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April 2025



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OpelikaHA.org
AAHRA Best Website 2024
Medium Market



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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



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1st Place Medium Public Housing Category
SERC-NAHRO Website of the Year
1st Place Medium Public Housing Category



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2nd Place Large Public Housing Category



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2nd Place Large Public Housing Category



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2nd Place Small Public Housing Category



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58 State Awards:

57 Websites of the Year &
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15 NAHRO Merit Awards:

Administration Innovation...

Websites, Social Media, Branding
& Marketing Campaigns

7 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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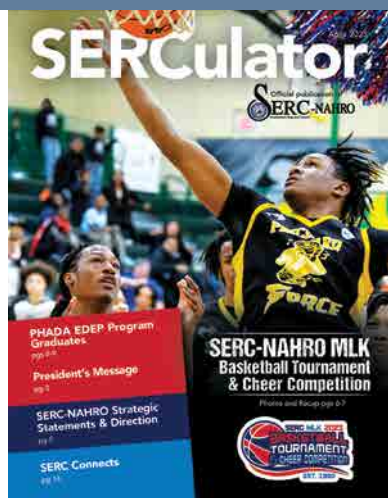
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On the Cover

This edition's cover features a photo from the 2025 SERC MLK Basketball and Cheer Tournament hosted by Columbia Housing (SC).

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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

SERCulator



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President's Message

Anthony Goodson, Jr. | SERC-NAHRO President



Dear SERC Family and Partners in Purpose,

Thank you—each day, across the SERC region, you serve millions of families—with wisdom, with compassion, and with unwavering commitment.

You lead with innovation. You serve with heart. And your impact reaches far beyond the boundaries of any one agency or city. I celebrate you.

Recently, we began a powerful strategic journey—not to write another document, but to create real **alignment**. Together, we committed to:

- Building strong, thriving communities with affordable housing and opportunity for all.
- Embracing innovation in thought, structure, and service.
- Prioritizing leadership development at every level.
- Ensuring our policies reflect the voices of the people we serve.

Because if not us, then who?

This work is deeply personal to me.

I think of the elderly woman on Walnut Street, finally feeling secure in her home. The veteran who now has a choice in where he lives. The young person stepping into their own bedroom for the very first time.

I lean not on my own understanding to do this work. I trust in the Lord—with all my heart, with all my strength.

At SERC, we are not just administrators—we are builders. Builders of hope. Builders of futures. Builders of what's next.

So here is my charge to us all:

*Be relentless in your advocacy.
Be bold in your innovation.
Be unshakable in your unity.
And be loud in your love for the people and places we serve.*

We are privileged to serve—and we are responsible to do it boldly.

With faith. With vision. And with deep gratitude.

Yes, God. Let's keep building.

With respect and purpose,

Anthony Goodson, Jr.
SERC-NAHRO President

Join Us for The 2025 SERC-NAHRO Annual Conference

265 Peachtree Street NE, Atlanta, GA 30303 | Sun-Tues, June 22-24, 2025



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

SERC COMMITTEES / CHAIRS | 2023-2025

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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.

July Issue
Materials Deadline:

MAY
25
2025

For Full Details, Visit
SERCulator.com



SHAPING OUR **FUTURE** TOGETHER

SERC-NAHRO Our Strategic Statements & Direction

At the SERC-NAHRO Fall Workshop late last year, and at the SERC-NAHRO March Meeting this spring, the Executive Committee has taken action to strategically plan and position SERC-NAHRO for the future. This has included a reimagining of our mission and vision statements as well as the development of core goals for the agency. This work is intended not only to reflect the work of SERC-NAHRO and our outstanding membership but prepare us for the future of affordable housing!

NEW MISSION

SERC-NAHRO empowers members to **create resilient and affordable communities** through **innovation, advocacy, collaboration,** and **professional development.**

NEW VISION

Building strong, thriving communities with affordable housing AND opportunities for all.

OUR GOALS

INNOVATION: Our Overall Mindset

What do we mean?

Fostering innovative practices and adapting to evolving community needs and challenges using a forward-thinking approach to housing and community development.

We will foster a culture of innovation by continually exploring and implementing new practices, technologies, and approaches that allow the organization and its members to adapt to changing housing and community development landscapes.

TOP IDENTIFIED GOALS

#1

Professional Development & Capacity Building:

Enhance the knowledge, skills, and ethical standards of housing and community development professionals through comprehensive, cutting-edge education and training programs that equip members to address emerging challenges in their communities.

#1.1

Leadership Development & Succession:

Cultivate leadership at all levels within SERC and the housing industry by providing targeted development programs that enhance the ability of housing and community development professionals to lead effectively, drive organizational success, and inspire positive transformation in the communities they serve.

#2

Building Member Engagement & Connections:

Enhance member engagement through targeted outreach, recruitment, and retention initiatives that promote a sense of community and provide meaningful opportunities for members to participate in the organization's programs and activities.

#3

Advocacy & Policy Influence:

Champion and advocate for innovative housing policies and well-resourced programs that reflect the evolving needs of communities, ensuring that legislation and regulations support the long-term sustainability of affordable housing.



2025 SERC MLK BASKETBALL TOURNAMENT

Columbia Housing hosted the 2025 SERC MLK Basketball and Cheer Competition from January 17—January 19, 2025.

Twenty-one Basketball Teams and Cheer Squads representing 15 housing authorities from 4 states participated over the long, holiday weekend, ending with Championship Playoff Games on Sunday, January 15.

Basketball Champions:

- **12 and under age group—**
Eufaula Flames representing the Eufaula, AL Housing Authority
- **15 and under age group—**
Prichard Force representing the Prichard, AL Housing Authority
- **18 and under age group—**
Greensboro Warriors representing the Greensboro, NC Housing Authority

Cheerleading Champions:

- **12 and under age group—**
Prichard Force Jazzetts representing the Prichard, AL Housing Authority
- **15 and under age group—**
Columbia Starzettes representing Columbia Housing Authority, SC



Tournament attendees and participants began the weekend Friday, January 17, with a Pep Rally and Hype Night held at RCSD1's Olympia Learning Center. Competition began early Saturday morning at Dreher High School, AC Flora High School, and CA Johnson High School. Saturday ended with a Sneaker Ball for the participants who dressed to impress for the evening and enjoyed dinner, dancing, and a program featuring Dr. Valencia Belle, whose father was one of the original tournament founders in the early 1990s.

For over three decades, this enrichment event has tremendously impacted the lives of countless youth residing in low-income public housing throughout the southeast region.

Thanks to all the teams, parents, coaches, supporters, sponsors, and CH staff that worked tirelessly to make this special event happen. Congratulations to the winners on your accomplishments.

#SERCMLKtheCHWAY

2025 SERC MLK BASKETBALL TOURNAMENT



Eufaula Housing Authority, AL vs.
Housing Authority of Greenville, SC



Laurel Housing Authority, MS vs.
Opp Housing Authority, AL



Opelika Housing Authority, AL
Basketball Team



Eufaula Housing Authority, AL
12 and Under Basketball Team



Housing Authority of Greenville, SC
18 & Under Basketball Team



Alexander City Housing Authority, AL
Basketball Team



Prichard Housing
Authority, AL
Basketball Team

**Congratulations to the 2025 SERC MLK
Basketball & Cheer Tournament Champions!**



12 & Under Winner
Prichard HA, AL



15 & Under Winner
Columbia Housing, SC



12 & Under 1st Place
Eufaula HA, AL



15 & Under 1st Place
Prichard HA, AL



18 & Under 1st Place
Greensboro HA, NC



PHADA and Rutgers Announce Class of 2025 Executive Director Education Program (EDEP) Graduates

PHADA and Rutgers, The State University of New Jersey, are pleased to announce the 2025 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 2025 graduates were celebrated at a luncheon during PHADA's 2025 Commissioners' Conference in Miami, FL, in January. The video of the Class of 2025 graduation speaker, Jeffrey Dodson, Executive Director of the Hudson Housing Authority, can be viewed at www.YouTube.com/watch?v=tI1DeRPvR0Q.

