

SERCulator

October 2024



What Home Means to Me

Home's where I feel safe and sound. Love is all around, Joy is found.
Being just me, twinkling with glee. Dreaming of a magical home that's right for me.

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**SERC Youth
Leadership
Conference**
pg 8



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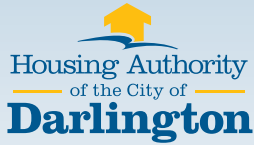


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Winners: 2024 Website of the Year

Ask These Clients Why They Chose Brooks Jeffrey



DarlingtonHA.org
CCHRCO SC Website of the Year
1st Place Small Public Housing Category



FMHANC.org
CCHRCO NC Website of the Year
3rd Place Extra Large Public Housing Category



HialeahHousing.org
FAHRO Website of the Year
Large Public Housing Category



KHANC.org
CCHRCO NC Website of the Year
2nd Place Extra Large Public Housing Category



NewberryHousing.org
CCHRCO SC Website of the Year
1st Place Large Public Housing Category



OdessaHATX.com
SW NAHRO Website - Best Publication
Medium Public Housing Category



OpelikaHA.org
AAHRA Best Website 2024
Medium Market



PembrokeHA.com
CCHRCO NC Website of the Year
1st Place Small Public Housing Category



PuntaGordaHA.org
FAHRO Website of the Year
Small Public Housing Category



RCRHA.org
CCHRCO NC Website of the Year
3rd Place Large Public Housing Category



RobesonHA.org
CCHRCO NC Website of the Year
1st Place Medium Public Housing Category



RHHA.org
CCHRCO SC Website of the Year
2nd Place Large Public Housing Category



RM-HA.org
CCHRCO NC Website of the Year
2nd Place Large Public Housing Category



RoxboroHA.com
CCHRCO NC Website of the Year
2nd Place Small Public Housing Category



TexarkanaHA.org
Texas NAHRO Website of the Year



WashingtonHousingAuthority.org
CCHRCO NC Website of the Year
1st Place Large Public Housing Category



YorkHASC.org
CCHRCO SC Website of the Year
1st Place Medium Public Housing Category

Since 2018, Brooks Jeffrey HA Clients Won 82 Branding, Marketing & Website Awards:

58 State Awards:

57 Websites of the Year &
1 Newsletter of the Year

15 NAHRO Merit Awards:

Administration Innovation...
Websites, Social Media, Branding
& Marketing Campaigns

6 SERC-NAHRO Awards:

Website of the Year

2 SW NAHRO Awards:

Website of the Year

1 Texas NAHRO Award:

Website of the Year

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Enhance Communications
Engage Stakeholders



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On the Cover

Each year, young artists from across the SERC-NAHRO Region submit artwork for the What Home Means to Me Poster contest. Join us in celebrating these young artists and their artwork; a full recap of this year's competition is included on pages 6-7.

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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 Colleagues and Friends,

As we transition into the fall season, I am both honored and excited to address you in this edition of the SERCulator. This past year has been a period of significant transformation and growth for our organization, and I am proud of the collective efforts that have propelled us forward.

Our dedication to advancing housing and community development has never been more crucial. The challenges we face are complex and evolving, but they also present us with unique opportunities to drive meaningful change.

The ongoing initiatives and innovative projects highlighted in this issue are a testament to the commitment and expertise of our members.

Looking ahead, we will continue to focus on key priorities that will shape the future of our work. From enhancing our advocacy efforts to fostering collaborative partnerships, our goal is to ensure that every community we serve has the resources and support it needs to thrive.

Thank you for your unwavering dedication and for your continued contributions to our mission. Together, we are making a significant impact and paving the way for a brighter future for the communities we serve.

Anthony Goodson, Jr.,
SERC-NAHRO President

Join Us for The 2024 SERC-NAHRO Fall Workshop

201 Tallapoosa Street, Montgomery, AL, 36104 | Sun-Tues, November 10-12, 2024



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

SERC COMMITTEES / CHAIRS | 2023-2025

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MS M. Jason Spencer	WV Belinda Harness

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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

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COMMUNITY REVITALIZATION	Beth Brown (Chair) Becky Sue Mercer (Co-Chair)	GA FL

VP COMMISSIONERS' PORTFOLIO - Anthony Sawyer

COMMISSIONERS	Johnny Johnson (Chair)	MS
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What's NEW In Your STATE?

Articles • Awards • Announcements • New/Retiring Staff • Partnerships • Resident Services

Submit NEWS for your state's BITS & PIECES section of the next issue of SERCulator

How to Submit:

Visit SERCulator.com and click the link: "Submit STATE Bits & Pieces News".

There, you can upload photos, documents and text for your State's Bits & Pieces News.

January Issue
Materials Deadline:

NOV
22
2024

For Full Details, Visit
SERCulator.com





SERC-NAHRO Legislative Network



by Yvonda A. Bean, Legislative Committee Chair - CEO, Columbia Housing, SC
NAHRO 2024 Advocate of the Year | NAHRO 2023 Outstanding Professional of the Year

“Listen! The wind is rising, and the air is wild with leaves, we have had our summer evenings, now for October eves!” — Humbert Wolfe

Happy Fall to the dynamic—there is none like you—SERC Nation!

I am overcome with joy following the outcome of August Advocacy Month. I’m so grateful for each of you and admire your commitment to elevating your voices on behalf of the millions we serve throughout our region. #SERCNationProud

Way to work together on our **10-10-10 August Advocacy Campaign!** We accomplished all three goals! See below.

2024 AUGUST ADVOCACY CAMPAIGN GOALS

- Goal 1** ➤ Secure participation from all 10 states in the region. **(100% Participation)**
- Goal 2** ➤ Increase letter submissions by 10 percent. **(21,768 Letters)**
- Goal 3** ➤ Increase individual advocates by 10 percent. **(2,962 Advocates)**

In summary, this year was trailblazing and historical for the National Association of Housing and Redevelopment Officials (NAHRO). Over **140,000 letters** were sent to Congress and the White House, over **75% of Congress** was reached, and letters were sent from 47 states and

the District of Columbia!

ADVOCACY ENGAGEMENTS

NAHRO is tracking year-round advocacy engagement efforts, so please remember to submit all engagement activities online at NAHRO.org.

Advocacy Engagements

Include communications with **elected officials** (or their staff) at the local, state, and federal levels and with **political appointees** from HUD. Examples include:

- Tours/site visits
- Phone calls
- Meetings
- Written or verbal testimony
- Ribbon cutting/groundbreaking ceremonies
- Fairs/community events

If you have questions about an advocacy engagement activity, please contact NAHRO’s Policy and Legislative Affairs team at pla@nahro.org.

GET OUT THE VOTE

The **2024 presidential election** is just a few weeks away. Voting is an important part of our democracy and is our voice. When we vote, we are

empowered to influence policies that affect us and those we love. On **Tuesday, November 5, 2024**, “**Get Out the Vote!**”

SAVE THE DATE! SERC MLK Basketball Tournament & Cheer Competition

Columbia Housing is hosting the SERC-NAHRO MLK Basketball Tournament and Cheer Competition on **January 17–19, 2025**. The event will be held in the beautiful capital city of Columbia, and all are welcome.



See page 9 for full ad.

2024 WHAT HOME MEANS TO ME POSTER CONTEST WINNERS

2024 SERC-NAHRO Winners

Since 2008, the NAHRO What Home Means to Me Poster Contest has recognized the amazing art of children who live in affordable housing communities across the country. Each piece of art visually shares the child's thoughts on what their home means to them.

Each state association within the SERC-NAHRO region has the opportunity to provide submissions from their member agencies to be considered during the SERC-NAHRO Annual Conference. NAHRO Fellows review all submissions and select a first, second, and third place for each age category to be forwarded on for consideration in the national contest.

This year, SERC-NAHRO presented a special "Fan Favorite" award to an entry in each age division. At the SERC-NAHRO Annual Conference in Greensboro, NC, attendees were able to purchase tickets to vote for their favorite submission, with all donations benefiting the SERC-NAHRO Scholarship fund.

