

SERCulator

January 2025



PATHS & SPACES:

NAVIGATING THE HOUSING JOURNEY

State Officers

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What Home Means to Me National Winner

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Legislative Update

pg 5

SERC-NAHRO FALL WORKSHOP

NOVEMBER 10-12, 2024

**MONTGOMERY RENAISSANCE HOTEL
MONTGOMERY, AL**

Photos and Recap pgs 6-7, 9



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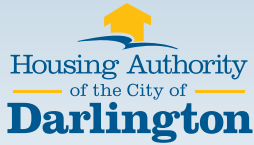


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DarlingtonHA.org
CCHRCO SC Website of the Year
1st Place Small Public Housing Category



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
SERC-NAHRO 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 83 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

7 SERC-NAHRO Awards:

Website of the Year

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1 Texas NAHRO Award:

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Jodie Jeffrey
jej@bjmweb.com
cell 870.421.2568



Katie Bibbee
katie@bjmweb.com
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On the Cover

This edition's cover features the artwork from the 2024 Fall Workshop in Montgomery, AL. Check out the conference photo recap on pages 6, 7 & 9.

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* IFC = Inside Front Cover

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



EDITORIAL STAFF

BrooksJeffrey.com | 800.506.8064

Account Executives & Copywriting
Jodie Elizabeth Jeffrey & Katie Bibbee
Art Director, Dedrah Wallk
Graphic Design/Production, Michael Mormile
Photography, Katie Bibbee

CONTRIBUTING EDITORS

Alabama - AAHRA.org

Beverly Barber, ED
Opp Housing Authority

Georgia - GAHRA.org

Reta Thomas (Chair), Dir. of Res. Services,
Augusta Housing Authority

Kentucky - KHA

Vera Vaden, Marketing & Community
Engagement Director
Danville Redevelopment & Housing Authority
Vonda Murdock, Deputy Director
Housing Authority of Murray
KYHousingAssn.com

Mississippi - MAHRO.org

Sarah Lyons, CFO
Biloxi Housing Authority

North Carolina - CCHRCO

Anna McRae, CEO CARE Inc/Special
Projects Manager
Monroe Housing Authority
CarolinasCouncil.org

Tennessee - TAHRAnet.org

Pam Bratcher, ED
Martin Housing Authority

Virginia - VAHCDO.org

Lynn Pannell, Resident Services Manager
Bristol Housing Authority

West Virginia - WVAHA.com

Belinda Harness, ED
Mingo County Housing Authority

President's Message

Anthony Goodson, Jr. | SERC-NAHRO President

Dear SERC-NAHRO Members,

Happy New Year and welcome to 2025!

As we step into this new year, I want to take a moment to reflect on the incredible work you do and the impact we collectively have on the communities we serve. **Across the Southeast, SERC-NAHRO members now serve over 850,000 families, including hundreds of thousands of children.** These numbers are far more than statistics—they represent lives changed, communities built, and futures secured through your dedication.

Total Households Served	
Alabama	80,900
Florida	180,600
Georgia	118,000
Kentucky	73,800
Mississippi	51,400
North Carolina	111,400
South Carolina	56,400
Tennessee	94,300
Virginia	91,500
West Virginia	30,800
Grand Total:	889,100

This past year has shown us the resilience and commitment of our housing professionals. Despite funding uncertainties, regulatory challenges, and the ever-growing demand for affordable housing, you continue to rise to the occasion. Your work transforms lives by providing not just housing, but hope and opportunity for those who rely on us most.

As we look to 2025, our mission remains clear: to ensure that everyone in our communities has access to safe, affordable, and quality housing. This mission cannot be achieved without robust funding. **The Housing Choice Voucher (HCV) program remains one of our most effective tools in addressing the housing needs of low-income families, yet current funding projections for FY 2025 fall short of the levels needed to sustain this critical program. At the same time, the \$90 billion capital backlog in public housing reminds us of the pressing need to modernize and maintain the homes that so many depend on.**

Share your stories of success, demonstrate the life-changing impact of our programs, and make



sure our collective voice is heard. Advocacy is one of our most powerful tools. Together, we can make a difference for the families and communities who depend on us.