2025 EDEP Graduates

- **Lucienne Andrew**, *Executive Director, Westerly Housing Authority*
- **Thomas (Ben) Bare**, *Executive Director, Housing Authority of the City of Middletown*
- **Denita Bearden**, *Chief Administrative Officer, Housing Authority of the Birmingham District*
- **Robert Bennett**, *Executive Director, Stanton Housing Authority*
- **Dr. Tamara Berry-Andrews**, *Chief Housing Officer, Dothan Housing Authority*
- **Molly Birecree**, *Operations Manager, Ithaca Housing Authority*
- **Neil Brickfield**, *Executive Director, Pinellas County Housing Authority*
- **Gail Charlton**, *Executive Director, Housing Authority of Somerset County*
- **Gabriel Ciccariello**, *Director of Modernization & Procurement, Medford Housing Authority*
- **Jennifer Clemons-Ferguson**, *Deputy Executive Director, Housing Authority of Champaign County*
- **Jalyn Clifford**, *Deputy Executive Director, Syracuse Housing Authority*
- **Shimeako Cole**, *Chief Financial Officer, Lucas Metropolitan Housing*
- **Christopher Cornwell**, *Executive Director, Hamtramck Housing Commission*
- **Jeffrey E. Dodson**, *Executive Director, Hudson Housing Authority*
- **Mechelle Dowdy**, *Director of Housing, Decatur Housing Authority*
- **Shirley Erazo**, *President/CEO, Delray Beach Housing Authority*
- **Christele Etienbla**, *Executive Director, Rockville Housing Enterprises*
- **Dontrelle Young Foster**, *President and Chief Executive Officer, Housing Authority of the Birmingham District*
- **Danielle Gerndt**, *Executive Director, Menard County Housing Authority*
- **Curtisa Goodwin**, *Chief Executive Officer, Muncie Housing Authority*
- **Tammy Harvell**, *Executive Director, The City of Leeds Housing Authority*
- **Inger Harvey**, *Executive Director, Pabokee Housing Authority*
- **Roderick Hawthorne**, *Chief Operating Officer, Village Communities of Texarkana, Texas*
- **Jana Janes**, *Director of Finance, Rockford Housing Authority*
- **Amanda L. John**, *MBA, CEO/Executive Director, Laurinburg Housing Authority*
- **Ginny Kirby**, *Executive Director, Cumming Housing Authority*
- **Paul Lefebvre**, *Executive Director, Tupper Lake Housing Authority*
- **Hilary Lopez, Ph.D.**, *Executive Director, Housing Authority of the City of Reno*
- **Maria Maguire**, *Executive Director, Housing Authority of Island County*
- **Miguel (Jose Miguel) Manero**, *Director of Finance, Housing Authority of Champaign County*
- **Sherri McDade**, *Chief Executive Officer, Denton Housing Authority*
- **Cathy McGrellis**, *Executive Director, Ilion Housing Authority and the St. Johnsville Housing Authority*
- **Jennifer McNabb**, *Director of Management, Medford Housing Authority*
- **Katie Nolte**, *Executive Director, Charles City Housing & Redevelopment Authority*

- **Jennifer Sanders**, *Chief Operations Officer, Linn-Benton Housing Authority*
- **Nicole Schurhamer**, *Executive Director, Burleigh County Housing Authority*
- **Louise Seeba**, *Executive Director, Saint Paul Public Housing Agency*
- **Connie Staudinger**, *President/CEO, Public Finance Solutions, LLC*
- **Kelley Terry**, *Policy and Planning Analyst, Housing Authority of the Birmingham District*
- **Toya Thomas-Chavis**, *Executive Director, Opelousas Housing Authority*
- **Angelia Washington**, *Executive Director, The Housing Authority of the City of Elkhart*

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. The program examines critical functions that serve to define the executive director's position and provides a structured environment in which mid-career professionals can hone their management skills and enhance their knowledge. Participants complete the rigorous 10-course curriculum over a period of 18 months.

To learn more about the EDEP Program, visit www.PHADA.org/Conferences/Executive-Director-Education-Program-EDEP.

About PHADA

PHADA's 1,900 member housing agencies represent over 1.9 million low-income housing units throughout the United States. Our members manage small, medium, large, rural, and urban housing authorities that run programs including public housing, housing choice vouchers, Rental Assistance Demonstration (RAD), and a variety of other innovative public-private partnerships. The Association provides its members with important information, professional development, and advocacy to help them administer adequate, safe housing for those in need across America. PHADA also works closely with members of Congress in efforts to develop sensible and effective public housing statutes and obtain adequate funding for low-income housing programs, in addition to advocating before the U.S. Department of Housing and Urban Development (HUD) on a variety of regulations governing public housing nationwide.

About Rutgers

The Center for Government Services (CGS), a unit of the Division of Continuing Studies at Rutgers, The State University of New Jersey, has been providing timely and relevant training for state and local officials for more than 60 years. With a mission to improve the knowledge, competency, and professionalism of state and local government officials and employees, CGS (with its partner, the Center for Executive Leadership in Government) trains more than 8,000 individuals each year through 22 programs that include more than 850 individual courses, seminars, and conferences.



The New NAHRO Learning Portal Is Live!

NAHRO is thrilled to announce our new Learning Portal, your one-stop destination for all things professional development, is now live! Access the Learning Portal from our website, or visit learn.nahro.org.

Many of our previous training webpages, including www.nahro.org/training, now redirect to the Learning Portal automatically.

There are many new and expanded features to explore, including:

- **Single-sign on** — log in using your www.nahro.org account to access all our new features;
- **All your professional development data and materials in one convenient place** — your registrations, training materials, exams, test results, certification applications and status, transcripts, completion certificates, and many more records will all be at your fingertips;
- **Centralized training calendar** — easily search by subject, training, or date;
- **On-demand trainings** — NAHRO now offers three on-demand trainings, including Ethics for Housers (free to NAHRO members);
- **Automated email reminders** for upcoming trainings and expiring certifications;
- **And more!**



A Bed for Every Child Initiative

- Alexander City Housing Authority

Alexander City Housing Authority (ACHA) is making sure that each child within their housing has a safe place to rest at night, including a bed of their own.

Through their partnership with the A Bed for Every Child Initiative, ACHA delivered 50 beds to children in their community.

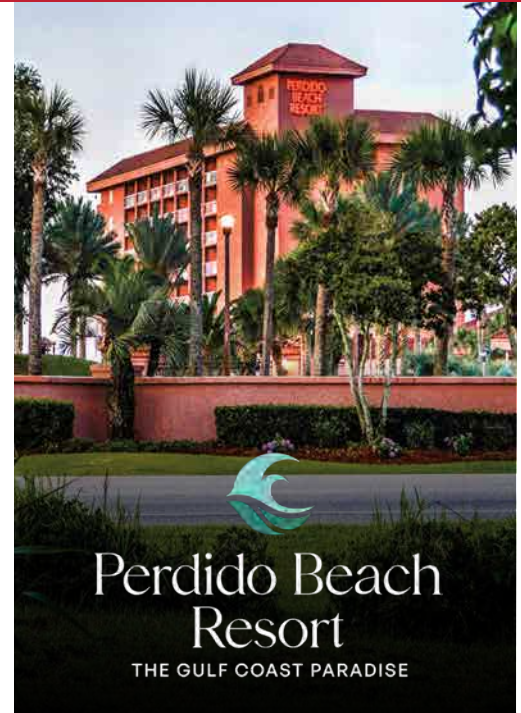
When addressing his staff regarding this outstanding accomplishment, Executive Director Darold Sterling shared, “Your hard work, dedication, and compassion have made a lasting impact on these families, providing more than just beds. You’ve given children a place of their own to rest, dream, and thrive. From assembling the beds to delivering them with care and kindness, each of you played a vital role in making this initiative a success. This accomplishment is a powerful reminder of what we can achieve when we come

together with a shared purpose. I’m incredibly proud of this team and grateful for each of you who contributed your time and energy to this cause.”

