

SERCUlator

October 2021



HOUSING forward

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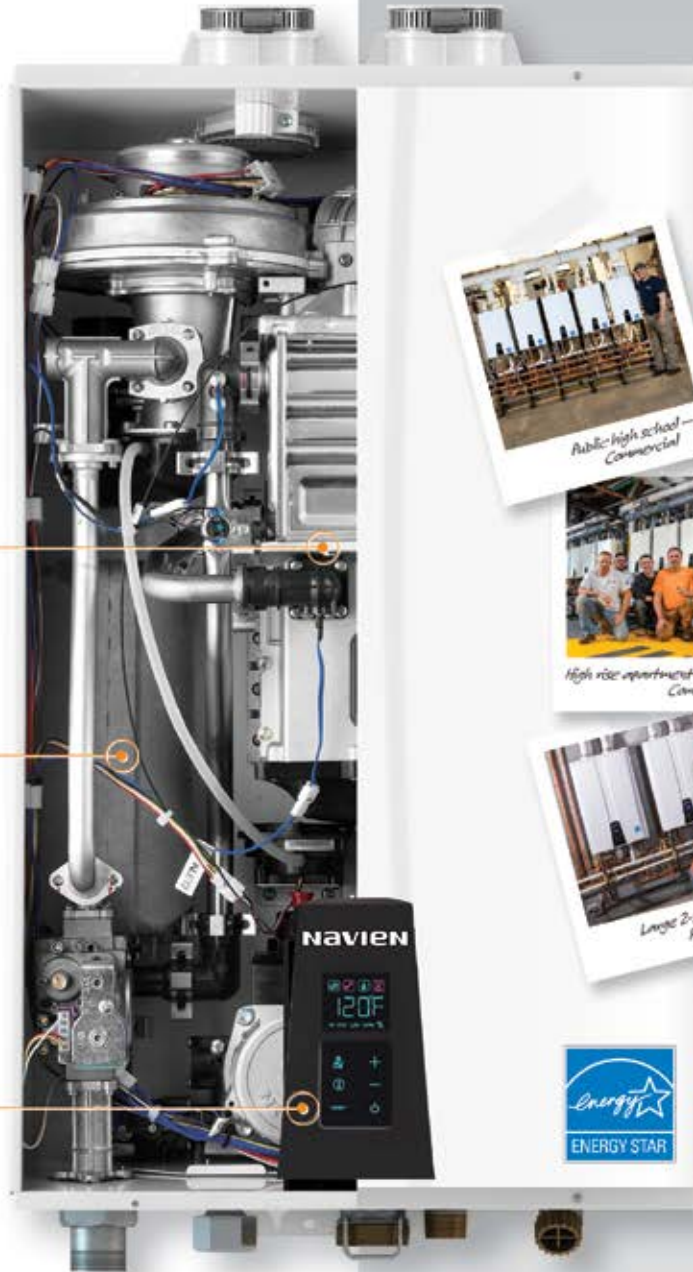
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The SERCulator is the official quarterly publication of the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials (SERC-NAHRO).

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

Shaundra Clark, SERC-NAHRO President

Greetings SERC - Housing Forward!

First things first – thank you to the SERC membership for allowing me to serve as your SERC President for the 2021-2023 term! It is an honor and a privilege to serve with you, our housing heroes, and I am looking forward to working with you to move the housing industry forward.

It is an honor and a privilege to serve with you, our housing heroes, and I am looking forward to working with you to move the housing industry forward.

As I stated at the annual conference in June, "We have work to do!" I have selected "Housing Forward" as our theme for the next two years. Let's move forward together by advocating for our programs, educating our communities, training staff and commissioners and serving the membership!

**"We Have Work To Do!"
I have selected
"Housing Forward" as our
theme for the next two years.**

Speaking of moving the industry forward! Never has affordable housing been at the forefront of this nation's consciousness like it is today! This presents a unique opportunity to advocate for the residents we serve and our communities at large as the nation listens with a collective ear!

As I am writing this message, we are in the final week of August Advocacy month and SERC is leading in letters sent to our congressional representatives.

I encourage you to keep this momentum going and stay in contact with your representatives! Be a voice for this industry!

Stay in contact with your representatives! Be a voice for this industry!

Lastly, I want to thank Past President, Mark Taylor, for his leadership from 2019-2021! He led SERC through an incredibly difficult period, and with his leadership, we persevered amid a world pandemic. Our hats off to you for a job well done!

Have a joyous holiday season!
Best Regards,

SERC-NAHRO President,
Shaundra Clark
Executive Director
Tifton Housing Authority, GA

And no message could have been any clearer...

If you wanna make the world a better place,

Take a look at yourself and then make that change.

– Michael Jackson,
"Man in the Mirror"





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30th Annual SERC-NAHRO MLK Basketball Tournament

- Opelika Housing Authority

The Opelika Housing Authority (OHA) is honored to host the 30th Anniversary of the Southeastern Regional Council (SERC) Martin Luther King, Jr. Basketball Tournament. For three decades, this enrichment event has tremendously impacted the lives of the youth residing in public housing throughout the southeast.

This tournament not only provides a chance for the youth to showcase their remarkable athletic abilities, but the tournament offers a weekend of cultural experiences and educational opportunities through college and university tours, black history proponents, prestigious guest speakers, and so much more.

The 30th Annual SERC NAHRO MLK Basketball Tournament will be held January 14-17th, 2022. In addition to the Basketball Tournament, a Cheer Competition will be held. All Cheer teams are welcome. The latest CDC guidance are being continuously monitored as we prepare for this event. We will follow all CDC guidelines and strongly urge wearing your mask.

OHA is excited to welcome all basketball players, cheerleaders, and coaches from public housing agencies across the southeastern region. We are eager to hear from Housers throughout the SERC-NAHRO Region about their ideas for this year's competition and the ways they would like to be involved.

Recently, each SERC-NAHRO Member organization was emailed a survey about the upcoming tournament. Please take the time to complete this digital survey and return it to SERC-NAHRO so we can best plan for this January's event.

For more information on how your agency can get involved, please contact Jessica Cook, Resident Services Director (334)749-5468 or visit the Opelika Housing Authority website at OpelikaHA.org.



Opelika Housing Authority

Opelika, AL

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HCV (Sec. 8) 490 VASH: 34
Matthew K. McClammy, ED
OpelikaHA.org



Kinsey Cove Groundbreaking Ceremony & 2021 AAHRA Awards

- Dothan Housing Authority

Dothan Housing (DH), Hollyhand Construction, the Banyan Foundation, AFHA, HUD, and others hosted a Hard Hat Celebration to mark the preservation and rehabilitation of Kinsey Cove (formerly Johnson Homes) on June 23, 2021. "Our top priority was to preserve affordable housing in Dothan," said Samuel P. Crawford, CEO of DH. "This is made possible through the collaboration and commitment of strategically aligned public-private partnerships."

