

# SERCulator

April 2024



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# Knowledge & Experience

## HOUSERS TRUST

Nationwide Housing References Available



*"I am loving the RCRHA website. The immediate added value is astonishingly refreshing! This is a great marketing tool."*

- **Tyrone Lindsey, MS**  
CEO, Roanoke-Chowan Regional Housing Authority, NC  
ECAHRO President 2023-2024  
RCRHA.org

Websites

*"I've had the pleasure of working with Brooks Jeffrey since 2016—first at Lafayette Housing Authority in Lafayette, LA and currently at Columbia Housing in Columbia, SC.*

*They're a tremendous resource and valued partner, creating agency specific products, helping to grow our network, and expanding our digital blueprint!*

*I'm most impressed with their unique skill to bring a vision to life—sometimes in the form of a website, newsletter, or annual performance report. The talent is unmatched!"*

- **Yvonda Bean, CEO**, Columbia Housing, SC  
NAHRO's Outstanding Professional of the Year 2023  
SERC-NAHRO Legislative Committee Chair  
ColumbiaHousingSC.org



Marketing



*"I can't say enough about how good the LHA website looks! Brooks Jeffrey exceeded my expectations. You and your team are so easy to work with. And, working - since 2017 - with you on the CCHRCO website has been a great experience as we continue to improve CCHRCO's digital presence. Thank you so much!"*

- **Michael Dineen, ED**  
ED Lenoir Housing, NC | Past President CCHRCO  
LenoirHousing.org | CarolinasCouncil.org

Websites

## 65 Award-Winning Projects

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On the Cover

This edition's cover features a photo from the 2024 SERC MLK Basketball & Cheer Tournament; photos were provided by the event host Opelika Housing Authority and were taken by Intown Imagery.

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\* IFC = Inside Front Cover

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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: SERCulator.com | 800.506.8064



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# President's Message

Anthony Goodson, Jr. | SERC-NAHRO President



## Dear SERC-NAHRO Members,

I wanted to take a moment to express my sincere gratitude to each one of you for your unwavering dedication and commitment to our organization; your passion for serving our community and your tireless efforts in advancing our mission do not go unnoticed.

Your hard work and collaboration have truly made a difference in the lives of those we serve, and I am continually

inspired by the impact we are able to make together. Your contributions, whether big or small, are invaluable and greatly appreciated.

Thank you for being an integral part of SERC-NAHRO and for all you do to support our shared goals.

Your continued support and involvement are what make our organization thrive.

Looking forward to seeing and hearing from you at our annual meeting in June.

Anthony Goodson, Jr.,  
SERC-NAHRO President

## SERC Cares



At this year's annual conference, SERC Cares will support Backpack Beginnings, a charity that helps children and families within the Greensboro area meet their basic needs by supplying tangible needs.

**The SERC-NAHRO Public Affairs Committee will be accepting donations via cash, check, or credit card throughout the annual conference.**

**Please assist us in leaving a positive impact in the city of Greensboro!**

The SERC-NAHRO Emerging Leaders will be working directly with Backpack Beginnings to offer hands-on support in addition to our monetary donations.

We encourage you to join us in Greensboro with a generous spirit!

## Join Us for The 2024 SERC-NAHRO Annual Conference

3121 West Gate City Boulevard, Greensboro, NC 27407 | Sun-Wed, June 23-26, 2024



Check SERC-NAHRO website for registration & more: [serc-nahro.org/events/](https://serc-nahro.org/events/)



## STATE REPRESENTATIVES

AL	Steve Sides	NC	Michael Dineen
FL	Abe Singh	SC	Janice Fowler
GA	Marie Harris	TN	Justin Jones
KY	Cheri James	VA	Nancy Tarkenton
MS	M. Jason Spencer	WV	Belinda Harness

## PAST PRESIDENTS

Immediate PP	Shaundra Clark	GA
Second PP	Mark Taylor	WV
Third PP	Sean Gilbert	TN

## PRESIDENT'S PORTFOLIO - Anthony Goodson, Jr.

ANNUAL CONFERENCE	Latonia Simmons (Chair)	GA
EMERGING LEADERS	Robert Greathree (Chair) Taleshia Stewart (Co-Chair)	MS MS
SMALL AGENCY TASK FORCE	Lisa Porter (Chair) Russell Nast (Co-Chair)	VA GA
YOUTH LEADERSHIP DEVELOPMENT	Tom Wachs (Chair) Abraham Williams (Co-Chair)	AL KY
EXECUTIVE COMMITTEE COORDINATOR	Marilyn Medley	TN
WOMEN IN LEADERSHIP	Shaundra Clark (Chair)	GA
MULTIFAMILY	Matthew McClammy	AL

## SENIOR VICE PRESIDENT'S PORTFOLIO - Michael Wong

LEGISLATIVE COMMITTEE	Yvonda Bean (Chair)	SC
POLICY ADVISORY COMMITTEE	Ailrick Young (Chair)	MS
NOMINATING COMMITTEE	Shaundra Clark (Chair)	GA
INTERNATIONAL RESEARCH & GLOBAL EXCHANGE	Patricia Allen (Chair) Henrietta Snipes (Co-Chair)	GA AL
SITE SELECTION COMMITTEE	Jake Oglesby (Co-Chair) Sean Gilbert (Co-Chair)	GA TN

## SECRETARY'S PORTFOLIO - Mike Sweet

HISTORY/ARCHIVAL COMMITTEE	Joyce Wolen (Chair)	WV
RESOLUTIONS	Vacant	

## TREASURER'S PORTFOLIO - James Cox

BUDGET COMMITTEE	Courtney Coleman (Chair)	AL
------------------	--------------------------	----

## VP HOUSING'S PORTFOLIO - Dannie Walker

HOUSING COMMITTEE	Felicia Snow (Chair)	MS
RENTAL ASSISTANCE COMMITTEE	Elizabeth Little (Chair)	SC

## VP PROFESSIONAL DEVELOPMENT'S PORTFOLIO - Candice Drake

PROFESSIONAL DEV.	Marie Harris (Chair)	GA
ADMINISTRATIVE PRACTICE	Douglas Freeman (Chair)	GA
EDUCATION & TRAINING	Felicia Jackson	MS

## VP MEMBER SERVICES' PORTFOLIO - Shaunté Evans

PUBLIC AFFAIRS/SERCULATOR	Reta Thomas (Chair)	GA
MEMBER SERVICES	Kerry Smith (Chair)	GA
SCHOLARSHIP	Stormy Parsons (Chair)	WV
INSURANCE-HOUSING BENEFITS PLAN	Thomas Rowe	TN
RETIREMENT-HART	Ed Johnston	KY
AWARDS	Charity Gilbert (Chair)	GA

## VP CR&D'S PORTFOLIO - Shannon Young

ASSET REPOSITIONING	Jason Spencer (Chair)	MS
COMMUNITY REVITALIZATION	Beth Brown (Chair) Becky Sue Mercer (Co-Chair)	GA FL

## VP COMMISSIONERS' PORTFOLIO - Anthony Sawyer

COMMISSIONERS	Johnny Johnson (Chair)	MS
---------------	------------------------	----

For a full list of committee members and a description of each committee's duties, please visit the SERCulator website, SERCulator.com.



## SERC-NAHRO Member Services Update

In the coming months, the Member Services Committee will provide ongoing news and updates shared both in the SERCulator and on the SERC-NAHRO website.

I hope to see many of you at the upcoming SERC Annual Conference on June 23–26 in Greensboro, NC.

The Annual Conference theme is “Housingopoly – A Blueprint for Success.” There will be a good selection of training opportunities for you and your staff.

**Shaunté Evans,**  
SERC Vice President, Member Services





# SERC-NAHRO Legislative Network



by Yvonda A. Bean, Legislative Committee Chair - CEO, Columbia Housing, SC  
*NAHRO 2023 Outstanding Professional of the Year*

## Greetings, SERC Nation!

I hope the second quarter of the new year is off to a fantastic start for all housers. It was great seeing most of you at the SERC Committee Meetings in Raleigh, NC. Great job facilitating a successful assembly, President Goodson and team! Can't wait to see what's in store for SERC Nation at the upcoming Annual Conference held in Greensboro, NC, in June.

## FY 2024 THUD Bill Approved

Last month, the Fiscal Year 2024 Transportation-HUD Funding Bill H.R. 4366, the Consolidated Appropriations Act of 2024, was passed, which included the following slight increases or decreases in funding:

### Section 8

- Voucher renewal funding (Housing Assistance Payments): \$28,491 million (\$2,089 million **increase**)
- Administrative Fees: \$2,771 million (\$7 million **decrease**)
- Tenant Protection Vouchers: \$337 million (level funding)
- New Family Unification Vouchers (including Foster Youth to Independence vouchers): \$30 million for new vouchers
- New HUD-VASH vouchers: \$15 million (\$35 million **decrease**)
- Mainstream Vouchers: \$743 million (\$136 million **increase**)
- Project-Based Rental Assistance (PBRA): \$16,010 (\$1,103 million **increase**)
- No new general-purpose vouchers

### Public Housing

- Operating Fund: \$5,476 million (\$367 million **increase**)

- Operating Fund Shortfall: \$25 million (level funding)
- Capital Fund: \$3,200 million (level funding)

### Community Development

- HOME: \$1,250 million (\$250 million **decrease**)
- CDBG: \$3,300 million (level funding)
- Homeless Assistance Grants: \$4,051 million (\$418 million **increase**)
- Choice Neighborhoods: \$75 million (\$275 million **decrease**)

The overall funding bill represents increases in programs critical to the needs of the millions of families served throughout the Southeastern Region, and despite decreases in certain HUD programs, the overall FY2024 Funding Bill is a win. It is also a testament to our collaborative effort of elevating our voices.

### NAHRO August Advocacy 2023

Starting in June of last year, SERC-NAHRO kicked off a 90-Day Advocacy Plan that would lead to the successful submission of over 18,000 letter submissions during National NAHRO's Annual August Advocacy Month Campaign.