Your passion, resilience, and tireless dedication are the foundation of SERC-NAHRO's success. You are more than housing professionals—you are community builders, problem-solvers, and advocates for a better future.

Because of you, children have a safe place to call home, parents have the stability to build brighter futures, and communities have the strength to grow and thrive.

I look forward to working with all of you to achieve even greater success in the year ahead.

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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MS	M. Jason Spencer	WV	Belinda Harness

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Third PP	Sean Gilbert	TN

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

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COMMISSIONERS

Johnny Johnson (Chair) MS

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.

**April Issue
Materials Deadline:**

**FEB
24
2025**

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

Greetings, SERC Nation!

I hope Montgomery, Alabama was as good to you as it was to me. The SERC-NAHRO Fall Workshop held on November 10-12, 2024, "Paths & Spaces: Navigating the Housing Journey," was truly game-changing! Activities included a strategic retreat and planning session led by Greensboro CEO James Cox, a SERC College Game Day hosted by the Emerging Leaders Committee, 'move making' sessions, 'power playing' speakers, 'dice rolling' discussions, 'victory lap' collaborations, a riverboat cruise, and more.



RECOMMENDED READS

- **Final Rule:** HUD's "30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent."
- **HUD PIH Notice 2024-38:** "Housing Opportunity Through Modernization Act (HOTMA) Sections 102 and 104: Updated Guidance to Public Housing Agencies (PHAs) on Compliance."
- **CLPHA** is convening a 10-Year Roadmap for Public Housing Sustainability to craft a national approach to preserving the public housing portfolio for the long term. Learn more at 10YearRoadMap.org.

COMMUNITY COMPASS TECHNICAL ASSISTANCE & CAPACITY BUILDING

- On November 19, 2024, HUD announced that it will award \$73 million in funding to qualified organizations to offer technical assistance and capacity-building support to HUD's grantees, Indian tribes, multifamily housing owners and managers, public housing authorities, and other stakeholders.
- Community Compass helps HUD's customers navigate complex housing and community development challenges by equipping them with the knowledge, skills, tools, capacity, and systems to implement HUD programs and policies successfully. The goal of Community Compass is to empower communities so that successful program implementation is sustained over the long term.

SAVE THE DATE

SERC-NAHRO's Annual Conference, "Community Checkmate: Strategies for a Winning Community," will be held in Atlanta, GA on June 22-24, 2025.

The Following Organizations Received Community Compass TA Funds:

Applicant	Award Amount
ABT Global	\$12,609,720.45
Alaska Municipal League	\$250,000.00
BCT Partners	\$665,265.00
Capital Access	\$317,000.00
Cloudburst	\$5,837,115.00
Collaborative Solutions	\$1,498,824.00
Corporate FACTS	\$982,059.00
Corporation for Supportive Housing	\$3,929,353.00
Council of Large Public Housing Authorities	\$682,613.30
CVR Associates	\$1,596,597.70
Du & Associates	\$775,000.76
Econometrica	\$1,187,424.70
Enterprise Community Partners	\$2,335,696.70
First Pic	\$3,283,500.00
Fletcher Group	\$1,150,000.00
HomeBase	\$2,408,824.00
HomeFree USA	\$450,000.00
Horne	\$773,000.00
ICF Incorporated	\$13,049,276.15
IEM International	\$250,000.00
International Development and Planning	\$300,000.00
Local Initiatives Support Corp	\$2,728,000.00
MAYA Consulting	\$250,000.00
Midwest Evaluation and Research	\$250,000.00
National American Indian Housing Council	\$2,705,500.00
National Association for Latino Community Asset Builders	\$993,000.00
Point Source Youth	\$500,000.00
Training and Development Associates	\$1,340,471.00
Technical Assistance Collaborative	\$6,486,774.00
Association of Alaska HAs	\$750,000.00
The Council of State Governments	\$400,000.00
The Partnership Center	\$2,046,412.00
The St. Bernard Project	\$298,000.00
Youth Collaboratory	\$625,000.00
TOTAL:	\$73,704,426.76

