partners with KiDsGyM USA® Youth Development Program

Kingtree Community Enrichment Corporation, Inc will expand access to youth fitness activities for our residents with a partnership with KiDsGyM USA® Youth Development Program (KiDsGyMUSA.org)



Since 1986, KiDsGyM USA has served more than 55,000 children between the ages of 12 months and 21 years. Today, it is known as one of the most unique intervention and prevention programs for children and youth.

KiDsGyM USA was the first independent after school program offered in public housing communities in 1987. It used gymnastics as a deterrent to at-risk behaviors. Today, it uses gymnastics to develop school readiness skills and social change. KiDsGyM USA appeals to young peoples’ sense of thrill and excitement.

The program will serve 16-20 children per class, utilizing 2 instructors. Kingtree Community Enrichment

Corporation hired residents and trained them to deliver the program. The program is free for residents of communities managed by The Housing Authority of the City of Kingtree. There is a nominal fee of no more than \$25.00 per month for children from adjacent communities.

The Program Has 4 Major Components:

1. Physical Fitness

This is the core component and foundation for the K-atcH Up initiative. KiDsGyM USA will assist KCEC in garnering support from parents and guardians of the students participating in our “cohort”.

2. Education

Children will learn healthy habits and ways to incorporate these habits into their lifestyle and environment. They will also increase their awareness and knowledge of healthy eating and physical activity concepts and issues exploring current health theories, attitudes, and behavioral intents.

3. Parental Guidance

The Healthy and Fit Parents program will be at the center of this component of the K-atcH Up initiative. In this component, we will engage parents by facilitating sessions on developing

healthy eating and living habits for themselves and their families.

4. Community Outreach

It is in this fourth and final component that the program can gain widespread impact. After the training period, local trainees become certified KiDsGyM USA instructors. At that time, we will seek partnerships with the schools that are attended by the children in our program.





Clamentine Elmore Elected to PHADA Board of Trustees

- Housing Authority of Florence

Clamentine Elmore has been elected to the PHADA Board of Trustees.

Ms. Elmore is the Executive Director of the Housing Authority of Florence which manages the Housing Authority of Cheraw, Housing & Community Redevelopment Authority of Marlboro County, and Palmetto Housing Corporation.



NAHRO Award of Merit for HBCU Fair

- Housing Authority of Florence

The Housing Authority of Florence began hosting The Historically Black Colleges and Universities (HBCU) Fair in February 2018 as part of their Black History Month celebration.

At that time, only eight high school students attended the fair. FHA partnered with the Epsilon Chi Omega Chapter of Alpha Kappa Alpha Sorority, Inc. and invited SC and NC HBCUs to attend the fair.

Participating Colleges Included:

- Allen University
- Benedict College
- Morris College
- South Carolina State University
- Voorhees
- Fayetteville State University

The 2019 HBCU Fair saw the highest number of high school attendees, growing to fourteen students.

The Housing Authority of Florence received a 2020 National Award of Merit for Resident & Client Services from NAHRO for the HBCU Fair.

For more info, visit HAFSC.org.



Spartanburg Renovates Star Mill as New Office Space

- Spartanburg Housing Authority

The Spartanburg Housing Authority (SHA) is the new tenant of Star Mill, an old hosiery mill, which they restored and renovated into their new office space.

The building is located next to a bus stop making it accessible for residents to pay rent in person.

The building was in rough shape and required a voluntary cleanup contract. However, SHA was able to keep the traditional mill look and most of the original brick.

In conjunction with SHA, BF Holdings, LLC, worked with Roebuck Buildings and SHLTR Architects on the project.

For more info, visit SHASC.org.



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Groundbreaking for Smith Terrace

- McMinnville Housing Authority

A groundbreaking ceremony was held August 12, 2020, for Smith Terrace, an 8 unit elderly complex being funded in part by the Tennessee Housing Development Agency (THDA) through the Tennessee Housing Trust Fund. The units are owned by the Warren County Development Corporation, the 501-c-3 component of the McMinnville Housing Authority. Units are expected to be completed next summer. This development has been named Smith Terrace, in honor of Charles L. Smith,

who served without pay, on the Board of Commissioners of the McMinnville Housing Authority for 58 years.