The joy on the recipients’ faces was priceless; the move to a “big kid bed” is a milestone that resonates not only with the children but with their parents as well.

Through this act of service, ACHA met a need within their community while strengthening the relationships and bolstering the trust they have with their residents.

For more information on the Alexander City Housing Authority and their next-level resident service initiatives, please visit their website at AlexCityHousing.org.



Perdido Beach Resort

THE GULF COAST PARADISE



85th AAHRA Annual Convention

Mon-Wed, Sept.15-17, 2025
Perdido Beach Resort
Orange Beach, AL
More Info at AAHRA.org

Santa Claus Came to Town

- Decatur Housing Authority



The children of Decatur Housing Authority had a special visitor this holiday season!

In partnership with the Volunteer Center of Morgan County, Decatur Housing Authority hosted several holiday

giveaway events across their affordable housing properties.

Over the week, Santa Claus visited several Decatur Housing Authority properties to visit with the families, snack on cookies, and take holiday photos. Each child was also given a gift box, generously provided by the Volunteer Center of Morgan County, filled with age-appropriate items.

Overall, the events were a wonderful way to engage with their residents and spread some holiday cheer. By hosting several events across their various properties, each event felt more personal and allowed for families to simply walk over from their homes instead of needing to drive or arrange transportation.

This event filled the Decatur Housing Authority communities and offices with holiday cheer while strengthening their connection with their residents. For more information on Decatur Housing Authority, please visit their website at Decatur-Housing.org.





Holiday Markets Spread Seasonal Cheer

- Auburn Housing Authority

During the holiday season, Auburn Housing Authority hosted Thanksgiving and Christmas farmers markets.

At each holiday market, residents and the broader Auburn community received free fresh produce, honey baked hams, turkeys, and so much more to support healthy holiday meals.

These events fostered community and city connections. The events reached over 300 families and eased the financial burden of purchasing additional groceries for holiday meals. This impact truly made the season a bit brighter for all who participated, volunteered their time, or contributed to the markets.

These events were made possible through generous support from the

City of Auburn and the East Alabama Food Bank. Auburn Housing Authority takes pride in partnering with these organizations to host these events and amplify their impact within the community.

Auburn Housing Authority aims to live out their mission statement each day through their dedication to supporting individuals and families in their journey towards non-subsidized housing.

For more information on Auburn Housing Authority, please visit their website at AuburnHousingAuth.org.



Sharon N. Tolbert, CEO Auburn Housing Authority (left), Board of Commissioners, Chairperson Robert Smith (2nd right), Commissioner Marguerite White (1st right), along with representatives from the Auburn Police Department and Auburn Bank.

New Leadership Brings Renewed Vision

- Brewton Housing Authority

Shakeena Bradley has been named as the new Executive Director of Brewton Housing Authority. A Brewton native, Ms. Bradley's career has centered around public service and social work.

Ms. Bradley joined Brewton Housing Authority in July 2024 and has been learning the ropes of the affordable housing industry. As a very small HA, her position as Executive Director is a combination of property and asset management, human resources and staff management, tenant relations, HUD compliance management, and more!

When asked about her transition to affordable housing, she shared, "This journey has been both rewarding and challenging and has helped me to grow in many ways."

Ms. Bradley has received her bachelor's degree from Duke University and master's degree from the University of West Alabama. Since joining Brewton Housing Authority, she has completed the NAHRO Certified Public Housing Manager Certification.

So far, Ms. Bradley's favorite accomplishments with BHA have been building rapport with their residents and community officials and modernizing a 3-bedroom unit.

Outside of work, she enjoys theatre and acting in local productions, reading, traveling and exploring new places, and spending time with her family.

Please join us in welcoming Shakeena Bradley to the AAHRA and SERC-NAHRO family.



Brewton Housing Authority New ED



New Websites Brings Digital Efficiency

- Niceville Housing Authority

Niceville Housing Authority recently launched their new website. The new “responsive” website allows users to easily navigate the website no matter what device is used to view the website (desktop, laptop, tablet, smartphone).

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 American with Disabilities Act (ADA) accessibility guidelines, ensuring that all site visitors are able to access necessary site information and content.

Their new website includes the opportunity to apply for Public Housing online, utilizing an application form that can be edited and updated by Niceville Housing Authority staff if needed. The form can be submitted securely and encrypted through their website, meaning their applicant’s digital information is safely secured.

To learn more about Niceville Housing Authority, please visit their website at NicevilleHousing.org.

New Branding Unites Agency Projects

- Titusville Housing Authority

The Titusville Housing Authority has debuted their new agency logo and branding.

This new branding features a patriotic color scheme with an icon featuring stylized housing and a palm tree to represent their coastal location.

In addition to their new agency branding, Titusville Housing Authority made the decision to brand their Titusville Towers Assisted Living Facility property as well. The two logos complement each other while still making an impact when featured alone. The Titusville Towers logo features a stylized rendering of the actual property, depicted in the new agency color scheme.

This new united branding helps to connect the agency with its assisted living property and assists the community, business partners, and government partners in linking the two entities from their shared visuals.

This rebranding effort comes as the agency is moving to utilize digital solutions in interacting with their residents and broader community through the development of a new robust, responsive, and digitally accessible website. Check out their new website: HACTV.com.



New Branding



FAHRO Hosts Annual ED Forum

Thank you to all who were able to join us at the 2025 FAHRO Executive Directors Forum hosted at the beautiful Hammock Beach Golf Resort and Spa.



This year’s event wouldn’t have been possible without the generous contributions of our sponsors: Brooks Jeffrey Marketing, CRE8 Housing, Florida Housing Authorities Risk Management Insureds (FHARMi), and Key Claims Consultants.

Additionally, we would like to thank our speakers, Ric Gilmore, Dennis Dibello (American Property Consultants, Inc.), and Scott Keller.



Thank you to all the agencies who participated in this year’s event; we look forward to the 2026 Executive Directors Forum!



New Leadership Brings an Era of Innovation

- Palatka Housing Authority



Oche Bridgeford has been appointed to serve as the President and Chief Executive Officer of the Palatka Housing Authority (PHA), bringing over 20 years of expertise in affordable housing, real estate, and community development.

With a career rooted in addressing housing inequities and empowering underserved communities, Bridgeford is committed to creating innovative and sustainable solutions to expand housing opportunities and improve the quality of life for PHA residents.

Prior to joining PHA, Oche served as the Director of Communication & Compliance at the Harrisburg Housing Authority, where he oversaw regulatory compliance, public relations, and operational strategies to enhance transparency and efficiency.

In addition to his extensive professional experience, Oche is the founder of The Weekender Festival, an event that merges entertainment and philanthropy to support housing and community development initiatives.

Oche's journey is deeply personal. Having grown up in public housing, he understands firsthand the critical role stable housing plays in fostering opportunity, dignity, and community. This personal connection fuels his passion for integrating housing solutions with workforce development, economic mobility, and resident services.