The renovation of 212 affordable housing units at the Capstone at Kinsey Cove marks the fourth RAD PBV conversion for DH. The 34-million-dollar, 4% LIHTC project is one of the largest redevelopment efforts currently in progress in Alabama. "The Board is so proud

of the work that Sam and the DH staff have done to make this project a reality," said David C. Jamison, Chairman of the DH Board.

DH was recently awarded the 2021 Best Practices of the Year and Commissioner of the Year for David C. Jamison at the AAHRA Annual Conference in August. Jamison also had a development named after him when McRae Homes become the David C. Jamison Village.

For more information, please visit DothanHousing.org.



Sharon Parker Named Executive Director/CEO

- South Central Alabama Regional Housing Authority

South Central Alabama Regional Housing Authority (SCARHA) has appointed Sharon Parker as Executive Director and CEO effective July 31st, 2021 upon the retirement of Mr. Alan Smith. Sharon has transitioned into her new role from within the agency. She is looking forward to continuing to serve all SCARHA residents.

A Legacy of Service, Alan Smith Retires

Alan Smith was appointed as Executive Director and CEO of SCARHA in November of 2005. **He served the Affordable Housing Industry for over 35 years**, administering federal programs sponsored by the Department of Housing and Urban Development (HUD). He is a native of Coffee County, Alabama and earned a Bachelor of Science degree from Troy State University. Mr. Smith retired, effective July 31st, 2021.

For more information, please visit SCARHAhousing.com.



2021 AAHRA Commissioner of the Year David Jamison and DH CEO Sam Crawford.

Pictured above: 2021 AAHRA Best Practices of the Year and AAHRA Commissioner of the Year David Jamison w/ DH Commissioners & CEO Sam Crawford.



2021 AAHRA Best Practices of the Year DH Staff.



FAHRO 2021 Conference

What a great time we had at the J.W. Marriott, for the 2021 Annual Conference! This year we honored the following agencies and individuals:

2021 Large Agency Innovation
Sarasota Housing Authority

2021 Small Agency Innovation
Housing Authority of the City of New Smyrna Beach

2021 Best Practices – Large Agency
Lakeland Housing Authority

2021 Best Practices – Small Agency
Housing Authority of the City of New Smyrna Beach

2021 Newsletter Competition
Arcadia Housing Authority

2021 Outstanding Agency – Small Agency
Riviera Beach Housing Authority

2021 Outstanding Individual
Becky-Sue Mercer, Arcadia Housing Authority

We greatly appreciate our members' efforts to be vigilant in keeping us all safe and healthy. We also want to give a big THANK you to our sponsors and exhibitors.

For more information, please visit FAHRO.org.



*Pictured above: Outstanding Agency - Small Agency
Riviera Beach Housing Authority.*



Conference attendees dancing.



Outstanding Individual Award. Becky-Sue Mercer (ED, Arcadia HA) & Shannon Young (ED of Seminole County HA & FAHRO President-Elect).



Best Practices - Large Agency. Charles Glover (Lakeland HA) & Shannon Young (ED of Seminole County HA & FAHRO President-Elect).



Dwayne Alexander Named CEO/President

- Jacksonville Housing

During an August 23, 2021, special meeting of Jacksonville Housing and Brentwood Park Apartments Association, LTD., the Board of Commissioners appointed new officers and confirmed Dwayne Alexander to the position of Chief Executive Officer (CEO) and President of the affordable housing agency.

Alexander had served as Interim President and CEO of the agency since May 2018.

Experienced in all aspects of public housing and the affordable housing industry, Alexander began his professional housing career in 1995. Prior to joining Jacksonville Housing, Alexander gained experience serving with four public housing agencies and two private sector property management companies.

Alexander served as the Deputy Director of the Montgomery Housing Authority in Montgomery, Alabama, He also previously served as the Deputy Executive Director

and Interim Executive Director of the Southern Nevada Regional Housing Authority in Las Vegas, Nevada. Alexander also worked with the Virgin Islands Housing Authority, St. Thomas, Virgin Islands, where he served as Deputy Executive Director and Chief of Staff. He previously served as Supervisory Asset Manager for the Philadelphia Housing Authority, Philadelphia, Pennsylvania. His private sector property management experience includes work with H.J. Russel in Miami, Florida and Corpus Christi, Texas.

Alexander holds a Bachelor of Science degree from Montana Technological University of the University of Montana in Butte, Montana. Alexander, a Certified Property Manager (CPM®) holds numerous professional certifications related to the affordable housing industry and is an active member of national associations for housing and real estate professionals,



including serving as President-Elect of North Florida Institute of Real Estate Management (IREM®).

For more information, please visit JAXHA.org



Debbie Johnson, A Life of Service Remembered

- FAHRO

FAHRO is saddened to share the passing of Debra Annette “Debbie” Johnson a dedicated Houser and public servant.

Debbie was born in Tampa, Florida to Dorothy E. and William D. Sage. She grew up in Tampa as the youngest of three siblings, where she met Joe, the love of her life, and married in 1977. Debbie and Joe enjoyed 43 wonderful years of marriage.

Newly married, she and Joe relocated to Maryland for three and a half years where she earned her degree from the University of Maryland-College Park.

Upon their return to Florida, Debbie began her career as a clerical worker for the Tampa Housing Authority, spending 17 years with the agency.

Promotional opportunities led her to the St. Petersburg Housing Authority, and she was later appointed Executive Director/

CEO of Pinellas County Housing Authority in 2009.

She dedicated 39 years to her calling of serving underprivileged families as a champion of public and assisted housing.

On her off time, one of her greatest joys was going to the beach.

Debbie was a devoted wife, mother, daughter, sister, and godmother. Known as a loving, kind, giving, and brilliant woman, family meant everything to her.



Debbie Johnson's husband accepting the "Without a Paddle Award" in remembrance of Debbie. Presented at the FAHRO 2021 Conference by Shannon Young (ED of Seminole County HA & FAHRO President-Elect).





Revitalizing Trinity Walk

- Decatur Housing Authority

Decatur Housing Authority (DHA) was faced with an extreme shortage of affordable housing. In their Trinity Walk property, DHA replaced 112 obsolete housing units, added 43 new affordable homes in a high-cost area (9 at Trinity Walk and 34 at Oakview Walk), solved HUD contractual concerns, and returned residents with minimized relocation that kept students in local schools.

DHA engaged and partnered with residents, neighborhood, city, and city schools in creating a Transformation Plan that guided the successful revitalization of \$30.9 million in new housing.

DHA planned a three-phase development using low-income housing tax credits (LIHTC) and DHA direct financing. Plans included the development of two sites with 156 total units.