Pictured (Left to Right) Marvin Lusk, Chairman; Patricia Basham, Executive Director; Keith Bouldin, Tri-state Development; John Cauthen, Cauthen & Associates; Charles Smith, retired Chairman; Jeremy Heidt, Tennessee Housing Development Agency; Earl Barr, Vice Chairman; and Pam Vaughn, Assistant Executive Director.

Ron Tillman Named Executive Director

- Shelbyville Housing Authority

Starting at Shelbyville Housing Authority in 1991, Ron Tillman has stayed with the organization for 29 years.

Tillman's predecessor, Hershel Thrasher, officially retired in July. Thrasher said recently, "With each promotion, he (Tillman) performed beyond our expectations, while completing his education and earning key certifications as a professional housing executive."



Sparking Vital Conversations Through Play

- Bolivar Housing Authority

While completing their playground project at the Eastside Court Apartment, Bolivar Housing Authority wanted to include a basketball court for their residents.

The decision was made to build a nice basketball court for residents with a deep meaningfulness. The new basketball court should spark conversations and education amongst BHA residents.

The decision was made to include the names and mascots of the six Hardeman County high schools prior to the 1970 school racial integration mandate. Four schools were abolished leaving two, Bolivar Central High School Tigers and the Middleton High School Tigers. The abolished high schools included the Whiteville High School

Lions, Allen-White High School Bears, Bolivar Industrial High School Red Devils, and the Grand Junction High School Blue Devils. Allen-White and Bolivar Industrial were the "black" schools in the county.

BHA hopes that the children will ask questions about the schools and mascots they see. BHA Hopes that this will spark vital conversations on segregation, the vital role these schools played in their communities, and the importance of inclusion and diversity.





Resident's 101st Birthday Parade

- Ripley Housing Authority

Ripley Housing Authority participated in Ms. Jennie Bradford's 101st birthday parade. The family of Ms. Bradford organized the parade to celebrate while remaining socially distant.

Ms. Bradford sat outside her home while party goers drove by with signs and decorations wishing her a Happy Birthday. In addition to the Ripley Housing Authority, The Ripley Fire Department, Police Department, and City of Ripley participated in the birthday parade.

Craig Fitzhugh, Ripley Mayor, presented a key to the City of

Ripley as a special birthday gift to Ms. Bradford. For more info, visit RipleyHousing.org.



TAHRA Launches New Website

- Tennessee Association of Housing and Redevelopment Authorities (TAHRA)

TAHRA launched their new website, TAHRAnet.org. This new responsive website allows users to easily navigate the website no matter what device they are using.

Some of the features/ functions on the new site include:

- Interactive Calendar
- News Feed and Archive
- Legislation and Advocacy Resources
- Job Opportunities
- Member Directory and "Member-Only" Portal

Brooks Jeffrey Marketing, was awarded the RFP for the new TAHRA website.

Brooks Jeffrey has developed award-winning marketing solutions for Housers nationwide. (BrooksJeffrey.com)

Please Visit the New TAHRA Website at TAHRAnet.org

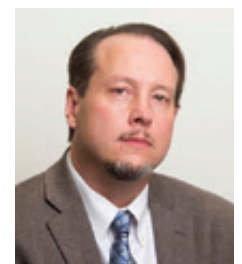


Changing of the Guard

- Morristown Housing Authority

After more than 20 years of service **Marilyn Medley has retired** from Morristown Housing Authority. During her time at MHA she has ushered the agency through new programs and changes.

Her successor, **Shawn Gilbert, joins MHA** from Knoxville's Community Development Corporation where he served as Senior VP of Housing. Sean is the immediate past president of SERC-NAHRO and is a dedicated housing professional with over 25 years of affordable housing experience.