### August Advocacy Campaign Outcomes

- 45,722 letters, of which SERC accounted for **40%** of letter submissions
- 2,499 participants, of which SERC accounted for **53%** of participants, sent letters

### SAVE THE DATE

SERC-NAHRO's Annual Conference will be held in Greensboro, NC, on June 23–26, 2024.

### Other Housing News

#### Fudge Steps Down

HUD Secretary Marcia Fudge announced recently that she will be retiring from her current post on March 22, 2024, and said, "I really do look forward to being a private citizen." During her tenure at HUD, Secretary Fudge removed barriers for people with student loan debt trying to obtain federal government-backed mortgages, helped more than 2 million families avoid foreclosure, and ensured that people's rental histories who are trying to obtain a home loan are given greater consideration.

Fudge represented Ohio's 11th district in Congress from 2008 until 2021 and served as Chair for the Congressional Black Caucus. Secretary Fudge will be missed, and we wish her well in her future endeavors. Deputy HUD Secretary Adrienne Todman will serve as acting Secretary when Fudge steps down.

#### CDBG Celebrates 50th Anniversary

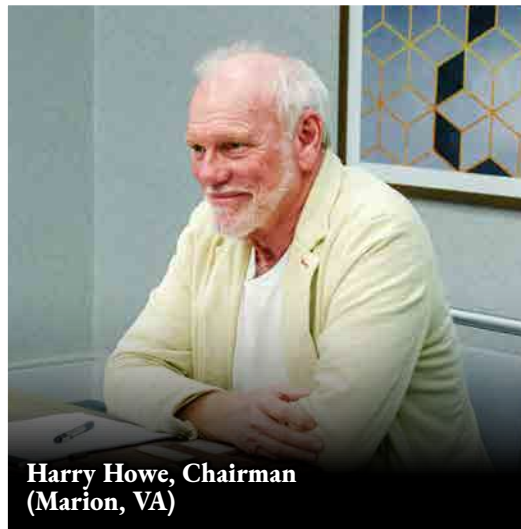
The Community Development Block Grant (CDBG) will be celebrating the 50th anniversary of the CDBG program in 2024. Enacted by Congress in 1974 under the Housing and Community Development Act, CDBG provides necessary funding to communities across the country to address infrastructure, economic development, housing, disaster recovery, and other community needs.



# EXECUTIVE COMMITTEE MEETING



**Shaunté Evans, CEO (Spartanburg, SC); Candice Drake, ED (Dawson, GA);  
Latonia W. Simmons, VP for Housing Operations (Albany, GA)**



**Harry Howe, Chairman  
(Marion, VA)**



**Angela Childers, CEO  
(County of Charleston, SC)**



**Courtney Coleman, ED  
(Bessemer, AL)**



**Janice Fowler, ED (Greer, SC)**



**Marie Harris, ED (Roberta, GA)**



**Douglas Freeman, Deputy ED (Augusta, GA)**



**Felicia Jackson, Assistant ED (Laurel, MS)**



**Cynthia Boykin, FSS Program Coordinator (Columbia, SC);  
& Tom Wachs, ED (Eufaula, AL)**



# EXECUTIVE COMMITTEE MEETING



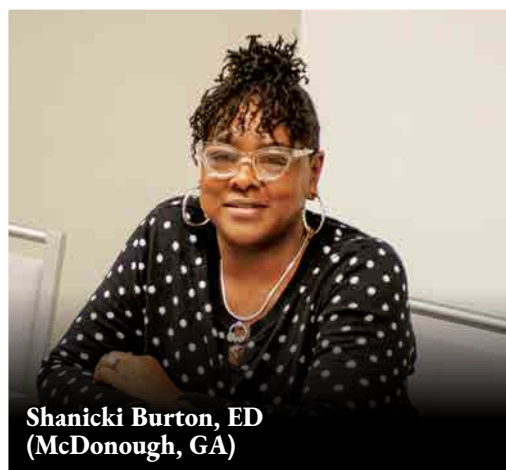
**Suzan Hollar, Housing Management Specialist (Seminole County, FL);  
& Dannie Walker, ED (Ozark, AL)**



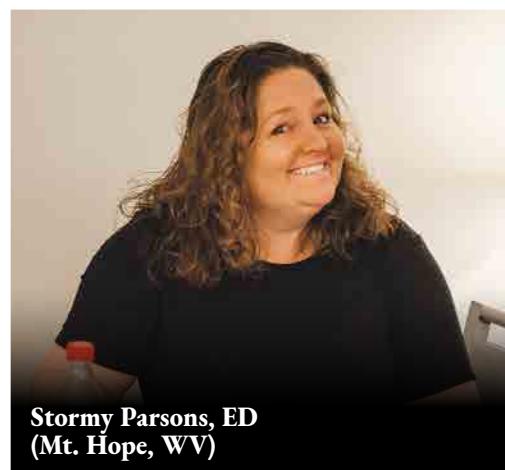
**Pam Jackson, Program Manager  
(Vicksburg, MS)**



**Charlie Harrington, ED/CEO  
(Marion, VA)**



**Shanicki Burton, ED  
(McDonough, GA)**



**Stormy Parsons, ED  
(Mt. Hope, WV)**



**Stephanie Wright, Director of HCV  
(Chesapeake, VA)**



**Jeff Knight, COO  
(Charleston-Kanawha, WV)**



**Debra Rogers, ED  
(Troy, AL)**



**Ashiya Hawkins, ED  
(MS Region 5)**



**Brenda Gay, Finance & Human Resource  
Specialist (Flint Area Consolidated, GA)**



**Nancy Tarkenton, Deputy ED  
(Chesapeake, VA)**



# EXECUTIVE COMMITTEE MEETING



**Taleshia Stewart, VP of Strategic Initiatives (Columbia, SC)**



**Mary Eva Upshaw, Deputy ED (Eufaula, AL)**



**Sherrie Samples, PH Director (Tennessee Valley Housing Solutions, TN)**



**Jesse Norwood, Special Projects Coordinator (Prichard, AL)**



**Yvonda A. Bean, CEO (Columbia, SC)**



**Candice Drake, ED (Dawson, GA) & Charles Harrington, ED/CEO (Marion, VA)**



**Shirmaine Ivey, Resident Services Specialist & Reta Thomas, Director of Resident Services (Augusta, GA)**



**Kimberly Maynard-Smith, Finance Director; Belinda Harness, ED; Kimberly Newson, HCV Manager (Mingo County, WV)**



**Sharita Oates, Director of Admin (Goldsboro, NC); Mary Eva Upshaw, Deputy ED (Eufaula, AL); & Trevina Simmons, "Just A Little Something LLC"**



**Shanicki Burton, ED (McDonough, GA) & Kerry Smith, Director of Resident Services (Dublin, GA)**



**Ailrick Young, ED (Laurel, MS); Shaundra Clark, ED (Tifton, GA); & Candice Drake, ED (Dawson, GA)**





Kerry Smith, Director of Resident Services (Dublin, GA); Shanicki Burton, ED (McDonough, GA); Stephanie Wright, Director of HCV (Cheasapeake, VA) & Husband; & Robert Greathree, Deputy Director/Controller (Columbus, MS). Back Row: Teshia Stewart, VP of Strategic Initiatives (Columbia, SC); Felicia Jackson, Deputy ED (Laurel, MS); & Pam Jackson, Program Manager (Vicksburg, MS)



Jeff Green, Operations Director, & Sherric Samples, PH Director (Tennessee Valley Housing Solutions, TN)



Lisa Porter, ED/CEO (Bristol, VA), & Daughter



Thomas Coleman, Commissioner (Tennessee Valley Region, MS) & Wife



Mary Eva Upshaw, Deputy ED (Eufaula, AL), & Kennard Randolph, President/CEO (Selma, AL)



## CAREER OPPORTUNITY

**The Niceville Housing Authority of the City of Niceville, Florida, is seeking an experienced housing professional for the position of Executive Director** who will direct the operations of an agency with 111 units of Conventional Public Housing. The Executive Director will answer to a five (5) member Board of Commissioners, each of whom has been appointed by the City Council.

The successful candidate with an experienced operations staff will execute day-to-day management over the agency's activities, including, but not limited to, property management, redevelopment, procurement, planning, personnel, budgeting, finance, grants, and contracts. The successful candidate must also effectively interact with residents as well as the Board, and representatives of other governmental agencies.

The successful candidate must demonstrate a thorough understanding of Housing and Urban Development (HUD) programs, policies, and procedures. The agency seeks candidates with experience in public housing management, preferably with an education in public administration, business management, or related fields. Demonstrated proficiency in finance, accounting, personnel management, public relations, and information technology is necessary.

The successful candidate must be Public Housing Management certified or certifiable within one year of employment. The salary is negotiable and will be commensurate with the candidate's qualifications and experience. Niceville Housing Authority offers a sign on bonus of \$2,500.00 after six months of employment. The Authority offers excellent health and retirement benefits and is an equal opportunity employer.

### APPLY NOW

A detailed letter of interest, including salary requirements, resume, and references, should be submitted no later than **May 13, 2024**, to **Search Committee, Niceville Housing Authority, 500 Boyd Circle, Niceville, FL 32578**.

500 Boyd Circle, Niceville, FL 32578 • P: 850.678.7816 • F: 850.678.3011 • [NicevilleHousing.org](http://NicevilleHousing.org)  

# SERC MLK TOURNAMENT

The 30th anniversary of the SERC MLK Basketball & Cheer Competition was held January 12–14, 2024.

Unfortunately, due to inclement weather, the Friday night kickoff was cancelled. However, OHA staff members personally welcomed and delivered registration documents, t-shirts, goodie bags, and snack baskets to each individual agency at various hotel locations.

Eighteen agencies were in attendance, with a total of twenty-one basketball teams and five cheer squads. Approximately 500 youth, coaches, chaperones, EDs, and spectators attended.