The final site included 34 units, at Oakview Walk, 7 of which are affordable market rate. These market rate units enabled DHA to develop affordable workforce housing for the “missing middle”.

The units and community space were constructed to the EarthCraft Multifamily and EarthCraft Community energy standards. A children’s playground, community gathering area, new plantings and

trees, and raised garden beds line the pleasant trails in the Greenspace created to protect the creek.

A central Greenway allows residents the ability to traverse the site without interacting with automobiles at most street crossings.



As a successful developer, DHA directly invested in its affordable housing, including \$1.26 million in TW I and \$1.35 million in Oakview Walk. DHA’s development efforts are managed by its internal nonprofit, Preserving Affordable Housing, Inc.

Students in Trinity Walk I and II participate in the DHA Board Scholarships. College-bound high school seniors are eligible for initial scholarships of \$500 to \$3,000 and yearly thereafter for \$500 to \$1,000 per year. DHA has awarded over \$570,000 to high school seniors over the past 30 years.

Students at Oakview Walk participate in the Community Improvement Fund, a \$50,000 commitment to education

and health initiatives by DHA for early childhood education, college scholarships, enrichment programs, and tutoring.

DHA worked with numerous partners, including Gateway and Oakview Residents, City of Decatur, Hudson Housing Partners, Bank of America Merrill Lynch, Georgia Department of Community Affairs, US Department of Housing and Urban Development, Don Dressel Consulting, Hemenway Construction, Kimley-Horn and Associates Inc., McCurdy & Candler LLC, and Arnall Golden Gregory LLP to make this three phase revitalization project possible.

The Housing Authority of the City of Decatur, Georgia was recognized by SERC-NAHRO with an Award of Excellence and by NAHRO with a National Award for Merit for its efforts to revitalize the Trinity Walk Property. Trinity Walk will also be competing for a NAHRO Award of Excellence.

For more information, please visit DecaturHousing.org.



Decatur Housing Authority
 Decatur, GA
 PBRA: 400 Workforce: 124
 HCV: 1,034
 Douglas S. Faust, ED/CEO
DecaturHousing.org



Hosting Days of Fun for Young and Old

- Camilla Housing Authority

Camilla Housing Authority believes both young and old deserve a day filled with fun and fellowship! CHA hosted a Senior Fun Day where seniors could just enjoy themselves. They played games of Bingo and checkers with winners receiving Subway gift cards. The event was such a success that they held them monthly for the entire summer.

For their younger residents, the month of July was filled with various summer fun activities. Each week, residents could enjoy a bouncy castle and

entertainment provided by a professional clown. Due to the success of these events, Aikido Schools then held their own fun days within each Camilla Housing Authority property. For more information, please visit CamillaHousingAuthority.com.



Sabrina Allen, Named ED

- Boys and Girls Club of West Georgia

Sabrina Allen will take over the helm of the Boys and Girls Club (B&GC) of West Georgia. With the B&GC being located within one mile of the LaGrange Housing Authority, it only made sense for the two organizations to form a partnership and combine services for the children of West Georgia. Sabrina Allen serves as the Residential Services Director for LaGrange Housing

Authority. Under her leadership, their West Georgia Star center was named an EnVision Center. West Georgia Star manages all services for each LHA property and the community as a whole.



Sheryl Frazier Retires & Africa Porter named ED

- Warner Robins & Houston County Housing Authorities

After nearly 13 years with Warner Robins HA and Houston County HA, Sheryl Frazier has retired. When Frazier started this position, Warner Robins and Houston County were ranked troubled housing authorities, but now, Warner Robins is ranked "standard" and Houston County is "high-performing."

"We started the job and life skills program, which helped a lot of our residents become employed, go back to school. We started the transportation program, and the last major project was the tiny houses," said Frazier.

Africa Porter, who served as Deputy Executive Director, will step into the ED role effective September 1. She says, "It has been a pleasure working under Miss Frazier. I have learned a lot under her leadership, and I look forward to working with our staff in my new role as ED".

For more information, please visit WarnerRobinsHA.com.

Annual Conference

- GAHRA

"It Starts With Us" was chosen as the Annual Conference theme to guide the event and set the tone for attendees. Those in attendance had the opportunity to meet and learn with other Housers from across Georgia, and enjoy all Savannah had to offer. For more information, please visit GAHRA.org.



Valerie Sneed (Tifton HA) sings national anthem at the GAHRA Annual Conference.



Pop-Up Businesses Welcomed

- The Housing Authority of Bowling Green

On August 10th, the Housing Authority of Bowling Green (HABG), in partnership with Live the Dream Development, LLC, welcomed POP-UP clients to its newly renovated building at 305 Graham: The HABG Small Business Development Place.

Opening their doors for business will be two clients of the People’s Opportunity Program for Underserved Populations (POP-UP): Kira Bolling and Katy Cole.

A Taste of Sunshine, LLC

Kira Bolling of A Taste of Sunshine, LLC currently offers cupcakes, giant cupcakes, cake-pops, and cupcake jars and will use her space to primarily bake-to-order. Walk-ins will also be welcome.

Her business name, A Taste of Sunshine, comes from the nickname of her mother, Sunshine, who passed in 2016. Baking was something that the two always did together.

Katy’s Creative Catering, LLC

Katy Cole of Katy’s Creative Catering, LLC., a to-go restaurant, will provide individual and family meals for carry-out and do catering for events such as birthdays, anniversaries, weddings, rehearsal dinners, and funerals.

Cole states “I am a spiritual person and I firmly believe that food service/ cooking is not just a job to make money (it’s also that though) but it’s a ministry

and a calling for me. I pray blessings over the food and its recipients and truly care about them and the meal before I even know who they will be. Some would call it excellent customer service, but I call it genuine caring and appreciation.”

“It took a lot longer to come all together than we planned, but we are excited to lease to two women-owned businesses in our neighborhood,” says Abraham Williams of the Housing Authority of Bowling Green.

“Rent is the single biggest monthly expense for the start-ups we work with through POP-UP, so we are happy to be able to provide a space at lower rent to enhance these businesses”.

For more information, please visit HABG.org.



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



2021 Scholarships Awarded

- Kentucky Housing Association

The Kentucky Housing Association is proud to award 4 scholarships to deserving high school seniors or college students living in public or assisted housing.

The KHA Scholarship Committee has selected the following individuals to receive a scholarship award:

Caleb Gathler - Four-Year \$3,000 Scholarship. Caleb is a 2021 graduate of Carroll County High School in Carrollton, Kentucky. He completed high school with a cumulative GPA of 3.74 and is enrolled at Berea College, where his long-term goal is to complete a degree in religious studies and become a hospital chaplain.