2Gen Grant Received

- Martin Housing Authority

Martin Housing Authority's nonprofit Impact Management Solutions received a 2Gen grant from the Tennessee Department of Human Services (TDHS).

Impact Management Solutions coordinates Martin Enrichment Academy (MEA) which provides after-school and summer programs for the youth of Weakley County, Tennessee.

MEA currently serves 65 students (Kindergarten - 12th grade).

MEA staff members work with local teachers to keep students on track. Parental involvement is encouraged through volunteer opportunities, events, and communication.

For more info, visit MartinHousing.org.



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Little Ten Hold Strategic Planning Initiative

- Bristol Redevelopment & Housing Authority

On October 19-20, 2020, the Little Ten Housing Authorities of Southwest Virginia (Little Ten) gathered at The Summit (CoWork Bristol) to strategize and collaborate. The event was coordinated by President & Cumberland Plateau RHA Executive Director, Keith Viers.

The group discussed future events, endeavors, and direction of the combined housing authorities:

- Abingdon
- Bristol
- Big Stone Gap
- Cumberland Plateau
- Lee County
- Marion
- Norton
- Scott County
- Wise County
- Wytheville

Hotel Bristol, the iconic Bristol sign in the distance, and beautiful October sky all proved to be a stunning backdrop for the kick-off event.

Mary Mayrose Named Executive Director

- Lynchburg Housing Authority

The Lynchburg Redevelopment and Housing Authority announced the hiring of a new executive director in June 2020. Mary E. Mayrose, who most recently held the post of Executive Director for the Phenix City Housing Authority in Alabama, was named as their new Executive Director. While in Alabama, she obtained more than \$50 million in grants for the Phenix City Housing Authority.



Regarding her appointment, Mayrose said, "One of the guiding principles of my career is encouraging mutual trust between the Board of Commissioners, residents, city government and other stakeholders by keeping their dreams, visions and ideas front and center in all actions."

Need a group medical plan? We've got you covered!

HBP is a medical plan for housing authorities within the SERC and SWRC regions. It is governed by Executive Directors who participate in the plan, assuring that each decision made affects the Board Member, just as it does all other participants. HUD does not require that employee benefit plans be competitively bid.

- Choice of medical plans
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First EnVision Center Coming to WV

- Williamson Housing Authority

West Virginia's First EnVision Center Coming to Williamson HA

HUD Mid-Atlantic Regional Administrator Joe DeFelice announced the designation of the Williamson Family Resource Center as the state's first EnVision Center on October 5th.

Joining him for the announcement were Williamson Mayor Charles Hatfield, WHA Executive Director Pauline Sturgill, and representatives from the offices of U.S. Senators Joe Manchin and Shelley Moore Capito, and U.S. Congresswoman Carol Miller.

The Williamson Family Resource Center is the eighth site designation in the Mid-Atlantic region.

"The Williamson Housing Authority is deeply honored to be recognized by



Supplies for a cooking class hosted at the Williamson Family Resource Center

HUD as an EnVision Center," said Sturgill. "Four years ago, the Authority's board of commissioners gave me permission to seek out community partners who shared the same commitment and vision as the Authority—a vision of creating a safe environment that provides unique opportunities for family services that are consistent and holistic, thus empowering families to become successful. The Williamson Family Resource Center's achievements are a reflection of that initial collaborative effort, and we look forward to building on the Authority's existing programs to help low-income families across Mingo County and the region achieve self-sufficiency."

"I applaud Pauline Sturgill for her tireless efforts to designate the Williamson Housing Authority as an EnVision Center, which will be the first designation in West Virginia. This will support their current mission to help West Virginians get back on their feet. I look forward to seeing the positive impacts of this center on the community members in the years to come," said Senator Manchin.

The Williamson Family Resource Center provides services for WHA residents and the community at large. The Center's services are made possible through partnerships with numerous community organizations.

Some of the center's service areas include access to counselors, cooking classes, parent-child workshops and drug and alcohol addiction support meetings. The center is located within walking distance of two of WHA's properties, giving residents close access to these vital services.