Elementary School Winners

1st Place



Adriana Gomez, Tennessee Valley Housing Services, TN

2nd Place



Riley Morgan, Cumberland Plateau Regional HA, VA

3rd Place



Chase Cordle, Cumberland Plateau Regional HA, VA

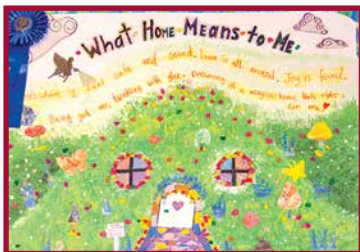
Fan Favorite



Jaddison Heckethorn, Clarksburg HA, WV

Middle School Winners

1st Place



Kira Nickey, Meridian HA, MS

2nd Place



Ja'Nylah Epps, Mt. Hope Housing, WV

3rd Place



Karter Chandler, No HA Name Provided

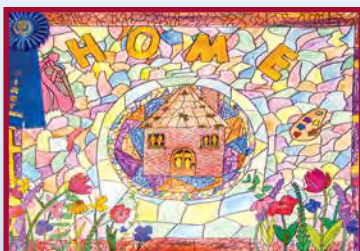
Fan Favorite



Ja'Nylah Epps, Mt. Hope Housing, WV

High School Winners

1st Place



Kiara Simmons, Beckley HA, WV

2nd Place



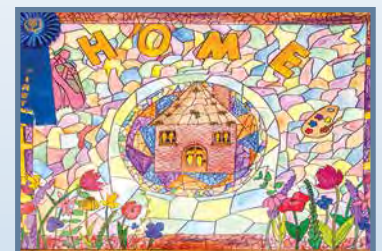
Nathalia Albino, Clacksburg-Harrison Regional HA, WV

3rd Place



Damion Blackman, Natchez HA, MS

Fan Favorite



Kiara Simmons, Beckley HA, WV

2024 WHAT HOME MEANS TO ME POSTER CONTEST SUBMISSIONS



Anthony Johnson,
Bessemer HA, AL



Elijah McCrary,
Bessemer HA, AL



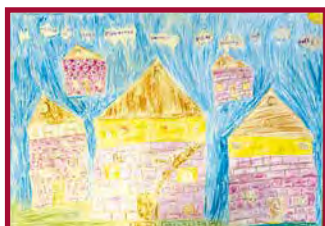
Ivy McGhee,
Bessemer HA, AL



Jaddison Heckethorn,
Clarksburg HA, WV



Jayden Heckethorn,
Clarksburg HA, WV



Mio Frozier, Cumberland
Plateau Regional HA, VA



Nathon Shortt, Cumberland
Plateau Regional HA, VA



Ca'Zyan Taylor,
Laurel HA, MS



Braxton Thomas,
Laurel HA, MS



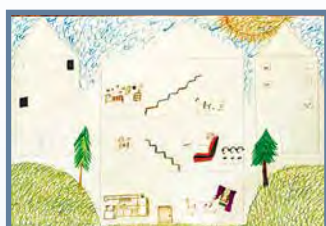
Collin Murray,
Lawrenceburg HA, TN



Hunter Robertson,
Lawrenceburg HA, TN



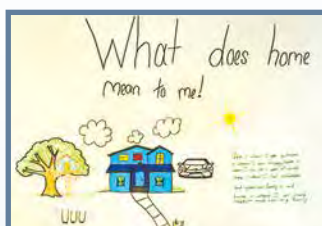
Will Jones,
Lawrenceburg HA, TN



Tyson Greer,
Marion HA, VA



Hannah Grace Noble,
Maryville HA, TN



Isaiah Shelton,
Natchez HA, MS



Kamryn Owens,
Natchez HA, MS



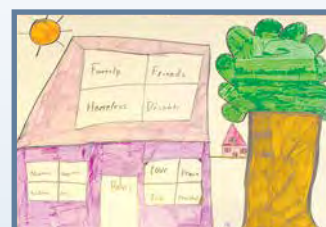
Atlantis Woods,
Norfolk HA, VA



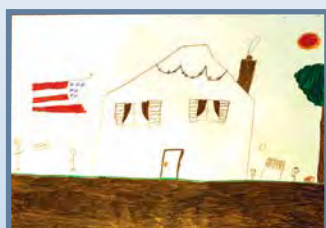
Ji'meera Hammond,
Norfolk HA, VA



Tambrich Woods,
Norfolk HA, VA



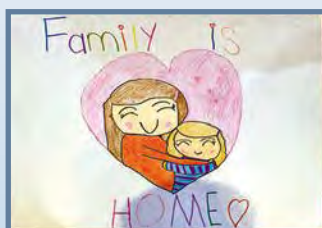
Awesome Davis,
Union City HA, TN



Eddie Wilgus,
Union City HA, TN



Vencianah Rush,
Vicksburg HA, MS



Lily Blankens
No HA Name Provided



Kalil Smith
No HA Name Provided

The SERC Youth Leadership Conference Went Wild

Attendees from across the SERC Region arrived in Eufaula, Alabama, for a weekend of fun and adventures while enjoying all the natural beauty and excitement of the region.

This year's conference was hosted by the Eufaula Housing Authority (AL) and gave attendees the opportunity to interact with nature

while learning more about local ecosystems and farming! Attendees were able to meet exciting creatures like turtles, snakes, and even an alligator. To learn more about our relationship with nature, they visited the Alabama Agricultural Museum. The youth also enjoyed a fun day of water fun by visiting a local waterpark.



Attendees with their very own Alabama Peanuts.



2024 SERC Youth Leadership Conference Attendees.



Attendees had the opportunity to get up close with some Alabama native species.



Attendees were introduced to Alabama native species.



Attendees enjoy the beautiful lakeside views.



Attendees had the opportunity to visit with Alabama Fish and Wildlife personnel and some special scaly visitors.



Attendees visit the Alabama Agricultural Museum.



Attendees enjoyed a trip to Water World.

Register NOW

SERC-NAHRO MLK Basketball Tournament & Cheer Competition



WHAT:
SERC-NAHRO MLK Basketball
Tournament & Cheer Competition

WHEN:
January 17th-19th, 2025

WHERE:
Columbia, South Carolina
Registration Details & Hotel Info
Online: [ColumbiaHousingSC.org/
MLKTournament](https://ColumbiaHousingSC.org/MLKTournament)

GET READY! GET READY! GET READY!

Columbia Housing is hosting the 2025 Southeastern Regional Council (SERC) Martin Luther King, Jr. Basketball Tournament and Cheer Competition. We're challenging SERC Nation to bring out their best teams and squads for a CH tournament and cheer experience!

Register at:
ColumbiaHousingSC.org/MLKTournament



SERC is Comprised of Housing Authorities from 10 States:
Alabama • Florida • Georgia • Kentucky • Mississippi • North Carolina
South Carolina • Tennessee • Virginia • West Virginia

ColumbiaHousingSC.org



New Home Giveaway Changes Lives

- Selma Housing Authority

Kennard Randolph, CEO of the Selma Housing Authority (SHA), and Felecia L. Lucky, President of the Black Belt Community Foundation, selected a family who lost their home in the January 12, 2023, tornado to win a free home.

The randomly selected family, who happened to be a SHA public housing tenant, received the 3-bedroom, 2-bathroom, newly constructed Neighborhood Assistance Corporation of America (NACA) home in Selma, Alabama. The Selma Housing Authority and Black Belt Community Foundation joined together to fund the home valued at \$169,500.

Ms. Newberry won't have to worry about furnishing her new home or paying her first year's homeowners insurance because everyone deserves a fresh start without financial burdens.

"Our collaboration with the Black Belt Community Foundation is a cornerstone in our community revitalization efforts. Offering this 3-bedroom, 2-bathroom home in a lottery to a tornado-affected family highlights our dedication to providing tangible support and rebuilding lives. Access to affordable housing is a fundamental right, and we are proud to play a part in making it a reality for our community." states Kennard Randolph, Selma Housing Authority CEO.

What a life-changing opportunity for this lucky family! For more information on Selma Housing Authority, please visit their website at SelmaHousing.com.



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 (C-PHM)

- **Nikki Gary** (*Housing Authority of the City of Bessemer, AL*)
- **Aretha Echols** (*Sheffield Housing Authority, AL*)

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

- **Nikki Gary** (*Housing Authority of the City of Bessemer, AL*)

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

- **Nikki Gary** (*Housing Authority of the City of Bessemer, AL*)

Certified Specialist of Fair Housing (CSFH)

- **Nikki Gary** (*Housing Authority of the City of Bessemer, AL*)

Choice Neighborhoods Implementation Grant Awardees Announced

- Huntsville Housing Authority

On July 16, HUD announced that the Biden-Harris Administration is awarding \$325 million in Choice Neighborhoods Implementation Grants to seven new communities and eight current communities receiving funding nationwide.

Of the total amount, a little over \$305 million is for new grant recipients, while the remaining amount of \$19.5 million will be awarded to current grantees.