Caelia Hardaway - Four-Year \$3,000 Scholarship. Caelia is a 2021 graduate of Presentation Academy in Louisville Kentucky. Caelia completed high school with a cumulative GPA of 3.58 and is enrolled at Fisk University where she plans to pursue a bachelor's degree in Science with the goal of becoming a math teacher.

Milyn Henry - Four-Year \$3,000 Scholarship. Milyn is a 2021 graduate of Mason County High School in Maysville Kentucky. Milyn completed high school with a cumulative GPA of 3.13 and is enrolled at Midway University where she plans to pursue a Bachelor of Science degree with emphasis on becoming a registered nurse.

Brooke Johnson - One-Year \$2,500 Scholarship. Brooke is a student at Kentucky State University where she has earned Dean's List honors with a cumulative GPA of 3.73. Brooke is pursuing a degree in psychology and wants to specialize in addiction recovery counseling.

For more information, please visit KYHousingAssn.com.

Pictured above: Housing Authority of Carrollton Director Pat Baker, left, presents the certificate from Kentucky Housing Association to Caleb Gathler for his \$3,000 scholarship, one of four statewide. His mother, Cindy York, at right.



KHA Holds Annual Conference with TAHRA

- Kentucky Housing Association

KHA held their annual conference in conjunction with TAHRA at the Guesthouse at Graceland in Memphis TN, September 26th -29th. Agencies from both states were able to come together and participate in education sessions, visit with Housing Vendors, and fellowship after a long two years apart.



The conference began with an opening session to set the tone for the conference. The Parade of Flags and Presentation of Colors began the day's festivities, followed by a touching video tribute to our armed services was put together by Gerald Board.

The conference closed with a groovy 70s Disco Dinner. To raise money for the Scholarship Fund, 70s attire was encouraged and awards were given for best dressed (women and men), Best 70s Hair, Tallest Platforms, and Widest Bell Bottoms. It was a wonderful night for Housers to come together and have fun after a wonderful conference.

For more information, please visit KYHousingAssn.com.





HUD Award: Resident Communication

- Biloxi Housing Authority

The Housing Authority of the City of Biloxi received the “Director’s Most Valuable Use of Technology Award of Excellence For Covid-19 Response” for their efforts to improve resident communication during the Covid-19 pandemic.

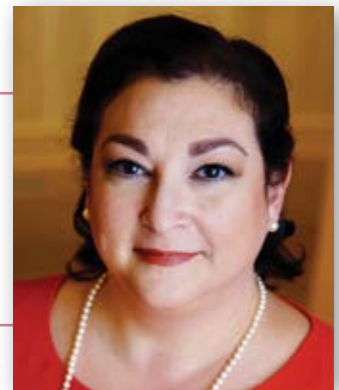
Over the last year and a half, it has been difficult to reach residents and quickly relay information across multiple properties. With the approaching severe weather season, Biloxi Housing knew it would be vital to quickly and reliably communicate with residents without having to go door-to-door.

Wanting to think “Outside the Box,” they explored options that would allow them to distribute information with minimal staff time and involvement as well as a solution that would be compatible with existing Biloxi Housing Assets.

Biloxi Housing utilized CallMax, an MRI product, that allows for custom site based or agency-based messages for residents. CallMax integrates with their Housing Software to quickly distribute messages to residents.

In addition to communicating with residents, Biloxi Housing saw this as an opportunity to continue improving their

The “Director’s Most Valuable Use of Technology Award of Excellence For Covid-19 Response” was presented to Executive Director, Helen Werby and all Biloxi Housing staff.



customer service while not being able to physically visit with residents and limiting in office contact.

Communication is key and providing new opportunities for communication allows for better customer service and experience.

In August 2021, they were recognized by Shelia W. Jackson, Director of the Mississippi Office of Public Housing, for their exhibiting digital resilience, innovation, and superb customer services amid the COVID-19 Pandemic.

The “Director’s Most Valuable Use of Technology Award of Excellence For Covid-19 Response” was presented to Executive Director, Helen Werby and all Biloxi Housing staff.

“It has been an invaluable tool for the Housing Authority and we are very proud of the accomplishment.”
Sarah Lyons, Biloxi Housing CFO.

For more information, please visit BiloxiHousing.org.



Biloxi Housing Authority

Biloxi, MS

HCV: 1,743

Helen C. Werby, ED

BiloxiHousing.org



Honoring Employees & Partners

- Laurel Housing Authority

The Laurel Housing Authority (LHA) is continuing to look for ways to offer affordable housing to the residents of Laurel and Jones County.

LHA Executive Director Ailrick Young and their board of commissioners recently conducted its annual meeting and program recognizing residents and employees.

LHA Property Manager Willie Taylor was selected as the agency's Employee of the Year and LHA property manager Tramel McMillan and LHA Safety Officer Charlie Turner were recognized for 10 years of service.



The agency's commitment to its residents was shown through the recognition of several individuals for their contributions to LHA. The agency conducts an employment program, hiring an adult and a young person at each housing unit site to help promote employment and economic independence. Rachel Jones, Malexys Harris, Shalayne Patterson, Catherine Nix, LaShonda Jones, Ellen Strickland and Octavia Roberts were recognized

for their participation in the agency's Summer Employment Program.

Also, residents participating in the agency's Resident Opportunities and Self Sufficiency programs at the various LHA sites were recognized — Sheryl Heidelberg and Braxton Thomas from the Beacon Homes Site, Catherine Nix and Kelsey Dixon from the Brown Circle Site, Charles Clayton and Ellen Strickland from the Arco Lane Site, and Reginald Hales and Sabien Ruffin from the Windsor Court Site.

Ida Knight and the Mississippi State University Extension Service received as the agency's 2021 Community Partnership Award.

"It's through the help of our partners that we are able to provide so many services to our residents," Young said. "Our partners help us make a difference in the lives of others by assisting us in providing our residents with the tools to improve their quality of life."

For more information, please visit LaurelHA.net.

Pictured at top L to R: Tramel McMillan, Charlie Turner, and Ailrick Young.

Pictured at left: Ellen Stricklan, Malik Davis, and Cather Nix were recognized for their involvement in the Summer Employment and Training Program.



Justin Brooks Named ED

- Mississippi Regional Housing Authority VIII

The largest housing agency in the state of Mississippi has a new Executive Director coming from Virginia. Justin Brooks will be heading Regional Housing Authority VIII.

The organization has been in existence for over 60 years and operates HUD programs for the state's lower 14 counties with offices in Gulfport, Hattiesburg, and Moss Point.

Brooks said, "We've had a very rich tradition of being builders here in South Mississippi in response to Katrina and other events. Now we want to shift that focus from housing and assets to building and people to break the cycle of generational poverty."