FALL WORKSHOP



James Cox, CEO (Greensboro, NC)



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



Shaundra Clark, ED (Tifton, GA)



**Stacey Parris, ED (Ft Payne, AL); Doris Richardson, ED
(Evergreen, AL); Janice Fowler, ED (Greer, SC); Angela
Childers, CEO (Charleston County, SC)**



**Julio Ponce, ED (Hialeah, FL); Susan Christophel, ED
(Columbia County, FL); Amanda Fort, PH Manager
(Union County, FL)**



**L to R: Briana Langford, Public Housing Specialist
(North Central FL Regional); Gloria Byrd, ED
(Picayune, MS); Chris McKissick, ED (Bonneville,
MS); Nellie Sanchez, Housing & Community
Development Specialist (Chesapeake, VA)**



**Tyronda Smith, Office Manager
(York, SC); Lacey Duncan**



**Debra Rogers, ED (Troy, AL);
Thomas Rowe, ED (Murfreesboro, TN)**



**SERC-NAHRO Emerging Leaders Welcome Attendees
into the "SERC Game Day" Opening Session**





L to R: Anthony Goodson, CEO (Goldsboro, NC); Kenard Randolph, CEO (Selma, AL), Chloe J. Duke, Finance Manager (Ozark, AL); Jacqueline Egbujo, Exec Operations Manager (Huntsville, AL); Kerrie Smith, Director of Resident Services (Dublin, GA); Sharita Oates, Director of Admin (Goldsboro, NC); Amanda Fort, PH Manager (Union County, FL); Shanicki Burton, ED (McDonough, GA); Stacy Parris, ED (Ft. Payne, AL); Stephanie Wright, Director of HCV Programs (Chesapeake, VA); Gloria Byrd, ED (Picayune, MS); Robert Greathree, ED (Columbus, MS); Katina Pace, Deputy Director (MRHAVI); Nellie Sanchez, Housing & Community Dev Specialist (Chesapeake, VA); Taleshia Stewart, SVP of Resident & Strategic Initiatives (Columbia, SC); Clarisse Adams, ED (Okolona, MS); Chris McKissick, ED (Booneville, MS); Brianna Langford, PH Specialist (North Central FL Regional)



Kimberly Newson, HCV Manager (Mingo County, WV);
Kimberly Maynard-Smith, Finance Director (Mingo County, WV);
Joyce Wolen, ED (Wheeling, WV)



Patricia Allen, ED (Thomaston, GA)



Russell Nast, ED (Tallapoosa, GA)



Connie Howard, ED
(Fort Mill, SC)



Johnny Johnson, Commissioner
(MS Region IV)



Jesse Norwood, Special Projects Coordinator
(Prichard, AL); Stephen Burchett, Finance
Director (Tennessee Valley Housing Services, TN)



Felica Snow, ED; Denale Willis, Director of Housing Operations; Crystal Ely,
Regional Community Manager (Biloxi, MS)

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Chelsea Savage, COO Admin Assistant, Beverly Blackmon, ROSS Coordinator, Malanda Wilks, Mary Barnett (Selma, AL)



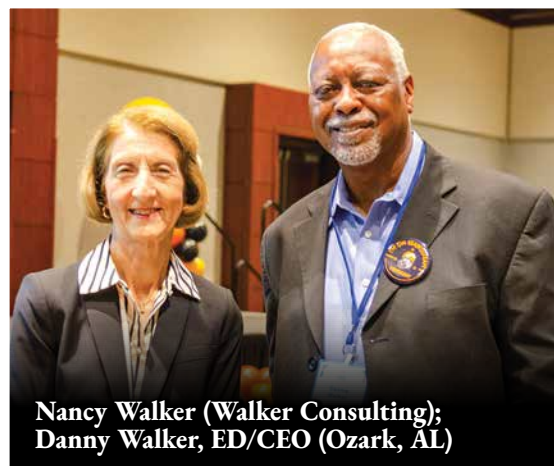
Kimberly Livingston, CEO (Prichard, AL); Marguerite Austin, HCV Program Manager (Biloxi, MS); Shulanda Norwood, Housing Director (Prichard, AL)