The 2023/24 fiscal year grants are to be used to build more homes and revitalize neighborhoods with distressed housing. According to HUD, "the awards will redevelop distressed housing with high-quality mixed-income options while also providing residents with services focused on income, health, and education."

In addition, the grants are also eligible to be used for neighborhood improvements that promote economic development and private investment.

Join us in congratulating Huntsville Housing Authority on their award of \$50,000,000 to implement this program. Huntsville Housing Authority will be the first agency in Alabama awarded this funding.

To keep up with Huntsville Housing Authority and how they will be implementing this program, please visit their website at HSVHA.org.





Back to School Bash

- Prichard Housing Authority

The Prichard Housing Authority held its Annual Back to School Bash on July 26th! PHA gave away backpacks filled with school supplies to attendees so they could be equipped to start the school year with everything they would need.

This community event is designed to help students prepare for the new school year after a long summer. Understanding that school supplies are just one piece of the puzzle in preparing a student to return to school, the event also highlighted employment opportunities, health screenings, social services information,

free haircuts, food, activities, and entertainment.

In order to promote this event, Kimberly Livingston, Interim CEO, partnered with Fox 10 News to promote the event and solicit community partnerships.

The Back to School Bash provided a fun and festive atmosphere that empowered families to start the school year off fully equipped. For more information on Prichard Housing Authority and their other events and opportunities, please visit their website at PrichardHousing.com.



Prichard
Housing Authority

A Familiar Face Steps up as Executive Director

- Gordo Housing Authority

Darlene Keasler has been appointed as the new Executive Director of the Gordo Housing Authority. Darlene is a familiar face to members of AAHRA, as she has served GHA for a number of years prior to being appointed as Executive Director.

Throughout her time at GHA, Darlene has served the agency in almost every position and learned more about the agency, their programs, and, of course, the residents they serve.

Darlene is quick to credit GHA's residents as her motivation, "Whenever I am having a challenging week or start to feel bogged down, it never fails that a resident comes into the office to visit. Interacting with our residents reignites the passion I have for Housing, serving them and seeing the generational blessing our services can provide keep me motivated."

Congratulations, Darlene, on your appointment as Executive Director!

Scholarship Recognition Picnic

- Alabama Housing Authorities Education and Enrichment Fund, Inc.

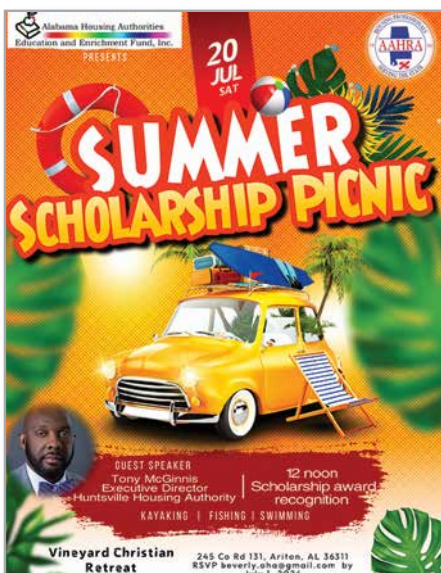
Alabama Housing Authorities Education and Enrichment Fund, Inc. (AHAEF) is the non-profit affiliate of AAHRA that provides educational opportunities to the residents of public housing authorities in Alabama.

Each year, AHAEF awards scholarships to students who reside within affordable housing provided by AAHRA member agencies.

This year, to honor the scholarship recipients, AHAEF held the Scholarship Recognition Picnic at Vineyard Christian Retreat in Ariton, Alabama. Guests were invited for the award recognition ceremony, kayaking, fishing, and swimming!

Tony McGinnis, Executive Director of the Huntsville Housing Authority, spoke at the event and extended congratulations to those recognized while inspiring them to realize this is only the beginning of their journey.

Congratulations to all of the scholarship recipients honored at this year's event! For more information on these scholarship opportunities, please visit the AAHRA website at AAHRA.org.



2024 FAHRO ANNUAL CONFERENCE RECAP

Thank you for joining us at the 2024 FAHRO Annual Conference at the beautiful Sunseeker Resort in Port Charlotte.

We look forward to seeing you in the new year at our 2025 Executive Director Forum, which will be held Wednesday, February 26th, and Thursday, February 27th, at the Hammock Beach Golf Resort & Spa in Palm Coast, Florida.

To view more photos from this year's conference, please visit our Dropbox (link at the bottom of this page).



FAHRO Board with Mark Tbelic (Photo supplied by Kim Barclay)

Join Us in Congratulating Our 2024 Award Winners!



Small Agency Innovation:
Arcadia Housing Authority



**Large Agency Innovation
& Best Practices, Large Agency:**
Pinellas County Housing Authority



Newsletter Competition, Small Agency:
Punta Gorda Housing Authority



Newsletter Competition, Large Agency:
Tampa Housing Authority



Outstanding Small Agency:
Riviera Beach Housing Authority



Website Competition, Small Agency:
Punta Gorda Housing Authority
PuntaGordaHA.org



Website Competition, Large Agency:
Hialeah Housing Authority
HialeahHousing.org

Winners, No Photo:

Outstanding Large Agency:
Housing Authority of New Smyrna Beach

Outstanding Individual Award:
The Honorable Jeff Brandes

Affiliate Member:
HD Supply

*Photos supplied by Neil Thompson,
CFO (Pinellas County, FL)*

Thank you to Our Sponsors:

- Key Claims Consultants, LLC
- Duke Energy
- Saxon Gilmore & Carraway, P.A.
- HD Supply
- Chadwell Supply
- Neighborly Software
- Berman Hopkins

<https://www.dropbox.com/scl/fo/9wngwil59vrd928kpgel5/AHZxqK5ZsKKEUIFkjAR-fOVI?dl=0&e=3&rlkey=b46zxchteqhormq21gj9gap4&st=61g81umc>



Changing of the Guard

- Niceville Housing Authority

After 14 years of dedicated service to the Niceville Housing Authority (NHA), Becky Cole has announced her retirement. Becky joined NHA in 2010.

Prior to joining NHA, she worked for twenty-plus years in the rental business, managing private, public, and multifamily housing.

Upon joining NHA, Becky became a NAHRO Certified Public Housing Manager and pursued additional industry training. As her experience within Affordable Housing grew, so did her love for the industry. Becky is a member of the SERC Education and Training Committee and has enjoyed facilitating training opportunities for the SERC membership.

In 2019, Becky was promoted to Executive Director of NHA, where she focused on improving the agency's relationship with the City of Niceville and the surrounding community; building a network of partnerships and support for the agency.

Becky is married to a retired aerospace engineer and has four sons ranging in age from 27 to 36. In her retirement, she will be moving to Oviedo, FL, to be closer to her grandchildren.

Melissa Hance has been entrusted to lead the agency upon Becky's retirement as Executive Director.



Left to right: Melissa Hance, new ED and Becky Cole, Retired ED

Melissa began her career in affordable housing in 2008 as an occupancy specialist after receiving her BBA. Prior to joining NHA, Melissa served several rural housing agencies as Executive Director in East Texas. She represented NETHA on the Texas Housing Association Board and Conference Committee. During her time in Texas, Melissa's proudest accomplishment was bringing together several of her managed agencies into a management agreement.

Thank you, Becky, for your dedicated years of service to your residents and community. Wishing you a wonderful and fulfilling retirement for a career well-served.

Congratulations, Melissa, on your appointment as Executive Director, and welcome to the SERC Family! We look forward to all you will accomplish at NHA.

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 (C-PHM)

- **Nathan Kempner** (*Alachua County Housing Authority, FL*)

CS-HOTMA

- **Takiyah Antoine** (*Osceola County Human Services Section 8 Housing Office, FL*)
- **Janet Marchand** (*Osceola County Human Services Section 8 Housing Office, FL*)
- **Milangela Molina** (*Osceola County Human Services Section 8 Housing Office, FL*)
- **Jenise Ortega** (*Osceola County Human Services Section 8 Housing Office, FL*)
- **Florence Ramnarine** (*Osceola County Human Services Section 8 Housing Office, FL*)

Climbing to New Heights

- St. Petersburg Housing Authority

The St. Petersburg Housing Authority (SPHA) organized an exhilarating tree climb event at Jordan Park on April 16th, hosted by Pathfinder Outdoor Education.

The thrilling outdoor experience allowed young adventurers to conquer new heights under the guidance of skilled professionals, igniting their adventurous spirits and fostering a love for nature and outdoor exploration.