For the last 17 years, Brooks has worked exclusively in housing and community development, served as the senior director at the U.S. Department of Housing and Urban Development as well as executive roles in private and public sectors.

For more information, please visit MRHA8.org.





Damon Brown Receives Beyond Scholarship

- Goldsboro Housing Authority

Damon Brown is the 2021 recipient of the Brooks Jeffrey Beyond Scholarship for North Carolina. A resident of Goldsboro HA, Brown graduated from Wayne School of Engineering maintaining a 3.8 GPA.

Brown is currently attending the North Carolina Agricultural & Technical University with the anticipated major of Mechanical Engineering.

“There are a few factors that have influenced me to have the desire to attend college. I want to have a career, and not just a job. I want to provide for my mom because she has always done her best to provide for my brother and me while being a single parent.

Finally, I want to further my education so that I can have a different outcome for my life than most black males today.

My goals while in college are to get an education by learning how to do new things, stay consistent with my work and all of my classes, and most importantly, I want to finish getting my engineering degree.” Brown said.

As a national, award-winning leader in design, branding, marketing, website and app development for the affordable housing authority, Brooks Jeffrey has built a legacy of innovation. We encourage others to push BEYOND what’s expected to change lives, communities, and ideals.

The BEYOND Scholarship is available to current high school seniors who plan to enroll in a post-secondary institution. Applicants must be residents of a CCHRCO or TAHRA member Housing Authority. An eligible recipient must be an immediate family member who has

resided in publicly-assisted housing for a minimum of one, uninterrupted year.

For more information, please visit BJMweb.com/beyond.



Karuan Goldsberry, Maintenance Officer Saves Elderly, Disabled Woman from Apartment Fire

- Durham Housing Authority

Durham Housing Authority maintenance officer, Karuan Goldsberry; sprang into action when he saw black smoke coming from a Liberty Street Apartment unit.

Karuan had just finished lunch on August 6th and was on the way to his next assignment when he heard fire alarms and a woman screaming for help. The elderly, disabled resident who lived inside the unit had not had time to call 911 for help before Goldsberry arrived.

“I immediately took action, got her out of there first, and then, went back in to make sure nobody was inside the unit,” described Goldsberry. “I basically took her arm around my shoulder and kind of picked her up to get here out of the house. The fire started in the master bedroom, I just opened the door and nothing, but smoke came out. There

was a whole fireball. I just closed the door and got out of there.” Goldsberry’s N95 helped Goldsberry breathe while inside the apartment.

“I really don’t consider myself a hero, I’m just doing my job as an employee and just as a human. When it’s time to take action, I really don’t think- I do” Goldsberry said.

Goldsberry joined DHA in July 2021, he shared that as a teenager he thought about becoming a volunteer firefighter, but for now he is happy with his current position.

For more information, please visit DurhamHousingAuthority.org.





Giving Back (Packs)

- Greensboro Housing Authority

As the many students in Greensboro Housing Authority (GHA) communities prepared to head back to the classroom, GHA provided some much-needed supplies in preparation for an in-person academic year.

GHA team members wanted children to start the 2021 school year better off than 2020. In a decidedly collaborative effort, **GHA's Resident Engagement and Services (RES) team members engaged partners in the Guilford County School System and local nonprofits to collect donations and hold a back-to-school backpack giveaway and resource fair event.**

GHA's RES team members coordinated school supplies and financial donations of over \$11,000 to ensure that GHA youth were prepared for their first days back-to-school. Volunteers from GHA's team, Resident Council Presidents, and resident leaders in the community met to pack 2,400 backpacks with school supplies and face masks.

To make sure that any child who needed a backpack had an opportunity to get one, the RES team visited each of GHA's 17 family communities for distribution events, culminating in one large resource fair/backpack giveaway event held adjacent to the Claremont community, for any child who was unable to get one at the distribution events, GHA voucher recipient families, and the neighboring local community.

Teaming up with 25 other organizations, this outdoor August 14th event not only distributed the backpacks filled with school supplies but featured local resources and GHA feeder school staff members.

Overall, 1,725 bags were given out at GHA properties and the Back-to-School Fair. The remaining bags were donated to local GHA feeder schools to give back to the local community and support all children in need. For more information, please visit GHA-nc.org.



Congratulations 2021 CCHRCO NC Websites of the Year



LumbertonHousing.org



PembrokeHA.com





Jobs Plus Program Grant

- Rock Hill Housing Authority

In April 2021, Rock Hill Housing Authority (RHHHA) received the FY2020-2021 Jobs Plus grant for their Workman Street Property. RHHHA is one of twelve agencies to receive the Jobs Plus Program for FY 2020-2021. RHHHA is excited to bring this program to their residents and deploy the \$2,300,000 grant.

The Job Plus grant funding is to help Public Housing Agencies (PHAs) develop locally-based, job-driven approaches to increase earnings and advance employment outcomes for public housing residents. The place-based Jobs Plus program addresses poverty among public housing residents by incentivizing and enabling employment through earned income disregards for working residents and a set of services designed to support work, including employer linkages, job placement and counseling, educational advancement, and financial counseling.

Ideally, these incentives will saturate the target developments, building a culture of work and making working residents the norm.

The Jobs Plus Initiative program consists of the following three core components:

Employment-Related Service:
RHHHA will offer employment-related services to residents with a range of employment needs. This includes services such as work-readiness training, employer linkages, financial counseling, educational advancement, job placement, and employment counseling.

Ideally, these incentives will saturate the target developments, building a culture of work and making working residents the norm.

Financial Incentives:
Targeted residents enrolled in Jobs Plus will be granted a 100 percent income disregard that will remain in place for up to 48 months.

Community Support for Work:
RHHHA will market Jobs Plus services and financial incentives to all targeted residents in a development. The goal is to saturate communities with work-related messages and to create a culture of work.

RHHHA is actively pursuing partnerships with exciting and new community partners to assist in this new program.

For more information, please visit RHHHA.org.





Rock Hill Housing Authority

Rock Hill, SC
 PH: 369 HCV: 589
 Dewayne Alford, ED
RHHHA.org



CEO Ivory Mathews Cover Story: *The CEO Publication*

- Columbia Housing

Colleagues and peers of Ivory Mathews, know of Ivory's dedication to and passion for affordable housing. No surprise that Ivory is one of 20 CEOs featured in *The CEO Publication's* September 2021 issue. The publication, based in Australia, is a global magazine with digital & printed publications. Six publications are produced by *The CEO Publication*, one of which is produced for North and South America.

From her CEO Publication article:

"Ivory has led the HA organizations she has been involved with to new heights. She understands that Public Housing is changing. Her unique ideology and understanding of the transformation and challenges to the industry's governing boards/commissions and executive leadership has allowed her to adapt with the speed and agility required to effectively manage the complexity of current day public housing authorities. Ivory has transformed small, medium and large public housing agencies, while advocating for affordable housing on the local, state and national level."