Susan Holler, Housing Management Specialist (Seminole County, FL); Deborah Johnson, Fiscal Officer (Lee County, FL)



Samuel Crawford, CEO (Dothan, AL) & wife



Nancy Walker (Walker Consulting); Danny Walker, ED/CEO (Ozark, AL)



Maria Catron, ED (Oak Ridge, TN); Yvonda Bean, CEO (Columbia, SC); Heather McNair, Director of Human Resources (Augusta, GA)



Douglas Freeman, Deputy Director (Augusta, GA); Russell Nast, ED (Tallapoosa, GA); Lisa Porter, ED (Bristol, VA); Charlie Harrington, ED (Marion, VA)



Pamela Jackson, Program Director (Vicksburg, MS)



Jenny Hammond, ED (York, SC)



Chloe J. Duke, Finance Manager (Ozark, AL); Jaime Steen, ED (Darlington, NC)

**Steve Sides - PRESIDENT**

ED, Sheffield HA • 27 years of Public Housing experience • Served on the AAHRA Education and Site Selection Committees • Alabama Housing Association Education Enrichment Fund, Scholarship Committee • Bachelors: Jacksonville State University • Masters: Nova Southeastern University • Nan McKay EDEP graduate • Lifelong resident of Cullman with his wife

**Matthew McClammey - VICE PRESIDENT**

Executive Director, Opelika HA • Executive Director, Tallassee HA • Chief Executive Officer, Opelika Housing Development, Inc. • 38 years of experience in the Affordable and Public Housing industry in 8 states • Managed, operated, developed, and/or preserved more than 10,000 units collectively during his career • Board Chair, CSBG Alabama Council on Human Relations • Board Member, APHADA • Past Board Member, AHARM - Not serving this term • Chair, SERC-NAHRO Multi-Family Committee • SERC-NAHRO's Executive Committee & Housing Committee

Carolyn Sutley - TREASURER

Retired as Enterprise HA ED in 2016 • Past AAHRA President and has served on numerous AAHRA committees • Currently a consultant to HAs and accounting • Enjoys being a grandmother

**Peggy Horton - SECRETARY**

ED, Columbiana HA • 20 years of Public Housing experience • Serves on AAHRA Scholarship Fundraising & Site Selection committees • Serves on AHARM Board • Current APHADA President

**Taura L. Denmon - BOARD MEMBER**

Executive Director, Decatur HA • 18 years of Public Housing experience • SERC Legislative Committee • NAHRO Legislative Network Advisory Committee • PHADA/EDEP graduate (2020) • Bachelors: Business Administration in Accounting: Jackson State University • Masters: MPA with an emphasis in Government and Policy: Grand Canyon University

**Antonio L. McGinnis - BOARD MEMBER**

ED/CEO, Huntsville HA • 26 years of Public Housing experience • Currently serving on the NAHRO Professional Development Committee • Currently serving on the Huntsville Hospital Foundation Committee Board • Former Executive Director, Harris Home for Children • Former Director of the Sparkman Homes Boys & Girls Club • Former Head Men's Basketball Coach at Oakwood University • Author of *Life In The Bricks* and *The Game is Deep* • MBA Public Administration • PHADA/EDEP graduate • 14 Public Housing certifications • Married to Mitzi Wade McGinnis, with three children