In addition to the exciting tree climb, families were treated to delicious pizza generously donated by Domino's Pizza. The savory pizzas added to the festive atmosphere of the event.

SPHA extends a heartfelt thank you to our community partners Pathfinder Outdoor Education and Domino's Pizza for their contributions to this event! For more information on St. Petersburg Housing Authority, please visit their website at StPeteHA.org.



Choice Neighborhoods Implementation Grant Awardees Announced

- Miami-Dade County Housing Authority

On July 16, HUD announced that the Biden-Harris Administration is awarding \$325 million in Choice Neighborhoods Implementation Grants to seven new communities and eight current communities receiving funding nationwide.

Of the total amount, a little over \$305 million is for new grant recipients, while the remaining amount of \$19.5 million will be awarded to current grantees.

The 2023/24 fiscal year grants are to be used to build more homes and revitalize neighborhoods with distressed housing. According to HUD, "the awards will

redevelop distressed housing with high-quality mixed-income options while also providing residents with services focused on income, health, and education."

In addition, the grants are also eligible to be used for neighborhood improvements that promote economic development and private investment.

Join us in congratulating Miami-Dade County Housing Authority on their award of \$39,968,424 to implement this program.

To keep up with Miami-Dade County Housing Authority and how they will be implementing this program, please visit their website at MiamiDade.gov.

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A Night to Remember Supporting an Excellent Cause

- Albany Housing Authority

Albany Housing Authority celebrated a glamorous affair for rising stars with the 2024 Jeanette Henderson Scholarship Gala. Each year, the agency hosts this gala to celebrate the scholarship recipient and raise funds to provide more scholarship opportunities.

The Jeanette Henderson Scholarship is designed to provide the opportunity for youth and adults who are residents of Albany Housing Authority to attend college and make a positive difference in the lives of their families.

Named in honor of Ms. Jeanette Henderson, a long-time Albany Housing Authority staff member and now Board of Commissioner member, the Jeanette Henderson Scholarship program celebrates Ms. Henderson's dedication to the residents of AHA.

The scholarship is intended to help cover the cost of tuition, fees, books, supplies, and other related expenses.

Each year, one \$2,500 scholarship is awarded to a traditional student, and one \$2,500 scholarship is awarded to a non-traditional student. This year's recipients were Jordan James and Je'yonna Weston.

For more information on the Jeanette Henderson Scholarship or to view all of the photos from this year's event, please visit their website at AlbanyHA.com.



Jeanette Henderson and Gwendolyn Meriweather, Lee County Commissioner

A New CEO Brings New Energy

- Northwest Georgia Housing Authority



The Northwest Georgia Housing Authority (NWGHA) has appointed Justin Jones to replace retiring executive director Sandra Hudson.

"He actually came to town early before we met with him and rode through Rome and rode through a lot of our properties," Hight said after the meeting Monday. "He knew a lot about our properties, a lot about Rome, and a lot about our authority, and it was impressive that he made that effort." Board Chair Lee Hight said.

Most recently, Justin served as the CEO of the Ripley Housing Authority (TN) since

2018. Prior to his appointment to ED at Ripley, he served as the deputy director. Justin possesses a strong background in accounting and business management that he will bring with him to NWGHA.

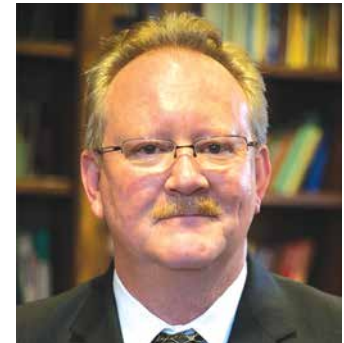
Congratulations on your appointment, Justin; we look forward to welcoming you to GAHRA!

For more information on Northwest Georgia Housing Authority, please visit their new website launching 4Q 2024.



Celebrating a Career of Service

- Decatur Housing Authority



Doug Faust, CEO of Decatur Housing, has announced his retirement, capping off a 40+ year career of dedicated leadership.

In February 2012, Doug was appointed to lead the Decatur Housing Authority. Doug has managed the financing, development, construction, property management, compliance, and ownership of DHA's nine new Low-Income Housing Tax Credit (LIHTC) communities, leading to a 100% redevelopment of all of DHA's affordable housing.

During his time at DHA, Doug is most proud of the impact their hard work has had on the families they serve, noting that for 14 of the last 15 years, they have had a 100% high school graduation rate at DHA and that \$708,950 in college scholarships were awarded to high school students and adults over the past 32 years.

As for his plans for retirement, Doug won't rule out the possibility of consulting; however, he will be taking time to concentrate on some of his other passions: fishing, woodworking, gardening, and travel.

Join us in congratulating Doug on his upcoming retirement. His dedication to the redevelopment of affordable housing will serve as a legacy that will benefit families for years to come. Thank you for your dedicated service to DHA and the residents you serve.

For more information on Decatur Housing Authority, please visit their website at DecaturHousing.org.





A Splashing End to Summer

Celebrating a Summer of Fun with Residents & Staff

On August 8th, Dry Ridge Housing Authority held a Water Day for their youngest residents to enjoy. In partnership with the 7Hills Church Dry Ridge and City of Dry Ridge Mayor Greg Brockman, residents were invited to enjoy a day of splashing fun to beat the heat.

Residents were able to enjoy a slip-and-slide, splash pad, and bouncy water slide, which provided hours of fun for all in attendance. Additionally, the Kona Ice truck provided delicious shaved ice for attendees to enjoy as well.

The celebration capped off a summer of fun for the DRHA residents and staff to enjoy as the community began to prepare for back-to-school season.

Residents were quick to share their appreciation for a day of fun and splashing around, with some of the youngest residents saying it was “the best day of their lives.”



Dry Ridge Housing Authority
Dry Ridge, KY
PH: 66
Dione Kinman, ED
DRHousing.org





A Lifetime of Service Celebrated

- Housing Authority of Bowling Green

After 29 years of service as Executive Director of the Housing Authority of Bowling Green, Abraham Williams has officially retired, effective August 1st.

"All good things must come to an end. It's time to pass it on while I'm young enough to still be active and keep some programs going," said Williams after announcing his retirement.

That positive change goes far beyond Bowling Green, Kentucky. Mr. Williams has initiated lasting change throughout the SERC region.

Prior to serving in Bowling Green, Kentucky, Williams served as Housing Director of Phenix City Housing Authority in Alabama, his hometown. Mr. Williams is no stranger to the members of SERC-NAHRO; as a SERC-NAHRO Past President, his impact on SERC is undeniable. Mr. Williams is one of the founding leaders of the SERC-NAHRO Youth Leadership Committee and the SERC-NAHRO MLK Basketball Tournament and Cheer Competition.

Additionally, Mr. Williams has inspired a generation of Housers throughout the SERC Region and beyond as a constant encouragement and source of inspiration. His larger-than-life spirit inspired countless housers to go above and beyond to serve their residents and communities.

During his time at HABG, Williams initiated programs like after-school and summer educational programs for school-age children, welfare-to-work programming to help adults find jobs, and a mobile grocery that brings healthy food to low-income neighborhoods.

"Some of the greatest times of my life have come from seeing someone move from public housing to home ownership," Williams said. "They can get emotional."

Williams himself gets emotional when talking about how HABG can impact the lives of their residents and their community. His love for his community, staff, and residents is evident, and their love and appreciation for him is shared freely.

"He has been a father figure for us. We're a family, and we're losing the head of our family. His love and compassion for people is very infectious. He's one of the kindest human beings you'll ever meet. That's something we don't see much anymore," said Shannah Banks-Dixon, the HABG's Director of Education.

"He (Williams) gave me an opportunity when I was a young single mom; he was a mentor to my son. He's not just a boss. He has been a friend," said Shawmeen Sublett, a fellow HABG employee.

Williams has served as a pillar within the affordable housing industry throughout his career. He has inspired a generation of Housers to take up the banner as he begins this new chapter. Though he may be retiring, the reverberations of his impact and inspiration will echo through the housing for years to come.

Thank you, Mr. Williams, for dedicating the work of your life to advancing the lives of all those you have come into contact with. Whether that be for meeting the needs of your agency's residents through innovative programming or by inspiring and mentoring young housers to be the leaders of tomorrow walking in his shadow and continuing his legacy of heartfelt housing.

For more information on the Housing Authority of Bowling Green and to keep up with their agency happenings, please visit their website at HABG.org.