The article goes on to highlight the accomplishments at each agency Ivory has served at. For the complete article, visit TheCEOPublication.com/Magazine.

Ivory's public housing leadership to date includes:

- Aiken HA, SC 2003-2012
Various positions to include CEO



- Lucas Metropolitan HA, Toledo, OH 2012-2014, Deputy ED
- The Greenville HA, SC 2014 – 2019, CEO. TGHA won 18 state, regional and NAHRO national awards during Ivory's tenure.
- Columbia Housing, SC 2019 to date, CEO. CH won 46 NAHRO Merit Awards in 2021 as well as 2020 Website of the Year in 2020 from CCHRCO. ColumbiaHousingSC.org.

Congratulations Ivory Mathews!
We expect the best is yet to come!

Erica Phillips Receives Beyond Scholarship

- Columbia Housing

Erica Phillips is the 2021 recipient of the Brooks Jeffrey Beyond Scholarship for South Carolina. A resident of Columbia, Brown graduated from Glenn Hills High School maintaining a 3.5 GPA.

Brown is currently attending the Midlands Technical College pursuing a career in labor and delivery nursing.

As a national, award-winning leader in design, branding, marketing, website and app development for the affordable housing authority, Brooks Jeffrey has built a legacy of innovation. We

encourage others to push BEYOND what's expected to change lives, communities, and ideals.

Applicants must be residents of a CCHRCO member HA.

For more information, please visit BJMweb.com/beyond.



Congratulations 2021 CCHRCO SC Websites of the Year



SHASC.org



RHHA.org



DarlingtonHA.org





Continued Support for Residents

- McMinnville Housing Authority

The residents of McMinnville Housing Authority had a summer filled with fun events and opportunities thanks to MHA Staff and Community Partners.

To enjoy the beautiful summer weather, all residents with children were treated to a free pool party for their “Happy Parents Day”. Through the generosity of a private donor, a local pool was rented so residents and their families could enjoy. Transportation to and from the pool was also provided for residents.

The pool featured fun slides and water activities for children to enjoy as they played, and a lifeguard monitored the pool to keep everyone safe throughout the event.

The McMinnville Police Department even stopped by to enjoy the fun with residents and build positive relationships.

To enjoy the beautiful summer weather, all residents with children were treated to a free pool party for their “Happy Parents Day”.

Finally, additional community partners came together to provide free food for all attendees, which was much appreciated after a long day of pool party fun.

WiFi Hotspots in three of their developments for residents. The Hotspots were conveniently placed in central locations allowing residents to access them whenever needed.

These hotspots will make it easier for their youngest residents to attend school virtually and participate in online enrichment activities. For adult residents, access to wifi will allow for easy job searching and resources for residents.

All-in-all these will be a wonderful asset for resident families to better connect digitally for work, school, and play.

For more information, please visit MMHATN.org



It was a beautiful day filled with summer fun and laughter. Residents were able to come together as families and enjoy a stress-free day together, making for very happy parents and children as well.

Later this summer, residents were treated to another surprise that could be enjoyed by all. McMinnville Housing Authority installed free



McMinnville Housing Authority
 McMinnville, TN
 RAD PBRA: 422
 Patricia Basham, ED
MMHATN.org



Grants for Cherokee Place Development

- Franklin Housing Authority

The Franklin Housing Authority received an \$806,047 grant from the National Housing Trust Fund to be used for construction costs for new affordable housing on the Cherokee Place site.

The site had 59 public housing units with those units set to be demolished in August. Construction is expected to begin in the fall.

NHTF grants are awarded through a highly competitive application process open to Public Housing Authorities and nonprofit entities throughout Tennessee.

Additionally, Franklin Housing Authority received a \$500,000 grant from the Tennessee Housing Trust Fund for the Cherokee Place Development.

“This grant from THDA will assist us in continuing to build new affordable housing in Franklin,” said Derwin Jackson, president and CEO of the Franklin Housing Authority. “As construction costs continue to rise, it becomes a challenge to find funding to meet those rising costs. Grants from THDA help us to fill the gap.”

For more information, please visit FranklinHousingAuthority.com.

Pictured at top L to R: Darlene Morton, Bob Barrett, Derwin Jackson, Scott Black, Williamson County Mayor Rogers Anderson, Franklin Mayor Ken Moore, Ranata Mattison, Susan Minor, State Rep Sam Whitson, and Lindsy Green.

TAHRA Holds Annual Conference with KHA

- TAHRA

TAHRA held their annual conference in conjunction with KHA at the Guesthouse at Graceland in Memphis TN, September 26th -29th. Agencies from both states were able to come together and participate in education sessions, visit with Housing Vendors, and fellowship after a long two years apart. TAHRA voted to install their new board of officers who will be installed during a transitional meeting in October.

For more information, please visit TAHRAnet.org.



Jalyng Cogshell Receives Beyond Scholarship

- Ripley Housing Authority

Jalyng Cogshell is the 2021 recipient of the Brooks Jeffrey Beyond Scholarship for Tennessee. A resident of Ripley Housing Authority, Cogshell graduated from Ripley High School in May 2021.

Cogshell is currently attending the Bethel University in McKenzie Tennessee and is pursuing a career in computer engineering with hopes to work within the tech sector upon graduation.

“I plan to go to school because life has more to offer and I want to see it all. I want to experience all the good and the bad and hopefully make a change.” Cogshell said.

As a national, award-winning leader in design, branding, marketing, website and app development for the affordable housing authority, Brooks Jeffrey has built a legacy of innovation. We encourage others to push BEYOND what’s expected to change lives, communities, and ideals.

The BEYOND Scholarship is available to current high school seniors. Applicants must be residents of a TAHRA member Housing Authority.

For more information, please visit BJMweb.com/beyond.





From Housing Assistance to Home Ownership

- Harrisonburg Redevelopment and Housing Authority

All participants who choose to enroll in the Family Self-Sufficiency program (FSS) are invited to establish goals when they sign the 5-year contract. Many participants aim to take the many steps needed to prepare for home ownership. This involves working on their credit, budgeting, securing a higher paying job, and learning about the home buying process.

In July, FSS participant Amber closed on her home and moved out of Franklin Heights. Amber joined FSS when she moved into Franklin Heights in 2019 and successfully worked through the program to secure a higher paying job. Amber shares her reflection about moving from housing assistance to home ownership.

“I was on the waiting list for what seemed to be a very long time. When I finally got a call, I was so relieved due to being a single mother of two children and struggling with a stressful low wage job and life expenses. When I moved to the Franklin Heights neighborhood, I found the most amazing neighbors, to what now feels like family. I joined the FSS program after a couple weeks of being in my apartment and I was

beyond grateful for the wonderful people in the FSS community.