Under his leadership, PHA is embarking on a new era of innovation, focusing on public-private partnerships, sustainable housing strategies, and resident empowerment. Oche's vision is to position PHA as a cornerstone of community transformation, ensuring housing is not just a foundation but a catalyst for growth and success.

Oche holds a Master of Real Estate from Georgetown University, a Bachelor's from the University of Pennsylvania, and has been nationally recognized for his contributions to housing equity and community



revitalization. He frequently shares his insights through speaking engagements and forums, inspiring others with his commitment to addressing housing challenges with empathy and innovation.

As President and CEO, Oche Bridgeford is dedicated to advancing the Palatka Housing Authority's mission of providing safe, affordable housing while fostering pathways to economic opportunity and stability for all residents.

To stay up to date with the Palatka Housing Authority, please visit their website at PalatkaHA.org.

New Branding Reflects Agency Shift

- Housing Authority of Miami Beach

The Housing Authority of Miami Beach has debuted their new agency logo and branding. This new branding features a simplified color scheme, utilizing a soft blue in reference to the beautiful beaches so beloved by the community and visitors alike.

The simplified design reflects the agency's intentional shift in mindset to make the affordable housing process a streamlined and refined experience for their residents and clients. Taking inspiration from trends utilized in the branding of designer fashion



New Branding

houses, the sleek and elegant monogram brands the agency.

In addition to their traditional logo, the agency plans to utilize its squared logo on more simplified projects.

The Housing Authority of Miami Beach looks forward to making a splash with their new branding! For more information on the Housing Authority of Miami Beach, please visit their website at HACMB.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)

- Alain Ferro (*Miami-Dade County, FL*)
- Anaely Rodriguez (*Miami-Dade Public Housing & Community Development Department, FL*)
- Kenya Peak-Miller (*Miami-Dade Public Housing & Community Development Department, FL*)
- Hermona Wilson (*Miami-Dade Public Housing & Community Development Department, FL*)



2025 FAHRO Annual Conference

Tuesday-Thursday, July 29-31, 2025
Signia by Hilton Orlando; Orlando FL
More Info at FAHRO.org

Re-Dedication Celebrates Affordable Housing & American History

Preserving “The Jimmy Carter Unit”

The Housing Authority of Americus held a Re-Dedication Ceremony of the Public Housing unit that former President Jimmy Carter resided in, fondly called “The Jimmy Carter Unit.”



Left to right: Ricky Arnold (Housing Authority of Americus Commissioner) and James Earl “Chip” Carter III (Son of President Jimmy and Rosalynn Carter and former 9A Dura Apartment Resident)

This excellent preservation of Affordable Housing history demonstrates the impact that affordable housing can have for families.

Located at 9A Dura Apartments in Plains, GA, on Paschal Street, the unit is where Jimmy and Rosalynn Carter and their three sons, Jack, Chip, and Jeff, lived when they returned to Plains, GA, in October 1953 after President Carter was honorably discharged from the U.S. Navy. President Jimmy Carter, the 39th President of the United States of America, is the only president to have lived in Public Housing.

The Re-Dedication Ceremony was open to the public. In addition to the Carter family, in attendance were local citizens from Sumter and surrounding counties, local and state dignitaries, HUD officials, representatives from various housing authorities, former neighbors and citizens of Plains, GA, and visitors/tourists from several states near and far.

The timing was perfect, with President Jimmy Carter (also known as James Earl Carter, Jr.) having recently celebrated his 100th birthday on October 1, 2024.

The “Jimmy Carter Unit” has been renovated as closely as possible to its original state when lived in by former President Jimmy and Rosalynn Carter. The unit is a place of historical significance and is open for tours by appointment.



A picture from the kitchen area of the renovated unit, 9A Paschal Street.



Housing Authority of Americus
Americus, GA
RAD Multi-Family: 478 Units
Section 8/HCV: 721 Vouchers
Market Rate – 221 Units
George F. Edge, CEO
AmericusPHA.org



Left to right: Penny McPeck (HAA Manager of Housing), Candace Drake (GAHRA President), Patricia Allen (GAHRA Officer), Gary Erwin (Past GAHRA President), Tiffany Cobb (HUD Deputy Regional Administrator), Richard Monocchio (Principal Deputy Assistant Secretary of HUD PIH), George Edge (CEO, HAA), and Tonya Washington (Calhoun Housing Authority).



Residents SOARing to New Heights

- Northwest Georgia Housing Authority

Northwest Georgia Housing Authority is committed to meeting residents where they are and providing them with resources and experiences that help them reach their self-sufficiency goals. Inspired by this mindset, Project SOAR was founded. The Project SOAR program is open to all youth between the ages of 15 and 20 living in public housing with Northwest Georgia Housing Authority.

The SOAR program is designed to help develop pathways to college. The program provides services that assist in researching and selecting a college, determining a college major, completing enrollment forms, completing financial aid documentation, and providing assistance and support in establishing educational goals.

The program has been successful in empowering the agency's youths and young



adults in pursuing higher education.

Northwest Georgia Housing Authority would like to recognize Amy Lopez, a Project SOAR Graduate, a past NWGHA WIOA student worker, a Rome High 2023 Graduate, a past GAHRA 2023 Scholarship recipient, and a Park Homes resident, who graduated from Georgia Northwestern Technical College with her Phlebotomy Certification. Amy was able to complete this education journey within two years, in part because of the assistance and guidance she received through Project SOAR and other NWGHA initiatives.

Congratulations, Amy, and the Northwest Georgia Housing Authority staff, who supported her in this endeavor. For more information on Northwest Georgia Housing Authority, Project SOAR, or their other resident service initiatives, please visit their website at NWGHA.com.



New Website Brings Efficiency

- Monticello Housing Authority

The Monticello Housing Authority has launched their first agency website!

Their new website features their agency logo and colors to provide consistent branding and features photos of a local mural as well as stock photos that beautifully represent the residents that they serve.

Being a small agency, this website is designed to make their processes as

efficient as possible. This saves the agency time as well as makes the process easier for new applicants. Utilizing their website, applicants can apply for housing or check their waitlist status.

Additionally, site visitors have the opportunity to submit a contact us form in lieu of calling into the agency office or leaving a voicemail. This allows for communications to be reviewed by HA staff when most convenient and includes vital information such as a timestamp and all information provided by the individual submitting the inquiry as well as their provided contact information.

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 Occupancy – Public Housing (CSO-PH)

- Faye Moton (*Housing Authority of the City of Augusta, GA*)

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

- Faye Moton (*Housing Authority of the City of Augusta, GA*)

Certified Specialist of Family Self Sufficiency (CSFSS)

- Derrionte Williams (*Manchester Housing Authority, GA*)

Certified Specialist of Fair Housing (CSFH)

- Ashley Williams (*East Georgia Housing Authority*)
- Barbara Hill (*East Georgia Housing Authority*)
- Tanisha Johnson (*East Georgia Housing Authority*)
- Ashley Kendrick (*East Georgia Housing Authority*)
- Brittney Brown (*East Georgia Housing Authority*)

For more information on Monticello Housing Authority, please visit their new website at MonticelloPHA.org.



2025 GAHRA Annual Conference

Sunday-Wednesday, September 14-17, 2025
Marriott Savannah Riverfront Hotel; Savannah, GA
More Info at GAHRA.org

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Celebrating African American Art and Culture

- Paducah Housing Authority

The Paducah Housing Authority proudly celebrates its residents and their achievements. In celebration of Black History Month, the Paducah Historical Preservation Group hosted its 3rd Annual African American Artist Showcase.

Held in city hall, the showcase featured sculptures, music, photography, and paintings.

Javanta Dawson, the coordinator, said the showcase and reception are a must-see and aim to unite the community. "The mission of the Paducah Historical Preservation Group is to identify, protect, and celebrate Black history, and this is a prime example," Dawson said. "Every artist here holds a gift from God, and it's just a wonderful feeling just to see God's work."