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 (C-PHM)

- **Jacqueline Lloyd** (*Housing Authority of Morgantown, KY*)
- **William Webb** (*Housing Authority of Todd County, KY*)

A Familiar Face to Lead the Agency

- Housing Authority of Bowling Green

Katie Miller has worked with the Housing Authority of Bowling Green in various roles since 2001 and now serves as their new executive director, upon the retirement of Abraham Williams.

"I'm really excited about the opportunity," said Miller. "Mr. Williams has kept me involved with all the projects. I do want to continue to grow the Housing Authority and the services we have always provided. I want to continue the wonderful expectations that Mr. Williams had."

"She's a smart young lady, and she has worked with every aspect of the Housing Authority," Williams said.

Miller, who earned a degree in finance at Western Kentucky University, had been interim executive director since Williams' retirement became official Aug. 1. She believes HABG has the staff in place to continue providing effective services.

Congratulations, Katie, on your appointment to this new role! For more information on the Housing Authority of Bowling Green, please visit their website at HABG.org.





A Summer of Service and Fun

Celebrating Graduate Achievements with Fun & Enrichment



It has been a summer to remember at Water Valley Housing Authority (WVHA).

To kick off the summer, Water Valley Housing Authority celebrated its graduating seniors on their achievements over the 2023-2024 academic year. Graduates were gifted a graduation present from the agency in celebration of their achievements.

WVHA's younger residents kicked off the summer with many fun events and opportunities. Children were invited to participate in art and crafts, science experiments, a visit from the Water Valley Police Department, and a baking day. These activities gave children a constructive outlet to spend some time and energy this summer learning new skills and making new friends.

At the end of the summer, WVHA

students cooled off with a trip to the movies, where the youngest residents were able to beat the summer heat while enjoying a fun day in the cool.

This summer wasn't just fun for the agency's younger residents. WVHA's seniors had the opportunity to come together for summer bingo! Participants played for excellent summer-themed prizes like a new summer serving set or household essentials. The event also included a photo opp where residents could come take fun summer photos to remember the event and the new friends they made.

Finally, they held a back-to-school event to cap off a stellar summer. The event included a backpack giveaway with school supplies and other essential items to help agency students feel prepared to return to school with everything they need to have a successful year.

This summer included the continuation of long-term partnerships as well as new opportunities. The Seventh Adventist Church,

led by Pastor Roger Mitchel, along with Tonna Logan, Barbara Ware, and other church members, have organized a food giveaway for residents each month. Additionally, they host Education Health Programs on a monthly basis.

Throughout this summer, residents of the Water Valley Housing Authority had the opportunity to participate in fun and enriching events and activities. Thank you, WVHA, for providing a summer of fun for your residents. We are excited to see how you keep engaging your residents as we settle into fall.

WATER VALLEY Housing Authority

Water Valley Housing Authority
Water Valley, MS
PH: 201
Sharon White, ED
WaterValleyHousingAuthority.com



Changing of the Guard

- Corinth Housing Authority

Corinth Housing Authority welcomes a familiar face to lead the agency. Heather Engle will now lead the agency as Executive Director.

Executive Director Dianne Timbes, PHM, retired on June 30th after serving the agency well for more than 37 years. No stranger to members of MAHRO, Ms. Timbes has served CHA as Executive Director since 2013.



Heather Engle and Husband, New ED, Corinth HA

Ms. Engle was promoted from Administrative Clerk to Executive Director and has served CHA since 2008.



Dianne Timbes, Retiring ED, Corinth HA

Ms. Engle is committed to fulfilling this new responsibility with dedication and diligence and will continue the mission of equal opportunity in housing without discrimination and to serve every resident with compassion, accountability, and respect.

Ms. Engle is married to Kevin Engle, and together they have a daughter, a son, and one grandson. She looks forward to leaning on SERC and MAHRO as she begins this new journey with CHA.

Congratulations to Ms. Timbes on your retirement, and congratulations to Ms. Engle on your appointment to Executive Director. To learn more about Corinth Housing Authority, please visit their website at CorinthHousingAuthority.org.

Celebrating Graduates Inspires Generosity

- Aberdeen Housing Authority

Aberdeen Housing Authority has celebrated recent high school and college graduates through its stipend program, which provides funding for their next steps.

Four members of the Aberdeen High School Class of 2024—Royri Carothers, Jacoby Walker, Malek Armstrong, and Gary Brown Jr.—were recognized by AHA on August 8th for their accomplishments.

“We are here. We love Aberdeen. We’re from Aberdeen. We want to help you. Sometimes it’s amazing with what can be accomplished by students,” said Ann Tackett, an AHA board member.

Each graduate is awarded a \$500 stipend, which can be utilized to support their future educational endeavors.

AHA’s generosity has come full circle as this year, a former stipend recipient has offered to fund two stipends for high school graduates.



Board Member Tackett shared the story about the former resident receiving stipends after earning her high school diploma, associate’s degree, bachelor’s degree, and master’s degree, in addition to a laptop after she earned her doctorate.

Through the support of these awards, she now finds herself in a position to give back to the program that helped her achieve her educational goals.

“That is amazing that she got there. She’s accomplished, and she wanted to give back,” Tackett said.

Congratulations to this year’s stipend recipients; we look forward to all you will accomplish as you begin this new phase of life. For more information on this program or Aberdeen Housing Authority, please visit their website at AberdeenHA.org.

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 (C-PHM)

- Denise Cabral (*Tullahoma Housing Authority, MS*)
- Christopher McKissick (*Booneville Housing Authority, MS*)

Celebrating Student Successes

- South Mississippi Housing Authority

South Mississippi Housing Authority believes educational excellence is something to be celebrated. In honor of their high-achieving scholars, SMHA has begun a new program to recognize and celebrate these students in honor of their achievements.

The new SMHA A and B Honor Roll Club are available to students living within SMHA-assisted properties aged 5 through 18. Beginning in August 2024, parents will be able to provide a copy of their student’s report card to the SMHA resident services team to enroll their students in the A and B Honor Roll Club.

At the end of each school semester, students will be celebrated for their accomplishments with a special event.

Not only does this program encourage students to achieve all they can academically, but it also provides the opportunity for them to spend time with other academically-minded students outside of school.

Congratulations to the South Mississippi Housing Authority on this excellent resident services opportunity; we look forward to hearing more about this semester’s special event. For more information on South Mississippi Housing Authority, please visit their website at SouthMississippiHousing.org.



Annual Conference Awards & Scholarships

Poster Contest Winners

NC Elementary School:

1st Place: Khloe Monk
Greensboro Housing Authority
2nd Place: Wyatt Lindsay
Greensboro Housing Authority
3rd Place: Dimah Aljighefee
The HA of the City of High Point

NC Middle School:

1st Place: Azariah Scott
Greensboro Housing Authority
2nd Place: Aliyah McMillan-Jones
Roxboro Housing Authority
3rd Place: Laila Baldwin
Mooresville Housing Authority

NC High School:

1st Place: Aneesa Hall
Forest City Housing Authority
2nd Place: Jamira Carter
Greensboro Housing Authority
3rd Place: Davante Jackson
Greensboro Housing Authority

SC Elementary School:

1st Place: Anna Miles
Greer Housing Authority
2nd Place: Jaliyah Grier
Newberry Housing Authority
3rd Place: Jocelynn McLeod
Greer Housing Authority

SC Middle School:

1st Place: Serenity Hayes
Mullins Housing Authority
2nd Place: Tania Brown
Columbia Housing
3rd Place: Nala Wofford
Spartanburg Housing

SC High School:

1st Place: Precious Goode
Greer Housing Authority
2nd Place: Jada Collins
Sumter Housing Authority
3rd Place: Abigail Miles
Greer Housing Authority

Website Contest Winners

NC Extra Large Agency:



1st Place:
The HA of the City of High Point | HPHA.net



2nd Place:
Kinston Housing | KHANC.org



3rd Place:
Fayetteville Metropolitan HA | FMHANC.org

NC Large Agency:



1st Place:
Washington HA | WashingtonHousingAuthority.org



2nd Place:
Rocky Mount HA | RM-HA.org



3rd Place:
Roanoke-Chowan Regional HA | RCRHA.org

NC Medium Agency:



1st Place:
Robeson County HA | RobesonHA.org



1st Place:
Pembroke Housing | PembrokeHA.com



2nd Place:
Roxboro HA | RoxboroHA.com

NC Small Agency:

SC Large Agency:



1st Place:
Newberry HA | NewberryHousing.org



2nd Place:
Rock Hill HA | RHHA.org

SC Medium Agency:



1st Place:
York Housing | YorkHASC.org

SC Small Agency:



1st Place:
Darlington HA | DarlingtonHA.org

Annual Conference Awards & Scholarships

Newsletter Contest Winners

NC Extra Large Agency:



1st Place:
The HA of the City of High Point



2nd Place:
Fayetteville Metropolitan HA

NC Large Agency:



1st Place:
Rocky Mount HA

NC Medium Agency:



1st Place:
Washington HA



2nd Place:
Burlington HA

NC Small Agency:



1st Place:
Lenoir Housing



2nd Place:
Roxboro HA

SC Large Agency:



1st Place:
Sumter HA

SC Medium Agency:



1st Place:
Gaffney HA

SC Small Agency:



1st Place:
Darlington HA

Talent Show Winners

1st Place:
Anna McRae & Allen Blue
Sang Aretha Franklin's "RESPECT"

2nd Place:
Twan Fields
Sang Temptations "Ain't To Proud To Beg"

3rd Place:
Becky Price
Sang Tracey Chapman's "Give Me One Reason"

Scholarship Winners

Saniaya Bethea
\$1,500 NAHRO
Laurinburg HA
UNC Pembroke

Quadrai Lindsey
\$1,000 SERC- NAHRO
Greensboro HA
Winston-Salem State University

Ja Nia Best
\$1,000 Stephanie Gladden Memorial
Kinston HA
North Carolina Central University

Loriselle Acevedo Boria
\$1,000 Stephanie Gladden Memorial
Burlington HA
UNC Charlotte

Yasmeen ALLOUsh
\$1,000 Stephanie Gladden Memorial
High Point HA
UNC Greensboro

Kristina Nguyen
\$1,000 Stephanie Gladden Memorial
Fayetteville HA
Fayetteville State University

Shemeka Graves
\$1,000 Stephanie Gladden Memorial
Greensboro HA
Guildford Technical Community College

Jonya Holden
\$1,000 NCHAD—Mark Arrowood Memorial
High Point HA
Guildford Technical Community College

Skylar S. McCants
\$1,500 Stephanie Gladden Memorial
Columbia Housing
University of South Carolina Aiken

Changing of the Guard

- Fairmont Housing Authority

A familiar face has taken the lead at Fairmont Housing Authority after the retirement of long-time Executive Director Sandy Mallory.

Beginning her career within the Affordable Housing industry in 1988, Sandy Mallory served at the Housing Authority of Winston-Salem and Lumberton Housing Authority before joining FHA as Executive Director in 1993.

When reflecting on her 31 years at FHA, Sandy noted that the most rewarding moments often come from personal interactions with former residents whose lives have been positively impacted.

Sandy will not be leaving the affordable housing industry upon her retirement; she plans to continue working within the industry, but from the comforts of home by working with PEM—Paul Edward Management & Consulting.

Maria Floyd will be stepping up to lead the agency; she joined the agency in 2019 as the Office Manager and Payroll Clerk. Maria obtained her BS in Business Administration Management from the University of North



Carolina at Pembroke and is currently in school for her MBA at UNCP.

When asked about her biggest accomplishments in housing, Maria shared, “I feel extremely grateful that over the last almost 5 years, I have seen full circle moments, and I have a much better understanding of how housing can/is a blessing to people.”

Congratulations to Sandy on your retirement and to Maria on your appointment as Executive Director. We wish you both continued success in these new endeavors. For more information on the Fairmont Housing Authority, please visit their website at FairmontHousing.org.



Growing Opportunities

- Roxboro Housing Authority



HUD Principal Deputy Assistant Secretary Richard Monocchio and his staff visited Roxboro Housing Authority sites during Earth Week to learn more about the agency’s energy efficiency, energy resilience, and green energy initiatives.

Initiatives include plans to install 50 small, energy-efficient A/C units at Lee Gardens Apts. using \$300,000 in HUD capital funds, using \$6.7 million in HUD funds to build 25 energy-efficient affordable housing units at the end of Mt. Bethel Church St., and erecting a

new greenhouse beside the existing community garden at Weatherly Heights Apts. courtesy of a \$10,000 green energy grant from Duke Energy Foundation.

The HUD PDAS visit ended with a ribbon-cutting ceremony of the Mayfield Ragland Center sponsored by the Courtney Jordan Foundation/ Cornerstone America. A vacant five-bedroom unit was converted into a multi-purpose facility to house the following resident resources: daycare, afterschool care, entrepreneurship and job assistance, a computer code school, and more.

Congratulations to the RHA staff on these outstanding initiatives and your efforts to improve RHA’s environmental impact. For more information on RHA, please visit their website at RoxboroHA.com.



New Leadership, Delivers a New Perspective

- Laurinburg Housing Authority

Amanda John has been named as the new Executive Director of Laurinburg Housing Authority!

Recently, Amanda completed the PHADA Executive Director Education Program (Rutgers University) and is scheduled to graduate in January 2025. She earned her MBA from Webster University and is currently working on a PhD in Public Policy & Administration (Walden University).

Amanda entered the Affordable Housing industry amid the COVID-19 pandemic in 2020 as the administrative services coordinator for the Laurinburg Housing Authority. In 2021, she was promoted to Compliance Office and Human Resources Manager before being promoted to Deputy Director in 2022.

Since joining the agency, Amanda has secured \$25,000.00 in grant funding through First Bank Project Launch to empower Housing Authority youth with access to positive factors that will allow them to learn about different environments past social media and their typical classroom text.

Amanda has high expectations of success and welcomes a future of celebrating continuous growth in education, business, and partnership by building relationships with staff, tenants, and community members. When asked about the agency, Amanda shared, “I truly believe great things are happening at Laurinburg Housing Authority!”

Congratulations on your appointment, Amanda; we look forward to excellent things to come from LHA.



A Life and Legacy of Service Remembered

- Thomasville Housing Authority



Please join us in celebrating the life and legacy left behind by Mrs. **Lois A. Hunter**, former Executive Director of Thomasville Housing Authority.

As an icon in the community with 49 years of service to the Thomasville Housing Authority and its constituents, Lois was widely revered for her humanitarian approach to public housing. Her compassion and inclusivity enabled meaningful community engagement and the incorporation of diverse voices in public housing and policymaking. She maintained a consistent dialogue with

communities and activists, emphasizing collaboration and shared goals in public housing and policy formulation. When she was hired by Thomasville Housing Authority, she was the first African American woman to ever serve as Executive Director. Throughout her more than four decades of service, she fought for the African American community and for Thomasville Housing Authority residents.

Please join us in keeping the THA staff and residents in our thoughts and prayers. For more information on Thomasville Housing Authority, please visit their website at ThomasvilleHA.org.



New COO Brings Efficient Mindset

- Spartanburg Housing



Spartanburg Housing (SH) has welcomed **Jacquetta A. Harris** as their new **Chief Operations Officer (COO)**.

Jacquetta brings a wealth of institutional knowledge and experience to her role as COO, which has influenced her views on the importance of providing safe and affordable housing while moving families toward self-sufficiency.

Before joining Spartanburg Housing, Jacquetta served as the Executive Director of the Huntington Housing Authority for two and a half years, overseeing federal programs while increasing economic and housing opportunities. Prior to serving at Huntington Housing Authority, she served as Director of Leasing Operations at Rochester Housing Authority for five years. Prior to her transition to Affordable Housing, Jacquetta served as the director of a Family Homeless Shelter for Volunteers of America for seven years.

Jacquetta is a graduate of the State University of Brockport with an MA in Communication and holds an HCV Executive Management Certification from Nan-McKay. She is also a member of PHADA and NAHRO.

When asked about her favorite accomplishments while working in housing, she shared, “My favorite accomplishment while working in Housing is supporting staff by streamlining the process to make their work more efficient. Writing and receiving a HUD mobility grant of \$4 million to provide families an opportunity to live in diverse zip codes.”

When not at work, Jacquetta enjoys spending time with her family, the theater, reading, and visiting our scenic areas.