- |                       |                     |
|-----------------------|---------------------|
| 1. Alexander City, AL | 10. Greensboro, NC  |
| 2. Bessemer, AL       | 11. Huntsville, AL  |
| 3. Bowling Green, KY  | 12. Laurel, MS      |
| 4. Columbia, SC       | 13. McDonough, GA   |
| 5. Columbus, MS       | 14. Opelika, AL     |
| 6. Dothan, AL         | 15. Opp, AL         |
| 7. Eufaula, AL        | 16. Prichard, AL    |
| 8. Florence, AL       | 17. Selma, AL       |
| 9. Goldsboro, NC      | 18. Spartanburg, SC |



**Selma Housing Authority**  
- Basketball Team



**Spartanburg Housing Authority**  
- Basketball Team



**Huntsville Housing Authority**  
- Basketball Team



**Alexander City Housing Authority**  
- Basketball Team



**Laurel Housing Authority**  
- Basketball Team

Total expenses for the weekend equaled \$68,504.62. After contributions from SERC, AAHRA, the City of Opelika, and Dick's Sporting Goods, the out-of-pocket expenses for the Opelika Housing Authority totaled \$304.62.



We are thankful for several community partners: AAHRA-Alabama Association of Housing & Redevelopment Authorities, City of Opelika, AL - City Government, Mayor Fuller, Opelika City Schools, Opelika High School (Amber Foster & Kenny Prescott), Opelika Middle School (Keith York & Angela Mills), Opelika Parks & Recreation-Covington Recreation Center (Pam Driver & Tyrone White), Opelika Police Department (Chief Shane Healey), Alabama State University, Auburn Alumnae

Chapter of Delta Sigma Theta Sorority, Inc., Transitions Technical College, Inc., Auburn University, Goodwill Industries of the Southern Rivers, Sutricia Lilly-Johnson, Twalette Bynum, and Brooks Jeffrey Marketing, Inc.

Please follow Opelika Housing Authority's Facebook page for pictures from the entire weekend: [Facebook.com/media/set/?set=a.368122475862473&type=3](https://www.facebook.com/media/set/?set=a.368122475862473&type=3).



# SERC MLK TOURNAMENT



Alexander City Housing Authority Vs. Eufaula Housing Authority



Huntsville Housing Authority Vs. Eufaula Housing Authority



Housing Authority of the City of Goldsboro - Cheer Team



Opp Housing Authority - Basketball Team



Opelika Housing Authority - Basketball Team



Prichard Housing Authority - Basketball Team



Bessemer Housing Authority - Cheer Team



Congratulations to the 2024 SERC MLK Basketball & Cheer Tournament Champions!



Cheer Competition  
Goldsboro Housing Authority, NC



12 and Under 1st Place  
Alexander City Housing Authority, AL



15 and Under 1st Place  
Alexander City Housing Authority, AL



18 and Under 1st Place  
Greensboro Housing Authority, NC



# PHADA EDEP GRADUATES



PHADA and Rutgers, and the State University of New Jersey, are pleased to announce the 2024 graduating class of the Executive Director Education Program (EDEP). PHADA and Rutgers congratulate the graduates on this extraordinary achievement and wish them continued success in their careers as housing professionals.

The 2024 graduates were celebrated at a luncheon during PHADA's 2024 Commissioners' Conference in San Diego, CA, in January. The video of the Class of 2024 graduation speaker, Terri Lee, President & CEO of the Housing Authority of the City of Atlanta, can be viewed online at [YouTube.com/watch?v=l2v1skbm4mU](https://www.youtube.com/watch?v=l2v1skbm4mU).

## 2024 EDEP Graduates: SERC-NAHRO Member Graduates are highlighted.

- **Tiffany Askew**, Executive Director, Gaffney Housing Authority
- **Amber Baltzley**, Deputy Director of Operations, Southern Nevada Regional Housing Authority
- **Libby Bernier-Michaud**, Director of Housing, Brunswick and Topsham Housing Authority
- **Crystal Carver**, Deputy Director, Lafayette Housing Authority
- **Mindy Cochran**, Executive Director, Housing Authority of the City of Arlington
- **Turkessa Coleman Lacey**, Deputy Executive Director, Huntsville Housing Authority
- **Sierra Daniels**, Executive Director, Housing Authority City of Mt. Vernon
- **Liz Edgerton**, Deputy Executive Director of Administration & Finance, Raleigh Housing Authority

- **Stephan Fontenot**, Executive Director, Housing Authority of the City of Alexandria, LA
- **Lisa Gentry**, Executive Director, Lafayette Housing Authority
- **Hannah Gore**, Executive Director, Jefferson County Housing Authority
- **Lindsy Green**, Director of Grants and Administration, Franklin Housing Authority
- **Kirsten Hathaway**, Director of Finance and HR, Rutland Housing Authority
- **Cleman Johnson**, Deputy Executive Director, Bessemer Housing Authority
- **Jessica Jones**, Program Manager, Hamtramck Housing Commission
- **Terri Lee**, President & CEO, The Housing Authority of the City of Atlanta, Georgia
- **Cheryl Lewis**, Director of Finance, Jefferson County Housing Authority
- **Amber Maxwell**, Operations Director, Housing Authority of Utah County
- **Christi McNeil**, Executive Director, Housing Authority of Osage County
- **Bernadette Mekalska**, Director of Administration, Housing Authority of the City of Freeport
- **Latoya Nix**, Senior Vice President of Property Management & Maintenance Operations, Columbia Housing Authority
- **Keokuk Orr**, Assistant Executive Director, Florence Housing Authority
- **Janice Payne-Hubbard**, Manager of Housing Programs, Lynchburg Redevelopment and Housing Authority

- **Mary Randol**, Assistant Director, Anderson Housing Authority
- **Libby Schoen**, Chief Programs Officer, Lucas Metropolitan Housing
- **April Shepherd**, Operations Manager, Lynchburg Redevelopment and Housing Authority
- **Tawanna Smith**, Executive Director, Smithfield Housing Authority
- **Derick Steele**, Executive Director, Housing Authority of the City of Kokomo
- **Glynis Tanner**, Acting President and CEO, Montgomery Housing Authority
- **Dr. Michael C. Threatt**, Chief Operating Officer, Dothan Housing
- **Borhan Uddin**, Assistant Director-Finance, Housing Authority of the City of Arlington
- **Teresa Wade-Chase**, Director of Finance/CFO, Huntsville Housing Authority
- **Shelly Watkins**, Programs Manager, Kelso Housing Authority
- **Tracey Webb**, Executive Director, Housing Authority of Guin
- **Harolda A. Wilcox**, Director of Public Housing, Rochester Housing Authority
- **Michele Williams**, CEO, Housing Authority of Jefferson County
- **Tiffany Wright**, Executive Director, Allen Metropolitan Housing Authority

The PHADA-Rutgers University Executive Director Education Program (EDEP) provides a comprehensive approach to professional development for housing authority executive directors and has helped participants from around the country stay current with industry standards and gain new insight into the profession for more than a decade. Classes reinforce the technical, managerial, and strategic competencies required of a successful executive director, blending theoretical concepts with practical problem-solving techniques. Participants complete the rigorous 10-course curriculum over a period of 18 months.

## Congratulations to the EDEP Class of 2024!

For more information on the EDEP program, please visit [PHADA.org/Conferences/Executive-Director-Education-Program-EDEP](https://PHADA.org/Conferences/Executive-Director-Education-Program-EDEP).



# Join Us For The 2024 **SERSHA** Conference

*Southeast Regional Section 8 Housing Association, Inc.*

*The August 2024 Training will take place  
in Myrtle Beach, SC at the Beach Cove.*

## Room Rates:

- \$220 – 1 Bed
- \$350 – 2 Bed
- \$450 – 3 Bed

## Dates:

August 5, 2024 – August 9, 2024

## Training Dates:

Tuesday, August 6, 2024 –  
Thursday, August 8, 2024

**Reservations Deadline: July 5, 2024**

## Training Sessions

- NSPIRE Training – Dennis Morgan
- Active Shooter – Precision Tactics
- HCV & PH Customer Service  
– Nan McKay & Associates
- HCV Financial Management Updates  
– Nan McKay & Associates

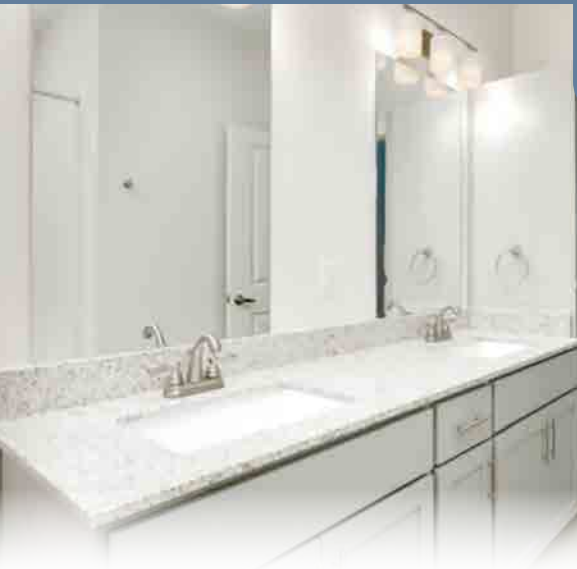


**To Register Online Or By Mail  
& For More Information, Please Visit:**

**[www.SERSHA.org](http://www.SERSHA.org)**

**Are you Interested in Joining SERSHA?**

## MONROVIA | FLATS



# New Affordable Housing Option Hosts Ribbon Cutting

Redefining Huntsville's Affordable Housing Landscape



ELMINGTON

**Monrovia Flats is a 198-unit new-construction affordable housing development located in Huntsville.**

The Monrovia Flats project was made possible through the partnership with project sponsor Elmington and the Huntsville-based housing non-profit, Neighborhood Concepts, Inc.

In 2022, the development received \$30,000,000 in tax-exempt bonds and \$2,424,992 in Housing Credits from AHFA to help finance its construction. The Huntsville Housing Authority also provided 49 project-based vouchers to the project.

The project was designed by Shapiro & Company Architects and LBYD Engineers, built by Elmington Construction, LLC, and is being managed by Elmington Property Management.