Children's Reading Nook at the Williamson Family Resource Center



Williamson Housing Authority
 Williamson, WV
 PH: 248
 Pauline Sturgill, ED
 WilliamsonHousing.org



Book Bingo Helps Residents Win Big!

- Parkersburg Housing Authority

The Parkersburg Housing Authority received a \$1,000 grant from Save the Children to purchase board games, outdoor family activities, and other incentives to promote reading and family engagement. Prizes were awarded to participants based upon the number of books read and book bingo challenges met.

The Wood County Public Library Bookmobile visited the site on a weekly

basis to provide books and magazines for the children and their families.

At the end of the program, families received special t-shirts commemorating the event. 24 children participated and collectively read well over 300 books.

Pictured: The Wood County Public Library Bookmobile parked outside a Parkersburg HA property.

Book Worm Book Club, Students Hungry for Literature

- Wheeling Housing Authority (WHA)

WHA provided a summer reading program for their young residents! The "Book Worm Book Club" was made possible by a mini-grant from the Save the Children Agency. The program provides incentives for reading and family involvement. Participants received "Book Worm Bling" for finishing books as well as family packs that included supplies for activities. Recently, club members received the book *Ultimate Slime* along with slime making supplies for them to enjoy.



Allah and Aalleeyah Nightengale participating in the Book Worm Club at Hil-Dar's Exley Community Center.

Farms to Seniors

- Randolph County Housing Authority

Farms to Seniors is a new collaboration between the West Virginia Food and Farm Coalition and the Randolph County Housing Authority. The program aims to provide bi-weekly deliveries of fresh produce from local farmers along with additional products to Randolph County Housing Authority senior tenants. Deliveries are coordinated by Josh Wanstreet, a Community Health Worker with AmeriCorps serving in the RCHA's Healthy Home program.



Partnership Brings Graduate Student Internship

- Fairmont-Morgantown Housing Authority

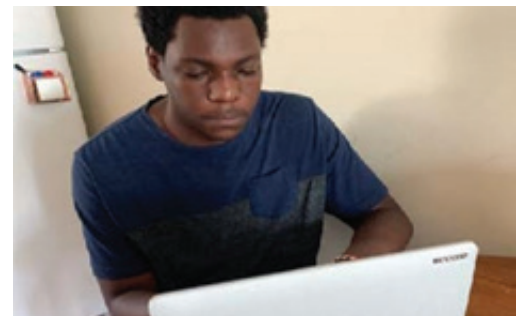
The Fairmont-Morgantown Housing Authority partnered with West Virginia University to sponsor an intern from the Master of Public Administration Program.

Corey Miller joined FMHA in May, and has been focused on researching, developing, and implementing a Resident Council Program for FMHA.

"Corey has long term goals of working in government or community based organizations and we felt this internship would be a win-win for both Corey and our HA," said Director Christal Crouso.

Corey has reviewed HUD's Resident Council requirements and researched grant opportunities. Additionally, He has also completed interviews with other HAs to collect best practices.

Corey has drafted a Resident Council Guide for adoption and prepared a resident survey.



WVU Intern Corey Miller works remotely to research Resident Council Programs with internship objective of implementing a Resident Council for FMHA.

Congrats FSS Graduates

- Mingo County Housing Authority

The Housing Authority of Mingo County has had three families to graduate from their FSS Program, earning a total of \$12,000 each. One family graduated in December 2019 earning \$18,000 from the five-year program. The HAMC FSS program has been a success and continues to grow and help families. In the past 12 months, 5 families have graduated, receiving over \$30,000 in escrow.



To RAD or Not to RAD



by Mike Sweet, SERC-NAHRO Legislative Committee Chairman

This coming summer, I will reach the 30-year mark in my affordable housing career. In 1991, I started work as a youth coordinator for the York Housing Authority in York, Alabama. I was fortunate to start at the bottom and work my way up, learning the business from a great mentor as I progressed. After some time working in the industry, I started seeing things evolve at the national level that led me to believe that the Department of Housing & Urban Development would like to see the Public Housing Program come to an end.