One of the artist features was Paducah Housing Authority's own Katie Flowers.

Two of Katie's paintings were featured in the exhibition. The first was *Beautific*, an oil painting on canvas. *Beautific* was inspired to reinterpret it into an oil painting from an AI digital music cover. "As the painter, I named it *Beautific*. The meaning of *Beautific* is imparting holy bliss, which is what we behold whenever we are gifted to view and behold beautiful skies and good weather. *Beautific* is created via creative expression to remind

the beholder of those blissful days, moments, and times. To desire and to know that although fleeting as these days are with hope and belief, they shall come again," shared Katie in regards to this piece.

The second piece is titled *Elevation*, an oil painting utilizing dried leaves and mixed media. *Elevation* was inspired by an AI meditation music book cover and reinterpreted by the artist. When describing her inspiration for this piece, Katie shared, "My interest and love for maintaining peace, feeling joy, creating my happiness, living in prosperity and abundance, and wanting every human soul to desire to experience the same for at least the majority of our life inspired the piece. My daughter and her high school band played at the Downtown Chicago Symphony Hall, where she was the lead flute player. And now so does her daughter, as well as another one of my granddaughters. I don't know why, but whenever I visit Paducah's Riverfront on those beautiful sunny days and I close my eyes, I can often hear music playing just for me. Paducah is my Urban Mayberry."

Join us in celebrating Katie's achievement alongside the Paducah Housing Authority. For more information on Paducah Housing Authority, please visit their website at PaducahHousing.com.

Exceptional Performance Recognized & Experience Shared

- Corbin Housing Authority

The Corbin Housing Authority Board and Executive Director Robert Hayes are proud to announce that the agency has been presented with a new High Performer Certificate from the U.S. Department of Housing and Urban Development (HUD).



*Robert Hayes, ED and Board Chairman
(Corbin HA)*

Putting this exceptional experience to use, the agency strives to provide guidance and assistance to other affordable housing agencies within their area that may be experiencing transition or hardship.

"As a regional executive director, I am continually reaching out to other agencies in my area to see if they might need assistance in any manner and just to network. I am always looking to collaborate, and I will reach out to others if I need assistance." Shared Executive Director Robert Hayes.

In the spirit of collaboration and continued learning, Hayes is organizing an "integrity, transparency, and compliance" training seminar through the Kentucky Housing Association that will take place in the near future at Cumberland Falls State Resort Park.

City commissioners, mayors, county judge executives, housing authority directors, and housing authority board members will be invited to attend and learn more about topics including cooperative agreements, fiduciary responsibilities, the utilization of guidelines found in Kentucky Revised Statutes (KRS), and more.

Congratulations, Corbin Housing Authority, on this outstanding achievement and for sharing your experience with your housing community!



2025 KHA Annual Conference

Sunday-Wednesday, September 21-24, 2025

Pigeon Forge, TN

More Info at KYHousingAssn.com

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Monthly Job Fairs Continually Reach the Community

- Laurel Housing Authority

The Laurel Housing Authority is gearing up for its yearly job fair, but this time they are making some changes.

The Housing Authority has decided to welcome a different employer to Triangle Homes every month in lieu of a once yearly event.

For their January job fair event, Laurel Housing Authority partnered with Ellisville State School for the first job fair. LHA has already secured partnerships with Wayne Sanderson Farms and Walmart for future fairs.

Attendees only need to bring a form of ID, a resume, and school credentials. The Job Fair events are held in their Triangle Homes community, removing the barrier of transportation for many of their residents.

LHA partnered with local news agency WDM7 to schedule an interview and spread the word across the community. During her interview, program coordinator Shirmeca Currie shared, "It gives people different opportunities because sometimes at the job fair, you kind of be overwhelmed with all the different employers that's there and available. So this time we just tried to single one certain employer so they could focus on one area of employment so we just tried something different to see what works for us."

To learn more about Laurel Housing Authority and their impact within their community, please visit their website at LaurelHA.net.

Laurel Housing Authority Job Fair Community Partners



2025 MAHRO Annual Conference
Wednesday, August 20, 2025
Beau Rivage Resort & Casino; Biloxi, MS
More Info at MAHRO.org

New Website Amplifies Agency Reach

- Natchez Housing Authority

The Natchez Housing Authority has launched their new agency website!

Their new website features their agency logo and refreshed brand colors to provide consistent branding. Their header image collage features photos of local icons and festivals easily recognizable to residents and community members.

Being a small agency, efficiency is paramount to maximize staff time and resources. As this website focuses on providing general information to residents and applicants, the content will not need to be frequently updated by the agency, making sure not to add the additional burden of upkeep to the agency staff.

Their new website expands on the information covered on their previous website, including expanded sections detailing maintenance procedures and information as well as providing additional area information and links to their utility providers.

Their contact page details each of their affordable housing properties, their various amenities, and any specific requirements associated with the property. This allows applicants to quickly review information about all property options and make the best choice for their family, empowered by this additional information.

For more information on Natchez Housing Authority, please visit their new website at NatchezHA.com.





Promoting Self-Sufficiency and Amplifying Achievement

- Rocky Mount Housing Authority

Rocky Mount Housing Authority (RMHA) is dedicated to assisting residents in achieving self-sufficiency. RMHA operates two self-sufficiency programs that enable eligible residents to enroll, set personal development, educational, and financial goals, and at the end of the day, find themselves and their households in a better place.

The first is the the Family Self-Sufficiency (FSS) program, which helps families build financial security and plan for the future through personalized case management and an escrow savings account.

The second is the Resident Opportunities and Self-Sufficiency (ROSS) program, which is a program for public housing residents that offers supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient.

The two programs held their first Self-Sufficiency Completion Ceremony in early December 2024, where twenty program participants from both programs were recognized for the credentials, certifications, and personal development successes they achieved during their program tenure.

These program graduates yielded industry-related credentials and course credits from area community colleges that included Notary Certification,

Administrative Assistant course, Explore a Career in Nursing course, Basic Life Support certification, Career Readiness certification, as well as assistance in completing various degree programs.

Dr. Gregory McLeod, President of Edgecombe Community College, delivered the keynote address to the graduates. This Self-Sufficiency Completion Ceremony is hopefully the first of many to come. Join us in celebrating alongside RMHA and their residents for these fantastic achievements.

For more information on Rocky Mount Housing Authority, please visit their website at RM-HA.org.



Rocky Mount Housing Authority Staff celebrate with FSS and Ross Program graduates



Proven Leadership Reignites Agency

- Chatham County Housing Authority

N. Lee Staton joined the Chatham County Housing Authority in late 2023 as their new Executive Director.



N. Lee Staton, ED (Chatham County HA)

Mr. Staton is a seasoned affordable housing practitioner with years of experience within the Affordable Housing and Public Service industries.

Mr. Staton has served affordable housing organizations across North Carolina, including Greensboro Housing Authority, the City of Albemarle, the Housing Authority of Winston-Salem, and now the Chatham County Housing Authority.

In addition to his wealth of experience within the industry, Mr. Staton holds both a bachelor's degree and a master's degree from the University of North Carolina at Greensboro. He also volunteers his time outside of work by serving as a mentor through the United Way.

He has been described as an energetic problem-solver who envisions smart solutions and executes with urgency across all levels.

As he begins his journey at Chatham County Housing Authority, he looks forward to this period of growth and innovation to stabilize the agency for years to come. The agency has focused on the refinement of their policies and procedures as well as an increase in resident service opportunities and events.

For more information on Chatham County Housing Authority, please visit their website at CCHA-nc.org.