Join us in welcoming Jacquetta to the SERC family! To learn more about Spartanburg Housing, please visit their website at SpartanburgHousing.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)

- **James Chatfield** (*Columbia Housing, SC*)

Certified Specialist of Fair Housing (CSFH)

- **Angela Adams** (*Housing Authority of the City of Rock Hill, SC*)
- **Sharon Coleman** (*Housing Authority of the City of Rock Hill, SC*)
- **Wendy Skinner** (*Housing Authority of the City of Rock Hill, SC*)
- **Karen Thornburg** (*Housing Authority of the City of Rock Hill, SC*)

New Grant Funding Brings New Opportunities

- Lenior Housing

This year, **Lenior Housing** will be able to hire a dedicated staff member to focus on assisting their residents in reaching self-sufficiency. **Lenior Housing (LH)** received a three-year, \$246,000 grant from HUD to fund this staff position.



“It eliminates barriers; whether it’s learning financial basics or job interviewing, it helps them get ahead,” said Michael Dineen, LH Executive Director. “We never get grants this big. It helps a lot.”

The newly hired staff member will split their time between the main office and the agency’s business and education center, working one-on-one with the 158 families the LH serves, as well as holding classes on nutrition, financial management, interviewing skills, and more.

Congratulations, Lenior Housing, on this new grant opportunity; we look forward to hearing more about the impact this staff member is able to make within your community. For more information on Lenior Housing, please visit their website at LeniorHousing.org.



A Familiar Face Takes the Lead

- Ripley Housing



Family Fun Day & Back-To-School Bash

- Columbia Housing and Redevelopment Corporation



Columbia Housing and Redevelopment Corporation (CHRC) did it again and presented another fantastic Family Fun Day and Back-to-School Bash.

Each year, the event marks the end of a successful summer and brings the community together while also providing the opportunity for residents to meet with local supportive services and community partners.

This year's event was held on July 23rd. Attendees were able to enjoy the DJ, receive free school supplies and personal hygiene items, and enjoy complimentary shaved ice. If attendees needed a more substantial refreshment, the CHRC served

up hamburgers and hotdogs, grilled up by their very own President and CEO, Trent Ogilvie.

Community Partners had the opportunity to engage with residents and help them learn more about their available services and opportunities.

The event would not be possible without the generous donations of community partners and the outstanding CHRC staff who helped facilitate the event.

To learn more about this year's Family Fun Day and Back-To-School Bash or to view more pictures of the event, please visit their website at CHRC-TN.org.

A familiar face has taken the lead at Ripley Housing; Joyce Edwards has been appointed as the agency's new CEO.

Joyce has served RHA since 2018, beginning as the agency's Finance Director before being promoted to COO and now appointed CEO.

Joyce brings a wealth of financial training and experience to her new position. She is a Certified Municipal Finance Officer and earned several NAHRO certifications in addition to her degree in finance.

Members of TAHRA may recognize Joyce from the Resolutions and Awards Committee, and members of PHADA may know her from the Membership Committee.

Outside of Affordable Housing, Joyce is an active Rotarian. She served as the Ripley Rotary Club President (2023-2024) and is a recipient of both the Paul Harris Award and the Outstanding Vocational Achievement Award.

Congratulations, Joyce, on your appointment as Executive Director. To learn more about Ripley Housing, please visit their website at RipleyHousing.org.



Trent Ogilvie, President and CEO (Columbia, TN).



Columbia Housing and Redevelopment Corporation staff pose for a photo opp.



DJ Rio providing music and entertainment for attendees.





Choice Neighborhoods Implementation Grant Awardees Announced

- Chattanooga Housing Authority

On July 16, HUD announced that the Biden-Harris Administration is awarding \$325 million in Choice Neighborhoods Implementation Grants to seven new communities and eight current communities receiving funding nationwide.

Of the total amount, a little over \$305 million is for new grant recipients, while the remaining amount of \$19.5 million will be awarded to current grantees.

The 2023/24 fiscal year grants are to be used to build more homes and revitalize neighborhoods with distressed housing. According to HUD, “the awards will

redevelop distressed housing with high-quality mixed-income options while also providing residents with services focused on income, health, and education.”

In addition, the grants are also eligible to be used for neighborhood improvements that promote economic development and private investment.

Join us in congratulating Chattanooga Housing Authority on their award of \$50,000,000 to implement this program.

To keep up with Chattanooga Housing Authority and how they will be implementing this program, please visit their website at CHAHousing.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)

- **Sean Gilbert** (*Tennessee Valley Housing Services, TN*)
- **Susie Washington** (*Tennessee Valley Housing Services, TN*)
- **Clarence Thompson** (*Tennessee Valley Housing Services, TN*)
- **Timothy Coley** (*Tennessee Valley Housing Services, TN*)
- **Pauletta Thompson** (*Tennessee Valley Housing Services, TN*)
- **Sarah Gulley** (*Tennessee Valley Housing Services, TN*)

The health plan that cares about your coverage as much as you do.



We are who we serve!

HBP is health coverage for housing authorities in Southeast and Southwest NAHRO. HBP’s board members are composed of housing authority Executive Directors who participate in the plan assuring that each decision made affects the Board Member, just as it does all other participants. HBP offers medical, dental, vision, life, and disability benefits. HUD does not require that employee benefits be competitively bid.

For a quote and comparison of your benefits and rates to HBP’s, contact:

Janice Nelson or Jessica Strange hbp@callhsa.com www.housingbp.com

Phone: 800-288-7623 option 5 Fax: 318-213-1090



National Night Out

- Bristol Redevelopment and Housing Authority

Bristol Redevelopment and Housing Authority (BRHA) celebrated National Night Out on August 6th and had a blast! BRHA would like to thank the many first responders who joined the agency, including the Bristol Sheriff's Office, the Bristol VA Police Department, and the Bristol VA Fire Department.

Board Chair Josh Flenor and Board Member Kathi Boatright attended the event and were able to visit with residents and community members in addition to Delegate Israel O'Quinn, Mayor Becky Nave, Vice Mayor Jake Holmes, City Councilman Michael Pollard, and Bristol TN Councilwoman Margaret Feierabend.

This event would not have been possible without the participation of their many community partners who set up booths and provided services to attendees. Finally, through the generous donations of the event sponsors, attendees were able to enjoy free food, goodies, and prizes.



National Night Out (NNO) is a national community-building campaign that promotes police-community partnerships. NNO enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.

BRHA's National Night Out was a large community block party! The entire community was invited, not just agency residents. The event included: free food, bounce houses, prizes, lawn twister, corn hole, great music, mini

golf, free school haircuts, a tricycle race, a doughnut eating contest, resource information, and free goodies.

Congratulations on an excellent event, BRHA. To learn more about BRHA and their other resident service and outreach programs, please visit their website at BRHA.com.



Pictured above (from left to right): Delegate O'Quinn, Vice-Mayor Holmes, Fire Chief Armstrong, Sheriff Foster, and Police Chief Austin.



Join Us: 2025 VAHCDO Annual Conference
Marriott Virginia Beach/Cavalier Resort



New Leadership, Brings Renewed Energy

- Suffolk Redevelopment and Housing Authority

Congratulations to Patricia Tyus on her appointment as Executive Director/CEO of the Suffolk Redevelopment and Housing Authority.

Ms. Tyus has a B.S. in Finance and an MBA in Business Administration. Ms. Tyus served as the Director of the Indianapolis HUD Field Office before stepping in to lead the Clarksville Housing Authority (TN) as Executive Director. She was then appointed to serve as the Executive Director of the Housing Authority of Fulton County (GA) before leading the Dekalb Regional Land Bank in Decatur (GA).

“Patricia is a highly accomplished executive with extensive experience,” said Board of Commissioners Chairman Quinton D. Franklin. “We look forward to working with Ms. Tyus. She has a lot to offer our community.”



Ms. Tyus brings with her a wealth of knowledge as well as extensive hands-on experience that will empower her to successfully lead Suffolk Redevelopment and Housing Authority. Congratulations on your appointment to Executive Director; we are looking forward to all that you will accomplish at SRHA.

For more information on Suffolk Redevelopment and Housing Authority, please visit your website at SuffolkRHA.org.



A Familiar Face Takes the Lead

- Newport News Redevelopment and Housing Authority

The Newport News Redevelopment and Housing Authority (NNRHA) has welcomed a familiar face as Executive Director. Lysandra M. Shaw has stepped up to serve after the retirement of Karen Wilds, who announced her retirement after 25 years of dedicated service as Executive Director. Since April 2022, Shaw has served as the NNRHA deputy director.

NNRHA serves 4,500 families in affordable housing programs and manages an annual budget of over \$53 million.

Shaw has more than 20 years of experience in housing and community development in the region, having served at Suffolk Redevelopment and Housing Authority, Portsmouth Redevelopment and Housing, Norfolk Redevelopment and Housing, and the Virginia Beach Community Development Corporation.