I loved the interaction, the encouragement, and being able to discuss my dreams. I got great advice and help with things I wanted out of life that I had no clue how to do myself or where to start. My FSS caseworker Everett made things so clear, easy and




understanding. He was so helpful in helping me get my goals, dreams written down and kept me motivated to try my best with check ins each month. I went to school for medical assistance. I got an amazing job in the Healthcare industry. My children have grown and learned from this experience as well, watching me keep going on my goals. We have graduated from the FSS Program and we just moved into our new home. We have

a new and bright outlook on life, and I give a great thanks to this community for their support.” – Amber G.

As part of a larger City initiative to increase homeownership, Harrisonburg Redevelopment and Housing Authority (HRHA) operates a Homebuyer Assistance Program to support low to moderate income families and individuals purchase homes in the \$250,000 (Updated February 2021) and below market within the City of Harrisonburg. HRHA Connects families with community resources and helps walk them through the home buying process. Additionally, they assist in providing financial assistance by either down payment or closing cost assistances for eligible families.

For more information, please visit HarrisonburgRHA.com



Harrisonburg Redevelopment and Housing Authority
 Harrisonburg, VA
 HCV: 956
 Michael Wong, ED
HarrisonburgRHA.com



SRHA Hosts National Night Out Event

- Suffolk Redevelopment and Housing Authority

Suffolk Redevelopment and Housing Authority (SRHA) hosted a National Night Out event for their residents on August 3rd, 2021.

This annual event gave residents the opportunity to stop by and spend time with SRHA staff, city officials, police officers, and fire and rescue teams.

The community came together in fellowship to show their unity in fighting against crime within their community. Year-round safety in

your home, community, and city is of the utmost importance and each person has the opportunity to make a difference.

SRHA provided games, music, entertainment, dancing and much more fun for the entire family. The entire community was able to come together and celebrate their unity.

For more information, please visit SuffolkRHA.org.

Pictured at top L: Bernasia Chapman waves bubbles at the event.

Pictured at top R: Tony Young, an employee at SRHA, flips burgers during the event.



Find-A-Way Program Leads to Homeownership

- Bristol Redevelopment & Housing Authority

Denise, a Bristol Redevelopment & Housing Authority (BRHA) Resident, has completed the Find-a-Way Family Self-Sufficiency Program!

This program gave her the opportunity to set goals which she worked to complete and save money. She completed the Homeownership Program and applied for her loan through Virginia Housing. Everyone working together helped Denise to buy the home she has always wanted for her and her daughter.

Denise was a 30-year public housing resident who was so happy for the opportunity given to her through the Family Self-Sufficiency program. She is, truly, a role model and encouragement to others. Denise is also a commissioner, presently serving

on the BRHA Board of Commissioners. Through lots of hard work and determination, Denise made her dreams come true.

For more information, please visit BRHA.com.



Pictured at top R: Bill Hartley, Councilman, Bristol City Council; Josh Fleenor, Chair, BRHA Board of Commissioners; Sam Hanks, Virginia Housing; Denise Franklin, FSS Graduate; Lisa Porter, ED, BRHA.

Pictured at bottom R: Josh Fleenor, Chair, BRHA Board of Commissioners; Lynn Pannell, Resident Services Manager, BRHA; Bill Hartley, Councilman, City of Bristol, VA; Denis Franklin; Sam Hanks, VA Housing; Lisa Porter, ED, BRHA.





WVAHA 2020-2021 President's Report

- West Virginia Association of Housing Agencies

Community Service Efforts

The WVAHA provided HA's with additional resources throughout the pandemic which afforded them the opportunity to build and expand upon local partnerships, reaching their families in new and creative ways.

These community service efforts included food give-aways, literacy support, family enrichment programs, summer feeding programs, pandemic relief support, broadband launches, and much more.

The WVAHA celebrates those HA's whose staff participated in two or more WVAHA sponsored community service efforts.

- Williamson HA
- Parkersburg HA
- Wheeling HA
- Fairmont-Morgantown HA
- Beckley HA
- Bluefield HA
- St. Albans HA
- South Charleston HA
- Mingo County HA
- Charleston-Kanawha HA

Scholarships

Scholarships were awarded to four high school graduates in 2021, including two children from our WVAHA members HA staff. The WVAHA received a total of 6 applications in 2021.

For more information, please visit WVAHA.com.



"We should be extremely proud of all we achieved over the past two years, especially given the circumstances. Thank you for so willingly sharing your time, expertise, and experiences with me. It has been an honor to work with you." - Pauline Sturgill

WVAHA Grant Awards 2020-2021

Save the Children \$788,264

- KiWi STEM Kits - \$15,000
- Summer Feeding - \$27,000
- Farmers to Families Food Trucks: \$590,400 (each truck valued at \$39,360).
 - Williamson Housing Authority: 5 trucks (2/4, 2/25, 3/15, 4/28, 5/27)
 - REACHH – FRC: 3 trucks (3/10, 4/9, 5/7)
 - Fairmont-Morgantown Housing Authority: 2 trucks (3/11, 4/28)
 - Housing Authority of Beckley: 3 trucks (3/19, 4/23, 5/14)
 - Parkersburg Housing Authority: 2 trucks (3/24, 4/15)

• Gifts in Kind (GIK): Approximately \$100,000

- Items include new children's books, toys, games, playdough, backpacks, face masks, sanitizing wipes, hand sanitizer, hand soap, toys, toothbrushes, and STEM kits.

Truist Bank \$125,000

- Broadband Initiative Grants - \$100,000
- Planning Grant - \$25,000
- Broadband Initiative Grants: Three applications received, totaling \$75,000. Two applications are expected to be funded, Wheeling HA and Charleston-Kanawha HA. The third application was incomplete. Total awards anticipated being funded is \$50,000. Truist Bank is willing to hold funds not awarded, issuing a second RFP over the winter.
- Planning Grant: After discussion, it was decided that the funds would be used to engage an IT Consultant to work with authorities with no experience in grant writing and/or launching a broadband initiative. Truist will work with a cohort of authorities over the next 12 months to help them develop plans of action, draft safety procedures and protocols and identify the most effective, cost-efficient internet models for their communities. Truist has indicated they will hold the remaining Broadband Initiative grant funds of \$50,000, awarding them to members of the cohort and in addition, will dedicate another \$100,000 in 2022 to assist the remaining cohort members launch their initiatives.



New Offices and Community Center Coming

- Wheeling Housing Authority

In July 2018, a fire destroyed the Sacred Heart Church building in North Wheeling. Owned by Wheeling Housing Authority, the building was home to its North Wheeling office. The former sanctuary had been converted into a community center and was widely utilized by the North Wheeling community, including the Faith Community Church. The lower part of the building was rented by Augusta Levy Learning Center.