Monrovia Flats is a family-oriented property with one-, two-, three-, and four-bedroom units ranging in size from 733 to 1,470 square feet. The property consists of five 3- & 4-story residential buildings with an attractive brick facade. Amenities include a spacious clubhouse with a community room, a dog park, a swimming pool, and a fitness center.

Additional on-site amenities include:

- On-site maintenance and management
- Stainless steel appliances
- Dishwashers
- Garbage disposals
- Washer/Dryer connections
- Balconies/patios
- Enterprise Green Certification
- Bike storage

The project represents Elmington's first new construction affordable housing development in Huntsville and will serve as a catalyst for much-needed new affordable housing development in the city.

For more information on the Monrovia Flats development, please visit their website at [MonroviaFlats.com](http://MonroviaFlats.com).



*From left to right: John Meredith, Kenneth Free, John Shepberd, Mary Ellen Judith, Carmisia Danson, La'Kenya Latham, and Leon Fountain*



Huntsville Housing Authority  
Huntsville, AL  
PH: 1,807  
HCV: 1,606  
Antonio McGinnis, CEO  
[HSVHA.org](http://HSVHA.org)





### Agencies Merge to Address Homelessness in the Wiregrass Metro Area (WMA)



- Dothan Housing

Dothan Housing (DH) and the Southeast Alabama Coalition for the Homeless (SEACH) contracted with the Low-Income Housing Coalition of Alabama (LIHCA) to conduct an organizational assessment of SEACH's ability to function and apply to become a Continuum of Care (CoC). LIHCA's overall recommendation was for SEACH to formally partner with DH by becoming the MTW Expansion Agency's fourth nonprofit under the agency's umbrella to apply to become a regional CoC. "We are thrilled to welcome SEACH into the Dothan Housing family," said Samuel P. Crawford, CEO of DH.

This resulted in SEACH becoming a HUD-recognized CoC with the new name AL-508 (Wiregrass CoC), covering the same five counties (Dothan-Houston, Henry, Dale, Coffee, and Geneva) in the WMA as DH's Wiregrass Regional Voucher Program (WRVP).

Simultaneously, during this timeframe, DH and SEACH partnered

with Collaborative Solutions to create the WMA 10-Year Strategic Plan to End Homelessness, which focused on utilizing DH's MTW flexibility and special purpose vouchers (SPVs) to address homelessness in the region. DH's Director of MTW & Strategic Initiatives, Tera S. Wells, led the organizational assessment and ten-year strategic plan. "This collaboration will allow us to use our MTW flexibility under Local Non-Traditional Activities for rental subsidy programs like Rapid Rehousing, supportive services such as homeless outreach and homeless counseling, and affordable housing development programs to purchase motels for permanent supportive housing," said Dr. Michael C. Threatt, COO of DH.

For more information on this next-level collaboration and how it will impact the wiregrass region, please visit the Dothan Housing website at [DothanHousing.org](http://DothanHousing.org).

### Alabama's Own Recognized within NAHRO Emerging Leaders

- NAHRO

The NAHRO Emerging Leaders Committee brings together a diverse group of passionate professionals from across the nation who are committed to advancing their careers and positively impacting the field.



The committee is proud to be led by Alabama's own Kennard Randolph, CEO of Selma Housing Authority. Kennard will lead the committee over the next two-year term and provide hands-on guidance to the committee's members.

Alabama is also well-represented within the committee's membership by Dr. Tamara Berry-Andrews, CHO of Dothan Housing, who has been appointed to serve on the committee as well.



### Congratulations to NAHRO Newly Certified

- NAHRO

NAHRO offers a wide variety of certifications for specialized skill sets for Housers. Help us congratulate:

#### Certified Specialist of Fair Housing (CSFH)

- **Magan Hammett** (*Housing Authority of the City of Fort Payne, AL*)

#### Certified Maintenance Manager

- **Magan Hammett** (*Housing Authority of the City of Fort Payne, AL*)

#### Certified Maintenance Manager of Public Housing

- **Magan Hammett** (*Housing Authority of the City of Fort Payne, AL*)

Congratulations to all of NAHRO's Emerging Leaders! We look forward to the impact you will have on the affordable housing industry. For more information on the NAHRO Emerging Leaders, please visit the NAHRO website at [NAHRO.org](http://NAHRO.org).



## FAHRO Recap & Attendees



Thank you to all who joined us for the FAHRO ED Forum (February 28–29th) at the Hard Rock in Daytona Beach, FL.

The Forum was a fantastic opportunity for us all to come together and discuss the pressing issues that are impacting our agencies and how we, as executive leaders, can respond.

We look forward to seeing everyone at our Annual Conference and tradeshow on August 20-22nd at the new Sunseekers Resort in Charlotte Harbor, FL.

We want to extend our gratitude to our speakers:

- Rob Wagner, *Insurance 101*
- Ty Larsen, *Insurance 101*
- Jonathan Jallad, *Insurance 101*
- Paul Quinn, *Legal Update*
- Dennis DiBello, *NSPIRE Update*
- Scott Keller, *Legislative Update*
- Janice Rodriguez, *HUD Update*

Additionally, we would like to thank the sponsors who helped make this event possible:

- Brooks Jeffrey Marketing, Inc.
- FHARMI

### Attendees included:

- Amanda Nazaro, *ED, Alachua County Housing Authority*
- Becky Sue Mercer, *ED, Arcadia Housing Authority*
- Abe Singh, *ED, Area Housing Commission*
- Ashley Whidby, *ED, Boca Raton Housing Authority*
- Parnell Joyce, *CEO, Broward County Housing Authority*
- Tara Finch, *ED, Chipley Housing Authority*
- Shauna Ginn, *ED, Housing Authority of the City of Cocoa*
- Susan Christophel, *ED, Columbia County Housing Authority*
- Bryan Lewis, *Deputy Director, Crestview Housing Authority*
- Charles Woodyard, *CEO, Daytona Beach Housing Authority*
- Robert Beyrer, *ED, Flagler County Housing Authority*
- Rhonda Corrods, *ED, Housing Authority of the City of Fort Pierce*
- Rosetta Washington, *ED, Housing Authority of the City of Fort Pierce*
- Gail Sansbury, *ED, Fort Walton Beach Housing Authority*
- Pamela E. Davis, *CEO, Gainesville Housing Authority*
- Terri Beverly, *ED, Hernando County Housing Authority*
- Julio Ponce, *CEO, Hialeah Housing Authority*
- Shane White, *ED, Homestead Housing Authority*
- Vanessa Dunn, *Interim CEO, Jacksonville Housing Authority*
- Misty Hanlon, *ED, Marianna Housing Authority*
- Miguell Del Campillo, *CEO, Housing Authority of the City of Miami Beach*
- Donald Bardwell, *ED, Milton/Santa Rosa Housing*
- Patricia Dexter, *ED, Mulberry Housing Authority*
- Teresa Pope, *ED, Housing Authority of the City of New Smyrna Beach*
- Rebecca Cole, *ED, Niceville Housing Authority*
- Christy Holland, *ED, North Central Florida Regional Housing Authority*
- Dr. Gwendolyn Dawson, *CEO, Ocala Housing Authority*
- Willie Mae Thomas, *Interim ED, Palatka Housing Authority*
- Teri Henry, *ED, Panama City Housing Authority*
- Neil Brickfield, *CEO, Pinellas County Housing Authority*
- William Russell, *CEO, Sarasota Housing Authority*
- Shannon Young, *ED, Seminole County Housing Authority*
- Ashley Lear, *ED, Stanford Housing Authority*
- Robbin Redd, *ED, Tarpon Springs Housing Authority*
- Brian Clark, *ED, Titusville Housing Authority*

### Out-Of-State Guests included:

- Anthony Goodson, Jr., *CEO, Housing Authority of the City of Goldsboro, NC & President, SERC-NAHRO*
- Ailrick Young, *ED, Laurel Housing Authority, MS*
- Eric Rumph, *ED, Housing Authority of the City of Fort Valley, GA*





## An Artistic Celebration of an Outstanding Achievement

- St. Petersburg Housing Authority

The St. Petersburg Housing Authority (SPHA) now holds the distinction of earning the “High Performer” designation, HUD’s highest possible rating, for its two major housing programs. To celebrate this accomplishment, SPHA invited its young residents to share their creativity! SPHA held a kid’s art contest with the theme of “What Home Means to Me.” The contest not only showcased the artistic talents of SPHA’s young residents but also highlighted the profound significance of the concept of ‘home’ in their lives.

SPHA’s Chief Executive Officer and President, Michael Lundy, expressed his admiration for the young artists, stating, “I am so impressed by the exceptional talent displayed by our young residents. Their artistic expressions beautifully capture the essence of what home means and reflect the vibrant spirit of our community.”

A panel of SPHA team members evaluated the submitted artworks based on creativity and relevance to the theme. Twelve winners were selected, each receiving a \$100 prize. The winning artworks were curated into a special calendar.

The award ceremony and celebration for the young artists took place at The Legacy at Jordan Park on January 25, 2024. Congratulations to the following young artists, whose exceptional works were recognized:

- **Month of January:**  
Oryan V., Age 12
- **Month of February:**  
Ja’lani V., Age 10

- **Month of March:**  
Jazoni D., Age 6
- **Month of April:**  
Serenity B., Age 6
- **Month of May:**  
Elginay B., Age 13
- **Month of June:**  
Breon B., Age 11
- **Month of July:**  
Za’kai W., Age 8
- **Month of August:**  
Ja’zonn D., Age 11
- **Month of September:**  
Jasmine G., Age 9
- **Month of October:**  
Latron B., Age 11
- **Month of November:**  
Rodney V., Age 12
- **Month of December:**  
De’Zyriah A., Age 11

The “High Performer” designation for fiscal year 2022 recognizes SPHA’s exceptional performance in its Housing Choice Voucher (HCV) program, commonly known as “Section 8,” and its Public Housing program.

SPHA’s Housing Choice Voucher (HCV) program received a perfect score of 100 percent on federal assessments. The Section Eight Management Assessment Program (SEMAP) measures agency performance in 14 key areas, including selection from the waiting list, lease-up, and Housing Quality Standards inspections.