New North Carolina Representative on the CCHRCO Board

Thomas “Ray” Green, Executive Director of the Tarboro Redevelopment Commission, has been appointed to the CCHRCO Board of Directors and will serve as the new First Vice-President for the remainder of the 2024/2025 term.

No stranger to the members of CCHRCO, Ray also serves as the CCHRCO Constitution & Bylaws Committee Co-chair and is a Past President of the Eastern Carolina Association of Housing and Redevelopment Officials.

In addition to his dedication to the affordable housing industry, Rev. Green is the Senior Pastor of Pittman Grove Missionary Baptist Church, where he has served for 18 years. He also serves as Chaplain for the Nash County Sheriff’s Office & Tarboro Police Department.

Rev. Green is married to Sharon Gunter Green. They are the proud parents of 2 children, Chelsea and Thomas Green, Jr. They are enjoying and loving being grandparents to Kyleigh Motley.



Ray grew up in Rocky Mount, where he graduated from Rocky Mount Senior High School and attended North Carolina Central University. He also served 10 years in the US Marine Corps.

He is an advocate for the community as he works to improve the quality of life for citizens in and around the community.

Ray serves as 1st Vice Moderator of the Progressive Tar River Missionary Baptist Association and serves on the State Employee’s Credit Union Advisory Board.

Rev. Green is informed and active in the community and encourages and inspires others to do the same. One of his favorite scriptures in the Bible is Isaiah 6:8. “Also I heard the voice of the Lord, saying, “Whom shall I send, And who will go for Us?” Then I said, “Here am I! Send me.”

Celebrating FSS Successes

- Washington Housing Authority

Washington Housing Authority is proud to celebrate the successes of their recent FSS Program Graduates.

First, congratulations to Ms. Lakesha Jordan on her graduation from the FSS Program. This is an outstanding achievement and highlights your dedication and ambition!

Additionally, WHA would like to congratulate Ms. Latoya N. Moore on being the first participant of the FSS Homeownership Program to purchase her first home.

Ms. Moore is a native of Washington and worked very hard to achieve homeownership. She is the mother of two beautiful daughters, who are now college students.



“I recall when we had our first ‘Knowledge Is Wealth Workshop.’ She was one of my first clients to attend. After Mrs. Hobbs and I completed the workshop, she came to me and said, ‘Ms. Grimes, I cannot do anything right now, but give me a year to get myself together.’ We worked on her goals, and she did exactly that. The next year, we worked on her getting her first home.” Shared FSS Coordinator Kimberly Grimes.

Please join us in congratulating Ms. Jordan, Ms. Moore, and the Washington Housing Authority on a job well done.

For more information on Washington Housing Authority, please visit their website at WashingtonHousingAuthority.org.

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)

- **Margita Wilson** (*Housing Authority of the City of Goldsboro, NC*)

Certified Maintenance Manager of Public Housing

- **Margita Wilson** (*Housing Authority of the City of Goldsboro, NC*)

Building Strong Families Expo

- Roxboro Housing Authority

Each year the Roxboro Housing Authority hosts their Expo event as a way to promote the HUD Strong Families Initiative! Family Self-Sufficiency (FSS) Coordinator Larry Mayfield works to secure vendors, sponsorships, and, of course, resident participation.

This free event helps build strong families and have them become self-sufficient. Vendors showcase their services regarding health care initiatives, employment opportunities, educational goals, financial planning, and safety/security.

Great food (grilled chicken, hamburgers, hotdogs, and other refreshments), games, and prizes helped make this another successful event. This year’s event was sponsored by Piedmont Community College.

Congratulations on another successful event; looking forward to the 2025 Expo event!

For more information on Roxboro Housing Authority, please visit their website at RoxboroHA.com.





New South Carolina Representatives on the CCHRCO Board

Tiffany Askew, Executive Director of the Gaffney Housing Authority, and Jessica Holcomb, Executive Director of the Newberry Housing Authority, have been appointed to the CCHRCO Board of Directors and will serve two-year terms.

Tiffany Askew brings her over twenty years of affordable housing experience to the CCHRCO Board. With an extensive career within the affordable housing industry, Tiffany most recently served as the Executive Director of New Bern Housing Authority before joining Gaffney Housing Authority as Executive Director in 2024.

Tiffany is passionate about providing livable, safe, and affordable housing options. 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.

“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.

Jessica Holcomb is a passionate Houser who is excited to expand her role within CCHRCO. Jessica currently serves Newberry Housing Authority (NHA) as



Tiffany Askew, ED (Gaffney HA)

Executive Director. Jessica oversees the agency’s \$4.3 million budget as well as the management of more than 300 public housing units and the administration of a like amount of housing vouchers. Jessica supervises administrative and support staff and acts as Chief Financial Officer. Jessica joined NHA in 2023 after serving Spartanburg Housing for more than 12 years; she served the agency in several roles, including Chief Operating Officer.

Jessica attended Wofford College, receiving a degree in sociology and a certificate in African American Studies. Jessica is a PHADA/Rutgers EDEP graduate, a Leadership Spartanburg graduate, a Grassroots Leadership graduate, and the Spartanburg County Citizens Academy graduate. Among other credentials, she is a certified public housing manager, certified as a tax credit specialist by the National Center for Housing Management and



Jessica Holcomb, ED (Newberry HA)

certified as a rental housing development financial professional by the National Development Council.

Jessica is active in the Alpha Kappa Alpha service sorority and the United Way. She sits on the boards of the Wofford College Black Alumni Association and the Cleveland (Academy of Leadership) Opportunity Foundation, which supports a Title 1 school.

Congratulations to Tiffany and Jessica on this appointment, we look forward to your service on the CCHRCO Board of Directors.



Refreshed Website Reflects Renewed Vision

- Housing Authority of Florence

The Housing Authority of Florence recently launched their re-envisioned website, taking their existing branding and breathing new life into their digital footprint. The newly redesigned website features a sleek, more contemporary design that focuses on user navigation and experience.

Site visitors will still be able to utilize the online application, online payments, and online forms that make interacting with the agency a streamlined experience and help offload staff labor.

In addition to the new sleek design, the agency elected to add a payment standards map. This map provides both a visual representation of their service area as well as a list of the zip codes serviced by their program. Program participants, landlord partners, and agency staff are able to interact with this user-friendly map to quickly determine payment standards in a clear and intuitive way. Additionally, this information is programmed for easy annual updates should payment standards change.

Not only did this redesign refresh the website and its

already impactful modules and features, but it also expanded the digital impact and made vital information more accessible to their community. For more information on the Housing Authority of Florence, please visit their newly redesigned website at HAFSC.org.





New Technology Streamlines Agency Efficiency

- Spartanburg Housing

Spartanburg Housing has recently launched a new website focused on streamlining agency efficiency and utilizing new technology. In addition to their updated design, the agency added several new modules and features to focus on improved efficiency and interactivity.

The first component of this project was to refresh and revitalize the agency's overall website design to improve content flow and facilitate a more streamlined user experience. The new design adds renewed visual interest while utilizing their existing logo and branding. Their homepage now includes key statistics that reflect the agency's impact on their community and highlight their accomplishments. These figures can be edited and updated over time to ensure that they reflect relevant and exciting accomplishments as well as accurate information.

In addition to the new design, all content on the website was reviewed for accuracy and comprehensibility. Special attention was given to content flow and the natural path residents, applicants, commissioners, landlords, and community partners may take on the site to ensure all necessary information would be both available and intuitively placed.

Additionally, special attention was paid to communicating agency news and success with the addition of an enhanced news feed, which provides a more intuitive view for news articles as well as the opportunity for special notices to be placed on the website's homepage.