"The final part of this journey is for WHA to rebuild," proclaimed Wolen. Shaffer Madama (Dennis Madama) is overseeing the construction, with Colaianni Construction providing contractor services.

The new building will house an office and maintenance shop for WHA and, once again, a community center for North Wheeling. Faith Community Church and

the Augusta Levy Learning Center have both moved into new permanent buildings.

"WHA is very excited to get this project underway and to again be able to provide a community gathering place for the North Wheeling community. We are proud to be a part of this great community and the City of Wheeling," concluded Wolen. For more information, please visit WheelingWV-pha.org.

Pictured above: FRONT ROW L-R: Heidi Kossuth, WHA Board; Ben Seidler, Second Ward Councilman; Joyce Wolen, WHA Executive Director; Loma Nevels, WHA Board; Tammy Miller, WHA Deputy Executive Director/Director of Finance; John Looney, WHA Board.

BACK ROW L-R: Randy Geese, WNV Board; Joe Key, Community Member; Dennis Madama, Architect; Dino Colaianni, Colaianni Construction; Denis Wilson, WHA Board; Jerry Craig, WHA Board Chair.



Save the Children®

Summer Feeding Program Numbers are In!

- WVAHA

Save the Children is incredibly proud of how much BANG they got for their buck and thanks you and your staff (and the WVAHA) for your heroic efforts in meeting the needs of our most marginalized citizens. Great news-- Each authority is expected to be fully reimbursed for everything they spent on their STC Summer Feeding Program. Cathryn Miller from STC shared that the six authorities who participated and turned in their receipts reported serving 4,500 children/families this summer, providing 17,758 meals.

In addition, Cathryn shared that these authorities engaged their children and their families in hundreds of hours of literacy and reading programs, STEM projects, art activities and nutrition education.

For more information, please visit SaveTheChildren.org.

Meet Our WVAHA 2021 Scholarship Winners

- WVAHA

Russell Bibbee Memorial Scholarship Winners:

Jazmyn Teter - (top left) a recent graduate of Tygarts Valley High School, Jazmyn plans to enroll in Fairmont State University's Mechanical Engineering Program.

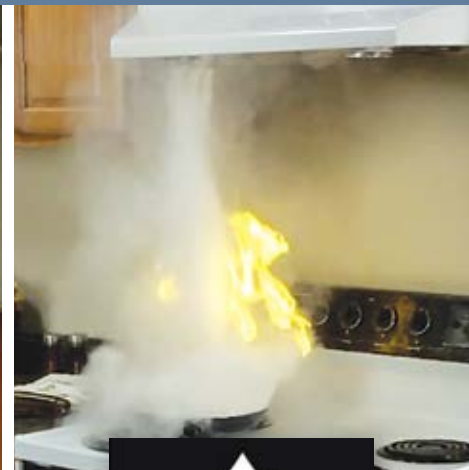
Metaya Teter - (bottom left) intends to major in Economics and one day settle in New York City, working as a consultant for companies looking to increase their financial status.

Manuel C. Cartelle Scholarship Winners:

Jeanette Williams - (top right) is a student at West Virginia State University, where she is pursuing a degree in Health Sciences.

Alexia Murphy - (bottom right) a graduate of East Fairmont High School. Alexia is attending Pierpont Community and Technical College, majoring in their Veterinarian Assistant Program.





Preventing a Grease Fire, Are Your Residents Protected?

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

Statistics reveal that nearly 5,000,000 cooking fires occur annually in the home. Of these fires, grease fires are the most dangerous and are responsible for 1 in every 5 home fire deaths. Learning how to prevent and put out grease fires could save a life.

Tips for Preventing Grease Fires within Your Units:

- Prevention is key, invest in an automatic fire dampening system like Auto-Out! If you have an Auto-Out installed and you accidentally start a grease fire, Auto-Out will work upon-flame activation. As the flames touch the wick at the bottom of the canister, the device will pop open and release fire-suppressant powder directly onto the fire.
- When reheating or doing any other kind of cooking, do not leave the kitchen until you are done. Grease fires can start in less than 30 seconds so do not leave your food unattended.
- Don't throw in food carelessly when the oil is hot. It will splatter and can lead to burns. Drain all moisture from the food before dipping it into the hot oil. Also, avoid putting frozen foods into hot grease.

- Do not over-heat the grease beyond the maximum recommended temperature. If you notice any smoke or oil smells, it simply means that the oil is too hot and therefore you should turn the burner down.
- Keep children and pets distant from the stove when it is lit.

The Do's and Dont's

Do Not Use Water On a Grease Fire

No matter what you do, never think of stopping the flames with water. Why? Water contains oxygen and a lot of it. So when you pour water on the fire, instead of cooling down, you'll have powered it even more. Auto-Out smothers the flame when activated by releasing a powder substance. The powder that is released from the Auto-Out canister is not toxic or corrosive. If it is safe to do so, turn the burner off. This prevents a fire from re-igniting. Only turn the burner off if it is safe to do so. Proceed with safety and caution at all times.

Never Attempt to Move The Burning Pot/Pan Outside

Many people make this common mistake because it seems logical at the time. However, the burning oil could spill, and it can burn you and other flammable objects it comes into contact with.

Never Swat at the Fire with a Fabric Like a Towel or Apron

What happens if you do, you'll be fanning the flame, and it will spread even more. And the material could also catch fire.

Three out of five non-fatal fire injuries are caused when the victims tried to extinguish the fire themselves. Auto-Out is an auto activated device that safely extinguishes the fire. When your Auto-Out activates it will also emit a loud pop sound. This pop sound will alert you to its activation and should serve as a prompt to return to the stovetop

Auto-Out is a one-time use only device. If you are an apartment resident, contact your community manager immediately to notify them that your Auto-Out has activated. Depending on the scale and severity of the fire, there may be smoke damage or other items that require management attention. If you are in danger, call 911.

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

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Email or text message alerts to notify you of potential threats around your facility.



Valuable analytics and information about parking control, traffic management, etc.



SERCulator.com
971 Coley Drive
Mountain Home, AR 72653

Dates to Remember

**NOV
12-13**

**SERC-NAHRO Executive
Committee Meetings**

**NOV
24**

**SERCulator Materials
Deadline (Winter Issue)**

**NOV
14-16**

**SERC-NAHRO
Fall Workshop**

**JAN
3**

SERCulator Mailing Date

Fall Executive Committee Meeting & Fall Workshop

Executive Committee Meeting
Fri-Sat, Nov 12-13, 2021

Workshops
Sun-Tues, Nov 14-16, 2021



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Check SERC-NAHRO website for registration & more: serc-nahro.org/events/