Congratulations, SPHA, and to your talented young artists! To learn more about SPHA, please visit their website at StPeteHA.org.

## Congratulations to NAHRO Newly Certified

- NAHRO

NAHRO offers a wide variety of certifications for specialized skill sets for Housers. Help us congratulate:

### NAHRO Certified Commissioner (NCC)

- **Jonathan Lorber** (*Hollywood Housing Authority, FL*)
- **Octavia Mills** (*Hollywood Housing Authority, FL*)

### Certified Public Housing Manager (C-PHM)

- **Alexandra Diaz Centeno** (*Housing Authority of the City of Titusville, FL*)

### Certified Specialist of Occupancy and Certified Specialist of Eligibility and Calculation – Housing Choice Voucher

- **Antonette Butler** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Joan Ziade** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Latoya Carter** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Judy Graham** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Tiara Dellamar** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Ritchie Green** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Sheila Davis** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Kittisha Allick** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Peter Tsamis** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Simone Williams** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Keisha Williams** (*Housing Authority of the City of Fort Lauderdale, FL*)
- **Marybell Martinez** (*West Palm Beach Housing Authority, FL*)

### Certified Specialist of Family Self-Sufficiency (CSFSS)

- **Marilyn Anderson** (*Housing Authority of the City of New Smyrna Beach, FL*)



## Celebrating Momentous Achievements

- Housing Authority of Americus

At the end of 2023, the Housing Authority of the City of Americus (HAA) bid farewell to two long-term employees.

Their contributions and dedication to HAA over the years have empowered the agency to best serve their residents and create lasting impacts within their communities.

Mr. Gary Woods, Manager of Technical Services, joined the HAA staff in April 1992. He retired after 31 years and 8 months of service, and Ms. Gail Watkins, Section 8 Housing Inspector, joined the staff in June of 2008. She retired after 15 years and 6 months of employment.



Mr. George Edge, CEO, stated that both Mr. Woods and Ms. Watkins were valuable assets to the HAA family and would be greatly missed by the staff, residents, and board of commissioners.



Join us in congratulating Gary and Gail on their many years of dedicated service! To learn more about Housing Authority of Americus, please visit their website at AmericusPHA.org.



CEO George Edge standing with retirees Ms. Gail Watkins & Mr. Gary Woods

## Reaching Residents and Community Digitally

- Alamo Housing Authority

Alamo Housing Authority (AHA) has officially launched its new responsive website!

Their new site allows visitors to easily navigate the content on any device: desktop, laptop, tablet, or smartphone. It also addresses ADA accessibility, allowing all users to easily access agency information using adaptive technology.

Their new website allows residents and applicants to easily access information without needing to call into the office. Staff will be able to make updates as needed to the website, communicating new information to their residents and community efficiently!

Visit their new website for yourself to learn more about AHA at AlamoHA.org.

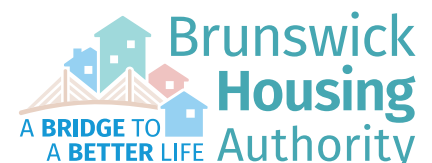


## Youth-Centered Intervention Makes Impact

- Brunswick Housing Authority

The Brunswick Housing Authority (BHA) held a Youth Violence Conflict Resolution Seminar to help reach their youth and provide them with the skills to address conflict without the need for violence. As advocates for change and champions of youth empowerment, they believe that coming together to address this pressing issue is essential for building a safer and brighter future for generations to come. The event also empowered attendees with their newfound skills and instilled confidence that change can start with them.

For more information on Brunswick Housing Authority and the services they provide, please visit their website at BrunswickPHA.org.







## Congratulations to NAHRO Newly Certified

- NAHRO

NAHRO offers a wide variety of certifications for specialized skill sets for Housers. Help us congratulate:

### NAHRO Certified Commissioner (NCC)

- **Robert Payne** (*Housing Authority of Clayton County, GA*)

### Certified Public Housing Manager (C-PHM)

- **Dinah Bowman** (*Housing Authority of the City of Bremen, GA*)
- **Victoria Jackson** (*Housing Authority of the City of Augusta, GA*)
- **Tiffany Bowden** (*Housing Authority of the City of Barnesville, GA*)
- **Faye Moton** (*Housing Authority of the City of Augusta, GA*)

### CS-HOTMA

- **Sandra Smith** (*Housing Authority of the City of Augusta, GA*)

### Certified Specialist of Occupancy – Public Housing (CSO-PH)

- **Emily Miller** (*Housing Authority of the City of Augusta, GA*)
- **Beatrice Atwell** (*Housing Authority of the City of Augusta, GA*)
- **Caroline Sherly** (*Housing Authority of the City of Augusta, GA*)
- **Raechelle Bland** (*Housing Authority of the City of Augusta, GA*)
- **Adrianna Parga** (*Housing Authority of the City of Augusta, GA*)
- **Taryn Fortner** (*Housing Authority of the City of Augusta, GA*)
- **Suzanne Frazier** (*Housing Authority of the City of Augusta, GA*)
- **Talicia Philpot** (*Housing Authority of the City of Augusta, GA*)

### Certified Specialist of Eligibility and Calculation – Public Housing (CSEC-PH)

- **Raechelle Bland** (*Housing Authority of the City of Augusta, GA*)
- **Adrianna Parga** (*Housing Authority of the City of Augusta, GA*)
- **Chantel Morgan** (*Housing Authority of the City of Augusta, GA*)
- **Talicia Philpot** (*Housing Authority of the City of Augusta, GA*)
- **Suzanne Frazier** (*Housing Authority of the City of Augusta, GA*)
- **Taryn Fortner** (*Housing Authority of the City of Augusta, GA*)
- **Beatrice Atwell** (*Housing Authority of the City of Augusta, GA*)
- **Emily Miller** (*Housing Authority of the City of Augusta, GA*)

### Certified Specialist of Eligibility and Calculation – Housing Choice Vouchers (CSEC-HCV)

- **Caroline Sherly** (*Housing Authority of the City of Augusta, GA*)

### Certified Specialist of Occupancy and Certified Specialist of Eligibility and Calculation – Housing Choice Voucher

- **Brittney Brown** (*East Georgia Housing Authority, GA*)

### Certified Maintenance Manager of Public Housing

- **Megen Tanner** (*Statesboro Housing Authority, GA*)

### Certified Specialist of Section 3 and Labor Standards

- **Angela Wallace** (*East Georgia Housing Authority, GA*)

## New Branding Unites Communities

- West Georgia Consortium HA



West Georgia Consortium Housing Authority (WGCHA) recently rebranded its agency logo. The logo rebrand coincided with their new website launching in January 2024.

The rebranded logo utilizes a similar font to the previous logo, although a new color scheme was used to bring a revitalized look to the agency. The different shades of blue, red, and orange colors were added to establish WGCHA's new branding and add emphasis to the words and icons included in the logo.

The 5 roofline icons shown on the left side of the logo were added to resemble the 5 agencies WGCHA manages: Arlington, Cuthbert, Edison, Fort Gaines, and Shellman Housing Authorities.

Also, the two curved blue lines under "Housing Authority" were added to correlate to all the scenic rivers located within their service area.

The new logo is easily identifiable and easy to read. Importantly, the new logo will be easy to reproduce on a variety of marketing and promotional products to further promote the goals of WGCHA.

To learn more about WGCHA or view their new branding in action, please visit their new website at WGCHA.org.



2024 GAHRA Annual Conference  
Sunday-Wednesday, September 15-18, 2024  
Savannah, GA



## Collaboration Leads to New Affordable Housing Options

- Housing Authority of the City of Bowling Green

In order to address the growing need for affordable housing options, the Housing Authority of the City of Bowling Green (HABG), Bowling Green officials, and state representatives unveiled nine new affordable housing units.

The units unveiled at the ribbon cutting are each two-bedroom, one-bath single-family homes with around 900 sq. feet. Currently, each home is for rent, coming in at \$800 per month. Because of the extreme need within the community, these nine units will focus on the 55 and overpopulation. However, HABG has

plans to announce new homeownership opportunities for low- to moderate-income families.

“You know, this is just the beginning,” Todd Alcott, Bowling Green Mayor, shared. “We have some things we haven’t revealed yet because we have to go through the grant process, we have to go through the actual award, and you don’t count those chickens until they hatch, but we’re talking in the hundreds of possible housings that we can put out in the community that are in the affordable range.”

## Congratulations to NAHRO Newly Certified

- NAHRO

NAHRO offers a wide variety of certifications for specialized skill sets for Housers. Help us congratulate:

**Certified Public Housing Manager**

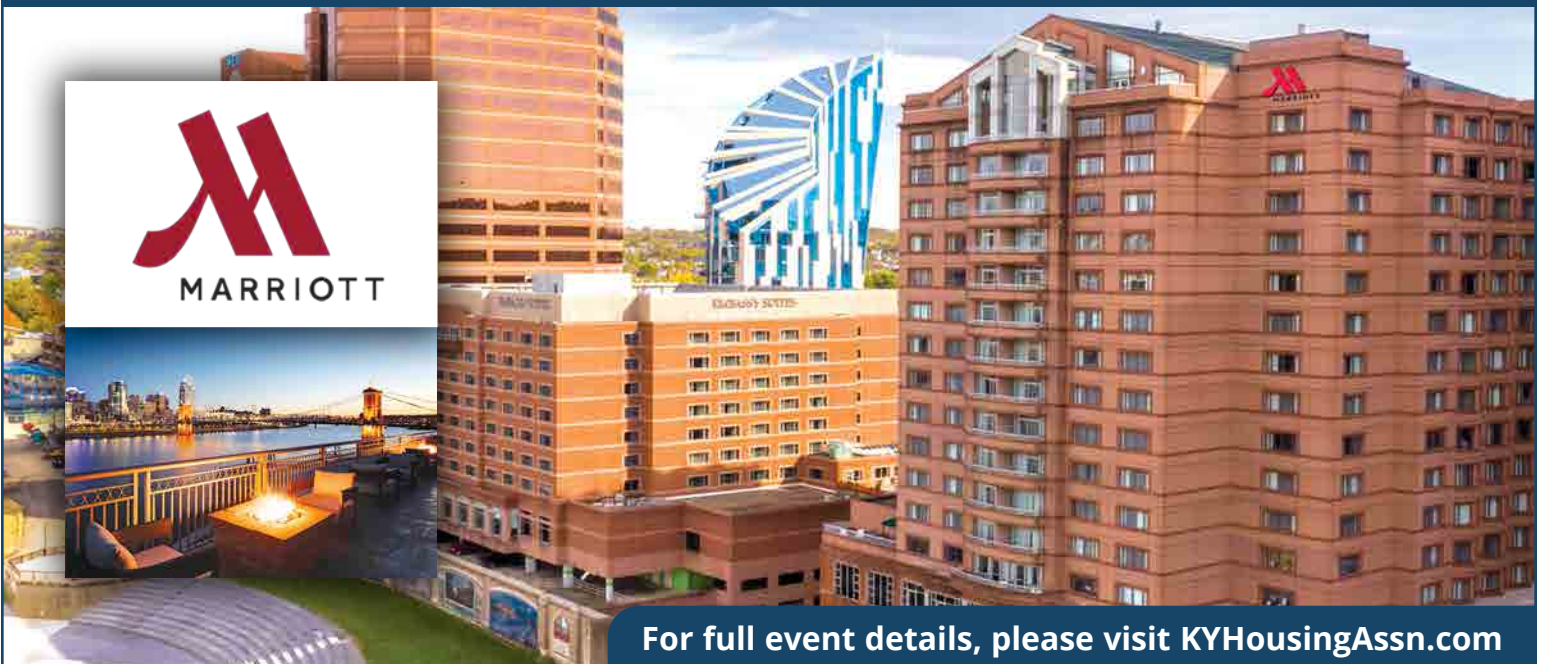
- **Janean Hall** (*Lebanon Housing Authority, KY*)

“We are in the works of doing the infrastructure for a subdivision that will have three-bedroom, two-bath houses. It’ll be like 1,300 square feet, and those will be for sale, so that’s a home ownership opportunity that we received funding through the county for, that’s for low- to moderate-income individuals as well,” said Katie Miller, HABG Deputy Director.

For more information on this project and for information on future development endeavors, please visit the HABG website at [HABG.org](http://HABG.org).

# Join Us for The 2024 KHA Annual Conference

10 W Rivercenter Blvd, Covington, KY 41011 | Sun-Wed, September 15-18, 2024



For full event details, please visit [KYHousingAssn.com](http://KYHousingAssn.com)





## Welcoming in New Collaborations

- Laurel Housing Authority

What once served as a public housing six-plex building during the 1940s has now been renovated into the official Laurel-Jones County Visitor Center. The grand opening of the renovated historical building took place on Thursday, November 9th, as people from all over the state gathered to visit the new space for the first time.

“This is a unique project. It’s funded by multiple sources and will be owned by the Housing Authority, but will be operated by the City of Laurel. It’s perfectly located here on Leontyne Price Blvd. at Laurel’s main interstate exit.” shared Ailrick Young, ED of Laurel Housing Authority (LHA).

“The project is the result of the leadership of several groups working together for the betterment of this community. I am convinced that without the leadership of this community and the relationships that exist with many of our partners involved in this project, it simply would not have been possible. We have been honored to work alongside them at this center. They all have played a very vital role in the development of the project and

have brought their support, energy, and resources to the project.”

“This project came about due to Laurel Housing Authority’s redevelopment of our public housing site located right in this area near this building. The Laurel-Jones County Visitor Center is the result of the renovation of a 1940 public housing six-plex building with a period-finished public housing unit inside. It includes an art park, a dog park, RV parking with a waste dump, and a featured electrical vehicle supercharging station that will be installed in the future. The building itself is one of the oldest examples of public housing in Mississippi and has historical significance, as recognized by the state historical marker that’s out front. We’re all so excited to open this wonderful facility to welcome our visitors here to our community.”

To learn more about other exciting projects from Laurel Housing Authority, please visit their website at [LaurelHA.net](http://LaurelHA.net).

## Congratulations to NAHRO Newly Certified

- NAHRO

NAHRO offers a wide variety of certifications for specialized skill sets for Housers. Help us congratulate:

### Certified Specialist of Family Self-Sufficiency (CSFSS)

- **Kenyatta Thompson** (*City of Biloxi Housing Authority, MS*)

## A New Website Brings New Opportunity

- Water Valley Housing Authority

**Water Valley Housing Authority (WVHA) has officially launched their first responsive website!** Their new site allows visitors to easily navigate the content on any device: desktop, laptop, tablet, or smartphone. It also addresses ADA accessibility, allowing all users to access agency information easily.

Their new website empowers residents, applicants, and community members to easily access information without needing to visit their physical offices or call in for assistance. As the agency’s first website, they are able to provide board members with important analytic information to show them the positive impact they are making within the community!

To learn more about WVHA, visit [WaterValleyHousingAuthority.com](http://WaterValleyHousingAuthority.com).



**2024 MAHRO Occupancy Workshop**  
Wednesday-Friday, May 8-10, 2024  
Sheraton Hotel; Flowood, MS



## Celebrating a Career of Dedicated Service

- Thomasville Housing Authority

**Join us in congratulating Lois A. Hunter on her recent retirement!**

Appointed as CEO in March of 1995, Ms. Hunter has been a pillar within the Thomasville Housing Authority (THA). Ms. Hunter serves as the first African American CEO of the agency.

Since her appointment, Ms. Hunter has gone above and beyond to make a positive impact within the broader Thomasville community. Reflecting on her efforts, she shared, "I always want to go beyond the status quo. I want to be "one of the best" in the industry. To me "one of the best" means providing decent, safe, and sanitary housing and helping our residents achieve their goals in earning a college education, coming back to their communities, and making a difference."

Under Ms. Hunter's leadership, the agency's Public Housing Assessment System score has been recognized on the national, regional, and state levels. When the PHAs score was introduced in 1999, THA was one of five from North Carolina that earned distinction through the new system. Thomasville Times wrote, "Housing Authority Ranked Among the Nation's Best."



Consistently over the years, Thomasville Housing Authority has received the score of a high performer. In 2019, Thomasville Housing Authority was again recognized as a high performer.

The capstone of Ms. Hunter's career was the completion of a Multi-Purpose Life Skills Center on the main campus of the THA. The Life Skills Center provides education, recreation, and employment to the residents of Thomasville. The center is a one-stop center providing representation for resources in THA, the City of Thomasville, and Davidson County.

Thank you, Ms. Hunter, for your dedicated years of service within the affordable housing industry. To learn more about THA, please visit their website at [ThomasvilleHA.org](http://ThomasvilleHA.org).



## Welcoming Home A Familiar Face

- The City of Concord Housing Department

**The City of Concord is pleased to welcome Della Robinson to its leadership team as the city's new Housing Department Director.**

Robinson has over 25 years of housing experience, including previous employment with the city as their Housing Manager.

"I am excited to welcome Della back to Team Concord. Her experience and knowledge in community building will serve our city well as we plan to transform public and affordable housing in the near future," said Lloyd Payne, City Manager.

Prior to joining the City of Concord, Robinson worked with three U.S. Department of Housing and Urban Development (HUD) designated High Performer agencies. She began her career working as an Occupancy Specialist at the Housing Authority of the City of Charleston and most recently served as Operations Manager at the City of Rock Hill Housing Authority, where she was responsible for the daily operations and supervision of affordable housing programs and resident services.

Robinson is originally from Charleston, South Carolina. She received her Bachelor of Arts degree in Urban Studies from the College of Charleston and holds a Public Housing Manager Certification from NAHRO. Robinson has also completed training in Public Housing and Housing Choice Voucher Management. In her free time, she enjoys traveling, home projects, and spending time with her family and friends. Robinson has two daughters and a son. She is also a proud dog mom.



## New Leadership Provides Proven Experience

- Kinston Housing



A familiar face has taken the reins at Kinston Housing (KH) as Vivian B. Perry has been named as the new Executive Director.

Beginning her career in housing

at Laurinburg Housing Authority in 1983, Vivian served under the leadership of Nancy Walker and Juliet McMillan and developed a love for affordable housing.

In February 1994, Vivian joined Kinston Housing. Throughout her 25+ years with the agency, she has served in a number of

positions, developing a well-rounded understanding of all that contributes to a successful housing provider.

Vivian is placing an emphasis on nurturing existing community partnerships and developing new partnerships to continue to advance the agency's mission.

For members of CCHRCO, Vivian is already a familiar face, having served on several committees and being the 2019-2020 Past President.

Vivian and her husband Kenneth are proud parents of Katrina and Kenneth Jr., five grandchildren, and one granddog.

Congratulations, Vivian, on your new position! To learn more about Kinston Housing, please visit their website at [KHANC.org](http://KHANC.org).





## A New Website Helps Reach Residents

- Benson Housing Authority

**Benson Housing Authority (BHA) has officially launched their new responsive website!** Their new site allows visitors to easily navigate the content on any device: desktop, laptop, tablet, or smartphone. It also addresses ADA accessibility, allowing all users to access agency information easily.

Their new website empowers residents, applicants, and community members to easily access information without needing to visit their physical offices or call in for assistance.

Their new website also features a News Module with a homepage feed, so residents can always be informed on new agency happenings and

opportunities. Staff is able to go in and add additional news articles so the website can always be up-to-date!

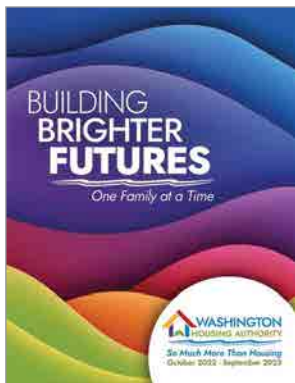
In addition to the launch of their website, BHA took this opportunity to readdress their agency branding and develop a new logo and brand that more closely aligns with their vision and mission. The new logo features a stylized representation of one of their properties!