This redesign process delivered not only a beautiful website but also a more impactful user experience for all. For more information on Spartanburg Housing, please visit SpartanburgHousing.org.

Additional Funding Amplifies Impact

- Rock Hill Housing Authority

HUD announced it has awarded \$441,223 in a grant to Rock Hill Housing Authority to increase the availability of service coordinators.

Through the Service Coordinator in Multifamily Housing (SCMF) program, \$441,223 will be allocated to pay salaries and associated benefits for service coordinator professionals at Rock Hill Housing Authority.

Service coordinators connect residents aged 62 years and older and persons with disabilities with resources to help them age in place and live independently. These resources

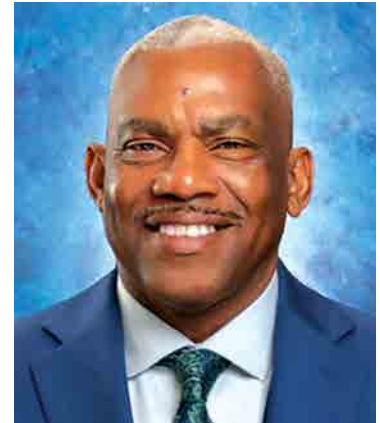
include financial management assistance, opportunities for social connections, and health and well-being programs. "These funds help enhance the quality of life for these residents by bringing appropriate community-based services within reach, enabling residents to live independently with dignity," said Executive Director Dewayne Alford.

Congratulations Rock Hill Housing Authority on this increase in funding! For more information on Rock Hill Housing Authority, please visit their website at RHHHA.org.



A Familiar Face Steps Up

- Columbia Housing



Columbia Housing's Board of Commissioners has appointed Chief Operating Officer Barry Hall as Interim CEO.

Mr. Hall is a seasoned Houser with more than 26 years of experience. Mr. Hall most recently served as the COO for Columbia Housing, starting in June 2023.

Prior to joining Columbia Housing, he led three Nebraska-based housing authorities—as Executive Director of the Hall County Housing Authority in Grand Island, the Aurora Housing Authority, and the Hastings Housing Authority.

A former military serviceman, Mr. Hall emphasized his leadership philosophy. "My focus has always been on running a tight ship," he said. "I look forward to using that skill set to lead Columbia Housing while the Board of Commissioners searches for a permanent CEO. The team at Columbia Housing is strong, and we are eager to continue advancing our mission, vision, and goals."

Congratulations, Mr. Hall, on your appointment as Interim CEO! To stay up to date with Columbia Housing, please visit their newly redesigned website at ColumbiaHousingSC.org.





Highlighting Community Successes

- Franklin Housing

Franklin Housing is determined to share their residents' successes and celebrate them and their accomplishments. The journey towards self-sufficiency is such a specific journey, and not all residents have a strong support system cheering them on—Franklin Housing is ready and willing to step into that role for their residents.

Franklin Housing takes time to highlight residents who are succeeding in their journeys, such as Shavallia Radley! They describe Ms. Radley as “a resident with the resilience and the proven ability to do anything she sets her mind to.”

Shavallia drives a dump truck for a local construction company, and she loves it! She encourages all young girls



and women to know they can be successful in all careers, and women can be empowered with all of the abilities necessary to achieve their goals with proper training and education.

Franklin Housing used this opportunity to not only highlight Shavallia and celebrate her success but also to inspire other residents to dare to dream and pursue their own path!

Through an agency partnership with TCAT Nashville, residents like Shavallia have the opportunity to participate in a variety of programs that

include training for a successful career in construction technology, aviation maintenance technology, dental assisting, and much more.

Congratulations, Shavallia, and way to show your girl power! For more information on Franklin Housing or their resident successes, please visit their website at FranklinHousingAuthority.com.



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A Life of Service Remembered

- Paris Housing Authority

Jerry Haynes Hamlin, age 82, of Henry, TN, died Wednesday, December 4, 2024, at her residence, surrounded by her daughters.

Jerry was a member of First Baptist Church of McKenzie, TN. She worked as the Executive Director of the McKenzie Housing Authority for 13 years and was the Executive Director of the Paris Housing Authority for 19 years. Jerry loved camping, raising and riding horses, sewing, cardinals, and birdwatching. She loved spending time with her family, friends, grandchildren, and great-grandchildren.

Jerry was born on June 21, 1942, in Clarksburg, TN. She married Joe N. Hamlin on November 24, 1960, and he preceded her in death on May 8, 2017.



Besides her husband, Jerry was also preceded in death by her father, Curtis Taylor Haynes; mother, Madelyn Jewell Simmons Barham; and stepfather, H.C. Barham.

Jerry will long be remembered for her dedication to her agency, residents, community, and her friends and colleges within TAHRA. Join us in celebrating a life well lived in service of others.

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)

- **Bernadette Mekalska** (*Dickson Housing Authority, TN*)

Partnering To Bring Holiday Spirit

- Columbia Housing and Redevelopment Corporation

Columbia Housing and Redevelopment Corporation (CHRC) always aims to make sure each of their residents has a sprinkle of holiday magic during the winter holiday season.

This year's event was sponsored by "A Worthy Cause" and was made possible through the efforts of Jeff and Jan in preparing the gift bags for all attendees, and Demario Liggons volunteered to take photos of event attendees with Santa!



The holiday season can be an isolating or stressful time for some, so our efforts to spread some holiday cheer were greatly received by the community. We look forward to celebrating again in 2025!

For more information on Columbia Housing and Redevelopment Corporation, please visit their website at CHRC-TN.org.



Community Coming Together to Support Affordable Housing

- Jackson Housing Authority

The Jackson Housing Authority had a little extra help around the office earlier this year, thanks to the assistance of some of the students from Early College High.

Students were able to visit the Jackson Housing Authority Central Offices and visit with Executive Director Mark Reid and learn more about the history of Jackson Housing Authority, its impact within the local community, as well as the importance of affordable housing options.

Through their community service efforts, the students also assisted in some spring cleaning tasks to assist the Jackson Housing Authority staff in preparation for the coming warmer weather.

This valuable experience provided an opportunity for students to gain a deeper understanding of affordable housing while actively participating in community betterment. For more information on Jackson Housing Authority, please visit their website at JacksonHA.com.



2025 TAHRA Annual Conference
Sunday-Wednesday, September 21-24, 2025
Pigeon Forge, TN
More Info at TAHRAnet.org





GET YOUR HOUSING AUTHORITY READY FOR AI

AI is Changing Everything—But PHAs Aren't Ready Yet

Public Housing Authorities (PHAs) struggle with outdated systems and unstructured documents. AI can't help unless your data is organized first. That's where Tikler comes in.



The Problem

Why PHAs Need to Modernize

- Scattered Documents.
- Wasted Staff Time.
- Compliance Risks.
- No AI-Readiness.



How Tikler Helps

- One Place For All Your Documents.
- Find Files Instantly.
- Stay HUD Compliant.
- Prepare For The Future.

The Old Way

vs.

The Tikler Way

- Manually Searching For Documents.
- Compliance Risks From Missing Files.
- No AI-Readiness.
- Wasting Hours on Paperwork.

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TAKE THE FIRST STEP TOWARD AI

Get started today—Book a free AI Readiness Assessment!

AI is coming to Public Housing, and PHAs that modernize now will be ahead of the curve. Don't wait until it's too late—get structured, get compliant, and get AI-ready with Tikler.

Exhibiting at the SERC/MARC Annual Conference in Atlanta, GA



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Partnerships Bring New Affordable Housing Opportunities

- Beyond Housing

Beyond Housing, formerly known as Bristol Redevelopment and Housing Authority, and the City of Bristol Virginia are working together to potentially bring a new vibrancy to this area, which is the Virginia Hills Historic Neighborhood.