“Ms. Shaw has all the qualities we were seeking to fill this essential position. Her experience, reputation, and leadership style are all first-rate,” said NNRHA Board of Commissioners Chair Lisa Wallace-Davis in a news release.

Shaw holds a bachelor’s degree from Salem College and an MBA from the University of Phoenix. She is a North Carolina native and has lived in Virginia since 2002.

Congratulations on your appointment! Looking forward to your continued success at NNRHA! To learn more about the agency, please visit their website at NNRHA.net.



2025 VAHCDO Annual Conference

The Virginia Association of Housing and Community Development Officials (VAHCDO) has begun planning for the 2025 VAHCDO Spring Conference, hoME & YOU!

The conference will again be held at the Marriott Virginia Beach, Cavalier Resort, from March 30th to April 3rd.

More information about conference registration, hotel block information, and exhibitor opportunities will be posted on the VAHCDO website as they become available. Please check frequently for updates, and we look forward to seeing you in 2025!





Innovation Provides a Safe Space to Weather the Storm

Wheeling HAs New “Life Hub” Brings Hope to the Community

HUD officials toured the Wheeling Housing Authority’s properties on May 14th—including the new Life Hub, which houses the area’s homeless during the winter months.

Matthew Heckles, HUD’s regional administrator for Region 3, Office of Field Policy and Management, and Richard Monocchio, HUD’s principal deputy assistant secretary, Office of Public and Indian Housing, both were led on a tour of the Life Hub by Joyce Wolen, Executive Director of the Wheeling Housing Authority.

The Life Hub is located at the former First English Lutheran Church on 16th Street downtown. The HUD officials got to see the separate sleeping rooms for men and women inside the church.

The third-floor sanctuary is being used by the Street Moms volunteer group for sorting and organizing the many donations for the homeless from the community.

“We’re seeing more and more shelters like this having to open in the summer because of the extreme heat,” Heckles said. “Having a resource like this in the community is important for that kind of cold, heat, and other natural disasters that can affect those who are homeless more than those who are housed.”

Heckles said HUD has competitive grant

funding but also provides funding through the Continuum of Care.

“It’s important for us to come and see what the local challenges are and match them up with resources,” he said.

The main need in Wheeling and communities across the country continues to be the demand for housing.

“It’s always supply,” Heckles said. “Supply across the country is always difficult. There hasn’t been enough housing built over the last 20–30 years. So prices have gone up. And if you’re someone who’s on a fixed income, Social Security, you can very easily get priced out of a place that you’ve been living in for years—that’s something we’re seeing.

“We’re trying to build as quickly as we can to get out of that supply crisis and bring that pricing, both in the rental and homeownership, back into balance,” he added.

“The properties that exist are in great shape, and they’re full,” he said. “And so obviously we need more resources across the country and here in Wheeling as well.”

Wolen said HUD announced recently that it wants housing authorities to work on the homeless issue across the country. She noted the Life Hub tour allowed the housing authority to show the HUD officials how it is collaborating with the city of Wheeling, Catholic Charities, and other community groups to operate the Life Hub homeless shelter.

“The ultimate goal is for them to have a safe place to be. If they can start here, then they can start working through and then perhaps go home, or find permanent housing, or find another solution to living in the street,” she said. “I wanted to show them this. It’s a rare opportunity to have (Monocchio) here... I wanted to showcase the good things Wheeling does because Wheeling is amazing. And I believe that.”

Wolen said the Life Hub is looking into applying for a variety of funding sources to eventually have the shelter open year-round. She said there are plans to have the shelter partially open later this summer thanks to a \$100,000 U.S. Department of Health and Human Resources grant already received.

“When you’re talking about staffing something, paying the electric, it goes very quickly,” Wolen said of the money. “That is not enough to last a year, but it’s a start. And we’re hoping to leverage that and programs so that we can start the process of keeping this open.”



Wheeling Housing Authority
Wheeling, WV
PH: 644
HCV: 573
Joyce K. Wolen, ED
WheelingWV-PHA.org

High Ethics Standards Are a Must for Commissioners

by Tillmon Calvert, PhD - Chairman, Tupelo Housing Authority, MS



Greetings Fellow Commissioners!

Housing authority commissioners hold a critical role in ensuring the integrity and effectiveness of public housing programs.

Their responsibilities extend beyond administrative duties to encompass ethical conduct, transparency, and accountability.

This article explores the ethical principles that guide housing authority commissioners and the importance of adhering to these standards.

The Role of Housing Authority Commissioners

Housing authority Commissioners are entrusted with overseeing the operations of public housing agencies (PHAs). They are responsible for making policy decisions, approving budgets, and ensuring that the agency's activities align with federal, state, and local regulations. Commissioners must act in the best interest of the community, ensuring that public housing resources are used effectively and equitably.

Ethical Principles

1. **Integrity and Honesty:** Commissioners must demonstrate integrity and honesty in all their actions. This includes being truthful in communications, avoiding conflicts of interest, and ensuring that decisions are made based on merit and fairness. Integrity fosters trust between the commissioners, the public, and other stakeholders.
2. **Transparency:** Transparency is essential for maintaining public

trust. Commissioners should ensure that their actions and decisions are open to scrutiny. This includes holding public meetings, providing access to records, and being clear about the decision-making processes. Transparency helps prevent corruption and promotes accountability.

3. **Accountability:** Commissioners are accountable to the public and must take responsibility for their actions. This involves being answerable for decisions, ensuring compliance with laws and regulations, and addressing any issues of misconduct promptly. Accountability ensures that commissioners act in the best interest of the community.
4. **Fairness and Equity:** Commissioners must ensure that all individuals have equal access to housing opportunities and resources. This involves making unbiased decisions, promoting diversity, and addressing any forms of discrimination. Fairness and equity are fundamental to the mission of public housing agencies.
5. **Confidentiality:** Commissioners often handle sensitive information related to tenants and agency operations. It is crucial to maintain confidentiality to protect the privacy of individuals and the integrity of the agency. Breaching confidentiality can undermine trust and lead to legal consequences.

Challenges and Ethical Dilemmas

Housing authority commissioners may face various ethical dilemmas, such as conflicts of interest, pressure from

political entities, and challenges in balancing the needs of different community groups. It is essential for commissioners to have a clear understanding of ethical guidelines and to seek advice when faced with difficult decisions.

For instance, a commissioner might have a personal or financial interest in a decision being made by the board. In such cases, the commissioner should disclose the conflict and recuse themselves from the decision-making process to maintain integrity and public trust.

Training and Education

Ongoing training and education are vital for commissioners to stay informed about ethical standards and best practices. Organizations like the National Association of Housing and Redevelopment Officials (NAHRO) offer resources and training programs to help commissioners understand their ethical responsibilities and improve their governance skills. Commissioners should be committed to acquiring the knowledge and training to be effective in discharging their responsibilities.

Conclusion

High ethical standards must play a crucial role in the governance of public housing agencies. Housing authority commissioners must adhere to principles of integrity, transparency, accountability, fairness, and confidentiality to effectively serve their communities.

By upholding these ethical standards, commissioners can ensure that public housing resources are managed responsibly and that the needs of all community members are met.

REACH OUT TO US: YOUR OFFICERS



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Dates to Remember

**NOV
07-09**

**2024 SERC-NAHRO
Executive Committee Meeting**

**JUN
20-21**

**2025 SERC-NAHRO
Executive Committee Meeting**

**NOV
10-12**

**2024 SERC-NAHRO
Fall Workshop**

**JUN
22-24**

**2025 SERC-NAHRO
Annual Conference**

SERC-NAHRO Member Services Update

Hello SERC Family!

Thank you for your continued support of SERC. We are preparing for an excellent Fall Workshop in Montgomery, Alabama, November 10-12th.

To register for the Fall Workshop, please visit the SERC-NAHRO website at SERC-NAHRO.org/2024-Fall-Workshop/.

Changes to Dues

Effective October 1, 2024, there will be an increase in dues. There has not been an increase since 2013.

Community Development Agencies

Current Dues Structure Range: \$25-\$300
New Dues Structure Range: \$50-\$400

Public Housing Agencies

Current Dues Structure Range: \$100-\$400
New Dues Structure Range: \$150-\$600

Contact Member Services

Please do not hesitate to contact me or a member of the Member Services Committee, if you have any questions about your member benefits or want to offer suggestions to enhance SERC-NAHRO.



Shaunté Evans | SERC Vice President, Member Services