Visit their new website and check out their new branding for yourself at [BensonHousing.org](http://BensonHousing.org).



## Celebrating Building Brighter Futures

- Washington Housing Authority



Washington Housing Authority (WHA) has released their 2023 annual report entitled "Building Brighter Futures, One Family at a Time." The report details the agency's accomplishments throughout the 2023 fiscal year.

The annual report includes information on resident services efforts such as the Torch Scholarship and the 3 on 3 on 9th basketball tournament. There are additional sections detailing accomplishments within their Neighborhood Revitalization Program, Housing Program, and Financial Standing.

The report serves as an excellent summation of all staff and board efforts over the last year. Physical copies of the report are available at the WHA office; however, you can read the report online on the WHA website at [WashingtonHousingAuthority.org](http://WashingtonHousingAuthority.org).



## Congratulations to NAHRO Newly Certified

- NAHRO

NAHRO offers a wide variety of certifications for specialized skill sets for Housers. Help us congratulate:

### NAHRO Certified Commissioner (NCC)

- **Gary Davis** (*Housing Authority of the City of Greenville, NC*)
- **Dee Meadows** (*Housing Authority of the City of New Bern, NC*)
- **Julianne Wells** (*Housing Authority of the City of New Bern, NC*)

### Certified Specialist of Occupancy – Housing Choice Vouchers (CSO-HCV)

- **Andreana Jones** (*INLIVIAN*)

### Certified Specialist of Eligibility and Calculation – Housing Choice Vouchers (CSEC-HCV)

- **Andreana Jones** (*INLIVIAN*)

## Donations Make an Impact on After School Program

- Roxboro Housing Authority

Roxboro Housing Authority (RHA) extends its sincere thanks to Duke Energy and Taylor Business Products for their outstanding contributions toward the RHA After School Program.

Duke Energy donated \$10,000 to help support the agency's greenhouse, which is used for STEM activities by the program. Taylor Business Products donated \$1,000, which will be used for snacks and supplies for the program.

The after-school program has been extremely well-attended and appreciated by residents, now impacting over 30 students. Through generous donations (financial or in-kind), the program has been able to grow and add additional services.

To learn more about their after-school program, please visit the Roxboro Housing Authority website at [RoxboroHA.com](http://RoxboroHA.com).





## Reaching Residents Online and At Home

- Newberry Housing Authority

Newberry Housing Authority (NHA) has officially launched their new responsive website! Their new site allows visitors to easily navigate the content on any device: desktop, laptop, tablet, or smartphone. It also addresses ADA accessibility, allowing all users to access agency information easily.

Their new website empowers residents, applicants, and community members to easily access information without needing to visit their physical offices or call in for assistance.

In addition to the launch of their website, NHA took this opportunity to readdress their agency branding and



develop a new logo and brand that more closely aligns with their vision and mission. The new logo expresses their forward-thinking approach to housing.

In order to help direct residents to this new site, NHA invested in postcards and e-blasts to help residents and the surrounding community recognize their new look! This proactive step was a great success within their community and helped prepare residents to recognize the new logo and branding.

Visit their new website and check out their new branding for yourself at [NewberryHousing.org](http://NewberryHousing.org).

**Newberry Housing Authority** Introducing Our **New**

**Branding • Website • Hours**

**New Branding**  
Reflects our forward-thinking approach to housing

**New Website**  
[NewberryHousing.org](http://NewberryHousing.org)

**New Hours**  
Monday - Thursday  
7:30am - 6:00pm

**Jessica M. Holcomb**  
Executive Director

[NewberryHousing.org](http://NewberryHousing.org)

**Newberry Housing Authority**  
P. 803.276.1049 F. 803.276.1056  
3589 Grant Ave. P.O. Drawer 737 Newberry, SC 29108

## Welcoming a New Jobs Plus Community Coach

- Rock Hill Housing Authority



Aaliyah Douglas recently joined the staff of Rock Hill Housing, serving as a Jobs Plus Community Coach.

In this role, Douglas will serve as a liaison between the residents, Jobs

Plus team, PHA, and local service providers. Aaliyah interacts and communicates with various groups and individuals, including supervisor(s), co-workers, local, state, and federal officials, contractors, and other outside agencies. In her position as a Jobs Plus Community Coach, Aaliyah will promote self-sufficiency efforts and/or encourage residents to build informal support networks with other residents, family, and friends. Aaliyah will also be responsible for promoting the utilization of the Jobs Plus Program and its partnership with SC Works as a job search resource. In addition, Aaliyah provides referrals to Jobs



Plus Career Coaches for residents who may need services such as credit counseling, transportation assistance, childcare assistance, money management, homeownership counseling, and more.

Aaliyah is a Rock Hill native. Aaliyah is a 2013 graduate of Northwestern High School.

Aaliyah Douglas has two children, Carmen and Michael. During their free time, she enjoys reading, writing, spending time with her children, and going out on nature walks. Aaliyah also enjoys eating and sampling new foods.

“Aaliyah Douglas is a valuable addition to the Rock Hill Housing staff. Aaliyah brings some excellent experience engaging customers. Her ability to assess customer needs and gain commitments will be extremely valuable in her role as a Jobs Plus Community Coach. She will be an asset to our agency. We are excited to welcome Aaliyah to the Rock Hill Housing team,” stated Dewayne Alford, CEO of Rock Hill Housing.

For more information on Rock Hill Housing, please visit their website at [RHHA.org](http://RHHA.org).

## A life of Service Remembered

- Abbeville Housing



It is with deep sadness that Abbeville Housing Board of Commissioners and Executive Director Larry Haqq announce that Mary Chase Neuffer Ford, retired Executive Director, passed away Thursday, February 29, 2024.

For three decades, Mary Chase served as the Director of Abbeville Housing, tirelessly working to improve the lives of those in need.

Her list of accomplishments reads like a testament to her unwavering dedication to serving her community. She taught homebound instruction and volunteered for community projects.

Mary Chase found joy and fulfillment in various pursuits that enriched both her life and the lives of others. Her memory will forever be treasured by those who had the privilege of knowing her.





## New Leadership Brings Extensive Affordable Housing Experience

- Gaffney Housing Authority



Tiffany Askew has been named as the Executive Director of Gaffney Housing Authority. Bringing with her over twenty years of affordable housing experience, Tiffany most recently served as the Executive Director of New Bern Housing Authority.

Tiffany is passionate about providing livable, safe, and affordable housing options in Gaffney. She holds a Bachelor of Social Work from Fort Valley State University, a Master of Leadership from Shorter University, and numerous certifications regarding affordable housing and property management certifications.

She sees her role as a caretaker for both the buildings and the people who live there. "My goal is to make a connection with the residents and the families to ensure they

have the housing and the resources they need to be productive in the community," says Askew.

To stay up-to-date with Gaffney Housing Authority, please visit their website at GaffneyHA.org.



## New Leadership Brings A New Vision

- Charleston County Housing and Redevelopment Authority



A new leader has taken charge of the Charleston County Housing and Redevelopment Authority, but for members of CCHRCO and SERC NAHRO, they will recognize a familiar face.

Angela Childers has been named CEO of Charleston County Housing and Redevelopment Authority (CCHRA). With over 25 years of affordable housing experience, Angela brings a wealth of knowledge and hands-on experience to the agency.

"We have a great leadership from the board," Childers said. "We have an amazing staff, and we have wonderful residents. So, we have all the ingredients to be successful, and they brought me in to mix that together and make us successful."

Angela has been extremely active in both CCHRCO and SERC-NAHRO, serving as CCHRCO President (2012–2013), current CCHRCO Board Member, CCHRCO Publication Committee, and several SERC-NAHRO Committees.

To learn more about CCHRA, please visit their website at CCHRA.net.



## Partnerships Bring Seniors Together

- Union Housing

Union Housing and the Catawba Area Agency on Aging have partnered to bring seniors together and help connect them to vital services within their community.

The Catawba Area Agency on Aging hosted an event to highlight the services available to Union Housing seniors. The event was held at Union Housing, so transportation was not a challenge for their residents.



At the event, the Catawba Area Agency on Aging highlighted the following services:

- Senior Center
- Home Delivered Meals
- Home Maker Services
- S.H.I.P.
- Caregiver Grant
- Dental Program
- Pest Control Program (Homeowners Only)
- Transportation
- Prescription Drugs
- ARP Homemaker Services

Attendees were gifted a free food box filled with necessities they may need assistance accessing.

The event was a wonderful success and allowed residents a comfortable way to explore these new services and the opportunity to meet other seniors living within their community. This partnership will help meet the needs of their senior residents while connecting them with a trusted community partner for these wrap-around services.

To learn more about this partnership or other partnerships, please visit the Union Housing website at UnionHousingSC.org.





## A New Affordable Housing Option Nears Completion

- Gallatin Housing Authority

A much-needed new affordable housing option is nearing completion in Gallatin! Gallatin Housing Authority is nearing completion on their new Red River Court development.

Red River Court will include eight duplexes built with a mixture of bricks and stones, sixteen spacious one-bedroom apartments, and features the latest market-style amenities. GHA

designed two apartments to meet ADA handicapped requirements for persons with disabilities.

We look forward to seeing more of this new development during their upcoming ribbon-cutting event!

To learn more about Gallatin Housing Authority or their nonprofit affiliate, Sumner Development Corporation, please visit their website at GallatinHA.com.

## Agency Recognized as Small PHA of the Year

- South Carthage Housing Authority



From left to right: Executive Director, Michael A. Bates; SCHA Board Chairman, Michael Nixon; Property Manager, Chad Williams; Lead Maintenance, Jamie Hubbard; Maintenance, Bennie Profitt; Mayor of South Carthage, Joey Nixon.

**South Carthage Housing Authority (SCHA) was recognized for its outstanding performance by HUD.**

SCHA's Board of Commissioners, Executive Director, Staff, and the Mayor's Office take pride in sharing with the public that the South Carthage Housing Authority received recognition from HUD as the Small PHA of the Year for its Outstanding Performance.