In September, Beyond Housing was one of 13 organizations to receive a Choice Neighborhood Planning Grant, which they have two and a half years to use.

“What we want to have at the end of it is a transformation plan and we know in order to have a good plan, for the community and the targeted neighborhood it has to be a plan that the community helps us to create so that we’re doing with them and not for them,” said Beyond Housing Executive Director & CEO, Lisa Porter.

Beyond Housing chose to focus its planning efforts on the Virginia Hills Historic Neighborhood.

“You have to pick an area that includes distressed public housing and we are the second oldest housing authority in Virginia so we have really dated housing going back to 1940. We want to look at holistically what does this neighborhood need, what does it need to be vibrant and healthy to attract folks who want to live here from different incomes so we can have a mixed target area. Currently, this neighborhood is lacking transportation and childcare” said Porter.

Redevelopment on this scale would not be

possible without the cooperation and participation of community partners. Luckily The City of Bristol, Virginia has answered the call and understands the potential impact a project of this scale has on the entire community.

“I mean I think it would be a great opportunity for the whole city, with the neighborhood being so close to downtown,” said Bristol Virginia City Planner, June McIlquham.

Beyond Housing is going to lead the charge and we are going to provide services where we can. It’s going to provide an opportunity to develop a plan for something that can be implemented, said Bristol Virginia Economic Development Manager, Mack Chapman.

After the planning process, they hope to apply for the \$50 million dollar Choice Neighborhood Implementation grant that would help assist with the redevelopment efforts in this area.

To stay up to date as this development project proceeds, please visit the Beyond Housing website at BRHA.com.



Congratulations to NAHRO Newly Certified

- NAHRO

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Certified Public Housing Manager (C-PHM)

- **Lisa Wilson** (*Hopewell Redevelopment and Housing Authority, VA*)

Partnering to Make Homeownership Possible

- Richmond Housing and Redevelopment Authority

The Neighborhood Assistance Corporation of America (NACA), the nation’s largest HUD-approved nonprofit homeownership and advocacy organization, brought its renowned Achieve the Dream event to Richmond.

NACA’s Best in America Mortgage features no down payment, no closing costs, no mortgage insurance, and below-market, fixed interest rates (30-year fixed mortgage rate is 5.625% as of February 27).

Unlike traditional mortgage programs, NACA’s approach does not factor in credit scores. Instead, it focuses solely on an applicant’s financial readiness, ensuring accessibility for a broader range of potential homeowners.

Additionally, through this partnership with the RRHA, Section 8 Housing Choice Voucher holders will have the opportunity to transition from renting to homeownership.

“This partnership would end residents’ dependency on public assistance,” said RRHA CEO Steven Nesmith.

For more information on Richmond Housing and Redevelopment Authority, please visit their website at RRHA.com.



A Career of Service Celebrated

- Williamson Housing Authority

In early February, the staff and board of the Williamson Housing Authority (WHA) came together to celebrate and bid farewell to their Executive Director, Pauline Sturgill, as she prepares for her retirement.

Pauline has served as Executive Director since 2012, leading the agency with 40+ years of professional experience in rural community capacity building and leadership development.

Pauline holds a master's degree in political science, from Marshall University and is a graduate of the WVU Community Development Institute, the WV Higher Education Chancellor's Institute, the Diversity Leadership Academy of West Virginia, the



REAL Entrepreneurship Institute, Leadership Plenty, the Grantsmanship Center, and the National Service Leadership Institute and was a WVU Community Fellow.

In addition to her service to Williamson Housing Authority, Pauline served WVAHA

and is a past president of the organization. Join us in congratulating Pauline on her retirement and a job well done!

For more information on Williamson Housing Authority, please visit their website at WilliamsonHousing.org.

Keeping in Touch Via Text

- Mt. Hope Housing Authority

Communicating with residents is a challenge that many agencies face; however, Mt. Hope Housing Authority has embraced technology and found a creative solution to a common challenge!



Through a partnership with TextMyGov, residents will now be able to text with Mt. Hope Housing Authority staff. This way agency staff can reach residents on their most reliable method of communication, their cell phones.

Working with their website provider, residents will have the ability to sign up to receive notifications via text message utilizing the widget on their agency website. Agency staff and residents can now have consistent back-and-forth communication through text messaging, ensuring that resident concerns and reports are heard and documents and resident notifications are actually received and read!

"This new program will allow us to efficiently stay in touch with our residents in a way that they're comfortable with and works effectively for our team. I am so excited to see the effects of this new initiative on our community!" shared Stormy Parsons, Executive Director.

For more information on Mt. Hope Housing Authority, please visit their website at MtHopeHousing.org.



New Payment Options Give Residents Choice

- Housing Authority of Mingo County

The Housing Authority of Mingo County has recently begun accepting resident payments via credit card in order to give residents more choices in how and when they pay their rent.

Residents will be able to pay their rent 24/7 from their smartphones, giving them total flexibility to pay rent after hours or over the weekend.

HAMC will still maintain its physical Dropbox for residents who still prefer to pay via check or money order; however, with the availability of new online payment options, residents will no longer need to pay the additional fees and spend the time to purchase their money order and then return it to the agency.

For more information on the Housing Authority of Mingo County, please visit their website at MingoHousing.com.





**UTILITY
ALLOWANCE
DEBIT CARDS**



TIRED OF WRITING UTILITY ALLOWANCE CHECKS ?

One of the most costly and time-consuming tasks for PHA staff is the process of printing, signing and mailing monthly utility allowance checks. It is labor and time intensive and expensive for both the PHA and the tenant

**Why do PHAs from across the US use the
Uflex Utility Allowance Debit Card?**



Cost Effective Disbursements

Streamline the disbursement, reduce administrative overhead and operational costs associated with traditional payment methods like checks.



Digital First

Uflex can provide Virtual Cards which deliver immediate access to a card for use by recipients with smartphones.



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Reach and support individuals who may not have access to a bank account.



Transparency

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Lower Fraud Risk

Lowers fraud risk associated with PHA checks being "washed" and fraudulently copied for unauthorized use.

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We look forward to hearing from you.

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Dates to Remember

**JUN
20-21**

**2025 SERC-NAHRO
Executive Committee Meeting**

**OCT 31
TO
NOV 01**

**2025 SERC-NAHRO
Executive Committee Meeting**

**JUN
22-24**

**2025 SERC-NAHRO
Annual Conference**

**NOV
02-04**

**2025 SERC-NAHRO
Fall Workshop**

SERC-NAHRO Member Services Update

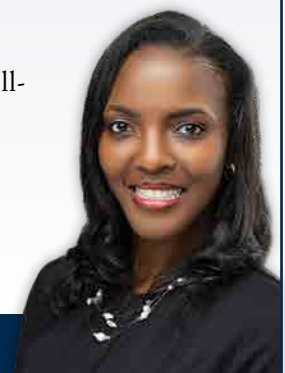
Congrats NAHRO LEADership Academy Graduates!

Left to Right: Ayisha Razzak-Ellis, MPH, MPHIL, Director of Jobs Plus (Goldsboro, NC); Abigail Browning, FSS Coordinator (Birmingham, AL); Sharita Oates, Director of Administration (Goldsboro, NC); Stacy Parris, CNP, ED (Fort Payne, AL); Teneasha Perkins, Homeownership Coordinator (Columbia, SC); Brittany Hutcherson, Executive Assistant to the CEO (Columbia, SC); Robert Greathree, CEO (Columbus, MS)



This achievement reflects their dedication to professional growth and their commitment to making a lasting impact in the communities they serve.

Please join us in congratulating them on this well-earned success.



Shaunté Evans | SERC Vice President, Member Services