Over the course of the past couple of decades, Public Housing has been subjected to overregulation and micromanagement that has hampered our efforts to effectively operate the Program at the local level. We have been subjected to the contentious creation of

“Public Housing has been subjected to overregulation and micromanagement that has hampered our efforts to effectively operate the Program at the local level.”

the Real Estate Assessment Center (REAC) and their implementation of the Public Housing Assessment System (PHAS). We have seen our Authorities broken up into Asset Management Projects (AMPs). HUD has taken action to recapture operating reserves and, in my opinion, made little effort to secure adequate capital funding for the Public Housing Programs. Consolidation of Authorities, which would reduce local controls, now seems to be in vogue with the Department. The latest HUD endeavor is the revision of the Annual Contributions Contract (ACC), which will

fundamentally change the nature of the Public Housing Program. Our industry-wide effort to achieve meaningful deregulation has had modest success but much work is certainly left to be done. Yes, friends, I believe that the handwriting is on the wall.

In 2012, HUD launched the Rental Assistance Demonstration (RAD). There are a number of arguments regarding

Our industry-wide effort to achieve meaningful deregulation has had modest success but much work is certainly left to be done.

the reason why HUD created the RAD Program but I think the best of them is the significant need for the injection of private money into Public Housing Modernization/Capital Improvements. After all, by HUD’s own estimates, there is a backlog of capital needs that is now insurmountable through the normal funding of Capital Grant Programs.

Initially, I thought RAD was going to be the answer to all of my wishes and desires for deregulation of our Programs. However, when I talked with the “experts” on this subject, I quickly found out that was not going to be the case. At best, the roll out of the RAD Program was uncoordinated and there was a lot of disinformation floating around at the time. Through consultation with my Board of Commissioners, a decision was made to collect data and observe outcomes as other Agencies went through the conversion.

Following sizable increases in our operating subsidy and capital grant funds in 2017, we conducted a full

Physical Needs Assessment (PNA) to gauge financial feasibility of a conversion. A thorough review of the RAD Notice was done and a list of pros and cons of the Program was assembled for Board consideration. At the end of 2018, the Chickasaw Housing Authority launched its RAD Conversion effort and we closed on October 30, 2020. Despite delays caused by the pandemic and near direct hits from two hurricanes, the process went surprisingly easy. The HUD personnel that we worked with during the conversion process were both flexible and patient. Our consultants were very knowledgeable and responsive. Overall, I found the process to be a good learning experience.

Please do not interpret this as an endorsement of RAD, as I am a firm believer that every Housing Authority is different and what works for me may not work for the Agency down the road. However, what I am encouraging you to do is thoroughly

“I am a firm believer that every Housing Authority is different and what works for me may not work for the Agency down the road.”

evaluate the RAD program to see if it is a good option. I believe that you owe it to your Board, residents and community-at-large to take actions now to ensure that your Housing Authority remains a viable entity into the foreseeable future.

As always, please send me your thoughts and feedback via email to: chick604@bellsouth.net

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- **Special Alerts:** prominently displayed on your home page
- **Notifications Subscriber:** text &/or email your Residents 24/7
- **News (Bulletin Board):** publishes to your home page
- **Enhanced Contact Form:** directs email inquiries to the right department
- **Calendar of Events:** home page postings & developments
- **Map:** showcasing your properties & developments
- **Newsletter:** create responsive newsletter with unlimited articles
- **Staff Portal:** (password protected) digital HR Office



BurlingtonHA.org



SHASC.org



ClevelandHousingAuthority.org



StPeteHA.org



SuffolkRHA.org



CarolinasCouncil.org



MartinHousing.org



TGHA.net



NorthCharlestonHousing.org



RipleyHousing.org



TAHRAnet.org



ColumbiaHousingSC.org



HACG.org



LumbertonHousing.org



RobesonHA.org



TiftonHousing.org

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