SCHA received the Top Small PHA honor for the State of Tennessee partly because SCHA scored a remarkable ninety-eight out of the possible one hundred (100) points from its annual physical property inspection conducted by HUD's Real Estate Assessment Center (REAC).

Mr. Michael A. Bates, Executive Director, credits the historic achievement to the resolute and hardworking maintenance staff and property manager, who take pride in their work. "They put their heart into their work; now the return on that work has generously rewarded them." SCHA is designated as a high-performance agency, a very challenging designation to obtain.

Congratulations SCHA! To learn more about this agency, please visit their website at SouthCarthageHA.com.

## New Branding and Website Reinvigorate Agency

- Columbia Housing & Redevelopment Corporation

**Columbia Housing & Redevelopment Corporation launched its new responsive website and branding!**

To help make this new website more accessible for all users (including those using adaptive technology), it has been built using Web Content Accessibility Guidelines (WCAG) 2.0 to address the Americans with Disabilities Act (ADA) accessibility guidelines.

The agency's new branding aims to reflect the optimism and positivity the agency conveys in its daily operations. The new branding takes

elements and colors from their previous branding to expand on the premise of their slogan, "A New Day and a New Way."

"These new advancements have reinvigorated the board, staff, and residents, always making it a great day at CHRC," said Mr. Trent Ogilvie, Executive Director/CEO. To view the new website for yourself, please visit CHRC-TN.org.







## A Life of Dedicated Service Remembered

It is with a heavy heart that we share the unfortunate news of the passing of our dear colleague and friend, Marcia Lewis, who departed from us on Saturday, February 3rd.

Marcia E. Lewis was appointed on January 8, 2023, by Mayor Joseph Hogsett as the Chief Executive Officer of the Indianapolis Housing Agency (IHA). This appointment followed a one-year appointment as its Interim Executive Director. As members of TAHRAnet, many members may know Marcia from her time at the Memphis Housing Authority. Throughout her career, Marcia has received numerous accolades and tributes across the country for her work within affordable housing.

Over her years of service, Marcia has served on a number of industry panels, boards, and committees. In 2019, Marcia was appointed by then HUD Secretary Ben Carson to be a member of the Housing Counseling Federal Advisory Committee, and in 2021, she was again appointed to this federal advisory committee by current HUD Secretary Marcia Fudge. Marcia served as Vice-President of Public Housing at TAHRAnet, served as a board member of



the United Housing in Memphis, and as a VP on the board of the Southeast Affordable Housing Management Association (SAHMA). She also formerly served on the Federal Home Loan Bank of Cincinnati's Advisory Council.

Marcia was a proud wife, mother of 7, and grandmother of 17. Marcia's business philosophy is one of servant leadership, and she believed in placing people first and always striving to leave whatever you touch better than you found it.

We kindly request that you keep Marcia's family in your thoughts and prayers as they navigate through this difficult time. We extend our deepest condolences to Marcia's family and friends, and we are here to support each other as we remember and honor her legacy.

## Longtime Partnerships Continue to Make an Impact

- Lafayette Housing Authority



Lafayette House Authority (LHA) and Macon Iron Fitness have celebrated six years of successful Angel Tree Partnerships.

In a heartwarming collaboration, LHA has joined forces with Bryan Nichols and Macon Iron Fitness for the sixth consecutive year to bring joy and festive spirit to the community through their Angel Tree project.

The project, initiated six years ago, has become a symbol of unity and generosity within Lafayette as it strives to make the holiday season brighter for those in need. Bryan Nichols, the driving force behind Macon Iron Fitness, has been a steadfast supporter, dedicating time and resources to ensure the success of the Angel Tree initiative.

The housing authority staff and residents express their heartfelt gratitude to Bryan Nichols and the entire Macon Iron Fitness community for their unwavering commitment. This partnership has transcended mere charity; it has become a beacon of hope and solidarity, fostering a sense of belonging and care among the residents.

## Reaching Residents Digitally Helps Aid Agency Efficiency

- Bolivar Housing Authority



Bolivar Housing Authority (BHA) has officially launched their new responsive website! Their new site allows visitors to easily navigate the content on any device: desktop, laptop, tablet, or smartphone. It also addresses ADA accessibility, allowing all users to access agency information easily.

Their new website empowers residents, applicants, and community members to easily access information without needing to visit their physical offices or call in for assistance.

In addition to the launch of their website, BHA took this opportunity to readdress their agency branding and develop a new logo and brand that more closely aligns with their vision and mission.

Visit their new website and check out their new branding for yourself at BolivarHousing.com.



LHA emphasizes the importance of community partnerships in creating positive change. The Angel Tree project stands as a testament to the power of collaboration, showcasing how individuals and businesses can come together to make a meaningful difference in the lives of others.

For more information on LHA, please visit their website at LafayetteHA.org.



## Legal and Policy Seminar Recap

- VAHCDO

**Thank you for joining us at the 2023 Legal and Policy Seminar!**

The two-day seminar covered a variety of important topics, including a NAHRO Washington Update, Rules for Reasonable (and Rogue) Landlords, Repositioning/Faircloth to RAD/Project Issued Vouchers, LIHTC 101-The Basics of 4% and 9% Transactions, and Discussion of VAHCDO 2023 Legislative Achievements, and Review of 2024

Virginia General Assembly Legislation.

Though anytime VAHCDO comes together is reason enough for celebration, we were also pleased to celebrate the retirement of Susan Dewey, CEO of Virginia Housing. Susan has served as CEO of Virginia Housing for 24 years and has vitally contributed to VAHCDO in a variety of ways during that time.

We look forward to seeing everyone at the Annual Conference and Scholarship Luncheon April 3-5 at the Marriott Virginia Beach Hotel. For those who will not be able to attend in person, we hope to provide a recap of the Annual Conference, Scholarship Luncheon, and Top Golf Fundraiser in a future edition of SERCulator.

To stay up-to-date on all things VAHCDO, please visit our website at VAHCDO.org.

## Congratulations to NAHRO Newly Certified

- NAHRO

NAHRO offers a wide variety of certifications for specialized skill sets for Housers. Help us congratulate:

### NAHRO Certified Commissioner (NCC)

- **Amanda Leech**  
*(Harrisonburg Redevelopment and Housing Authority, VA)*

### CSI-NSPIRE

- **Navonya Thomas-Jones**  
*(Charlottesville Redevelopment and Housing Authority, VA)*

## Celebrating a Career of Dedicated Service

- Virginia Housing

**Join us in congratulating Susan Dewey on her retirement from Virginia Housing.** Susan Dewey served as Virginia Housing's Chief Executive Officer since being appointed by the Board of Commissioners in 1999.

Prior to becoming the Virginia Housing CEO, Susan served for three years as a Virginia Housing Commissioner. At that time, Susan was the State Treasurer of Virginia, where she directed all operations for the Department of the Treasury and the Treasury Board. Today, Susan serves on many housing-related nonprofit boards, such as Housing Forward Virginia, as well as the Virginia Chamber of Commerce. Susan loves the Virginia Housing Mission and is most appreciative of the critical work we do in support of affordable housing.

She has celebrated many accomplishments over the years, including the Richmond Times-Dispatch Person of the Year Honoree in 2019 and the Excellence in Virginia Government Award for Public-Private Partnerships in 2021.

Susan received her BBA and MBA from the College of William & Mary and is a certified public accountant. When she's not advocating for affordable housing, Susan enjoys spending time with family, challenging her husband at backgammon, and learning new skills, like pickleball.

"Under Susan's leadership, Virginia Housing made critical and timely strategic changes over the years to position us for success," said Bill Shelton, chairman of the Virginia Housing Board of Commissioners.

"A lot has changed since I first began



working in state government more than four decades ago, but my commitment to serving Virginians, especially related to safe, affordable housing, has remained a guiding force throughout my career," Dewey said in a statement. "It's been my greatest professional honor to work with Virginia Housing leaders and dedicated employees, and with our private and public sector partners, to fulfill our mission of helping all Virginians attain quality, affordable housing."

Congratulations, Susan, on your retirement! To learn more about Virginia Housing and their mission, please visit their website at VirginiaHousing.com.





## Celebrating the Impact of an Affordable Housing Advocate

- Charleston-Kanawha Housing Authority

After 25 years of dedicated services, Katherine “Kitty” Dooley is stepping down from the Charleston-Kanawha Housing Authority’s (CKHA) Board of Commissioners.

Initially appointed in 1998 and serving as board chairman from 2004 through 2014, Ms. Dooley’s impact will be long felt at CKHA.

Her leadership was instrumental in CKHA’s efforts to improve and preserve quality affordable housing in the Kanawha Valley, including the redevelopment of Washington Manor and Littlepage Terrace, the construction of the Administrative Office, and the support of programs to help families achieve greater self-sufficiency.

In reflection of her time on the Board of Commissioners, she noted, “I had a desire to be a part of something larger

than myself—to do something which would make a difference in the lives of others. My service as Board Chair of Charleston-Kanawha Housing has given me that opportunity.”

The staff and board of commissioners sincerely thank Ms. Dooley for her service and dedication over the years. To honor her dedicated service, they held a brief reception at the conclusion of their February meeting, where they presented Ms. Dooley with a plaque and an official resolution honoring her dedication to the agency.

Thank you, Ms. Dooley, for going above and beyond to support the residents and staff of the Charleston-Kanawha Housing Authority.

For more information on CKHA, please visit their website at [CKHA.com](http://CKHA.com).



*From left to right: Front row - Kitty Dooley, and Commissioner Virginia Nesmith. Back row - Vice-Chair Paulette Justice, CEO Mark Taylor, and Board Chair Allan McVey.*



**West Virginia Association  
of Housing Agencies**

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May 14th -16th

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## Dates to Remember

**JUN 20-22**

**2024 SERC-NAHRO Executive Committee Meeting**

**NOV 07-09**

**2024 SERC-NAHRO Executive Committee Meeting**

**JUN 23-26**

**2024 SERC-NAHRO Annual Conference**

**NOV 10-12**

**2024 SERC-NAHRO Fall Workshop**

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