Debra D. Rogers - BOARD MEMBER

ED, Troy HA • 23 years of experience in the Affordable and Public Housing industry • PHADA Board of Trustee, Housing and Professional Development committee member • EDEP graduate PHADA/Rutgers University • SERC Executive Committee, Asset Repositioning Co-Chair, and History/Archives committee member • AAHRA Board Member, Asset Repositioning and Mini Districts committee member • APHADA board member • Bachelor of Science degree in Business Management from Huntingdon College

**Ron Jones - IMMEDIATE PAST PRESIDENT**

ED, Clanton HA • 26 years of experience consulting and working in Public Housing • Past President of AAHRA and APHADA • Board chair, AHARM • Board member, AAHRA and APHADA • Bachelor's degree: Valdosta State University

**2025 AAHRA Spring Workshop**

Sunday-Wednesday, April 13-16, 2025

Hyatt Regency; Birmingham, AL

More Info at AAHRA.org



FSS Program Makes Homeownership a Reality

- Prichard Housing Authority

PHA, along with their newly appointed CEO, Kimberly Levingston, are proud to announce that two of their FSS Program graduates have purchased new homes!

Their first new homeowner is Ms. Keaira O'Cain, a single mother who experienced homelessness prior to being accepted into the PHA HCV Program. "When I was first approached by my FSS worker about purchasing a home with my voucher, I was like I can't do that. Well, let me tell you, it is definitely possible," said O'Cain.

Ms. O'Cain shared that the journey was challenging, but because of the assistance and guidance from PHA, she made it. "This blessing has changed my life. Every step, no matter how small, brings you closer to your goal. Remember, the joy and pride that comes with unlocking the door to your first home is incomparable. So, stay focused, be patient, and keep pushing forward. Your homebuying success story is waiting to be written."

Ms. Elisa Morrisette is another new homeowner thanks to PHA. Ms. Morrisette wanted a yard and front porch



to sit on and watch her grandkids play.

Ms. Morrisette heard about the Homeownership Program and decided to give it a try. After a year of disciplined saving and using the resources available through the classes, Ms. Morrisette purchased her first home. "When I signed the papers, it felt surreal. I never thought I'd get here, but with the right approach, I made it happen."

Because of outstanding programs and the work of dedicated agency staff, homeownership can become a reality. "I hope that these success stories inspire not only other affordable housing residents, but housing agencies to look into how they can help their residents achieve homeownership," said PHA CEO Kimberly Levingston.

For more information on PHA or their Homeownership Program, please visit their website at PrichardHousing.com.



Prichard
Housing Authority

Jobs Plus Grant Awarded

- Selma Housing Authority



The US Department of Housing and Urban Development (HUD) has awarded Selma Housing Authority (SHA) a Jobs Plus grant in the amount of \$2.3 million dollars. This grant will allow the agency to serve residents in George Washington Carver and Felix Heights to get assistance so that they can enter the workforce.

"Well, I think it's a game changer," said SHA President/CEO Mr. Kennard Randolph. The SHA is elated to be 1 of 14 grant recipients. Through the Jobs Plus grant, Public Housing Agencies (PHAs) develop

locally based, job-driven approaches to increase earnings and advance employment outcomes for public housing residents.

Jennifer Riley Collins, regional administrator for the United States Department of Housing and Urban Development, said, "The state of Alabama received \$3.9 million, and of that \$3.9 million, I am happy to say that part of that money is coming right here to Selma today. I am honored to be here today to present a check to the Selma Housing Authority for \$2.3 million."

Congratulations, Selma Housing Authority, for receiving this outstanding grant. We look forward to seeing the transformative impact of this program on your community. For more information on Selma Housing Authority, please visit their website at SelmaHousing.com.



SELMA
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Congratulations to NAHRO Newly Certified

- NAHRO

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Certified Specialist of Inspection - NSPIRE (CSI-NSPIRE)

- Housing Authority of the City of Bessemer, AL: Shenecia Walker

Certified Specialist of Inspection - NSPIRE-V

- Housing Authority of the City of Albertville, AL: Howard Harman

Renovations Bring Renewed Spirit

- Sheffield Housing Authority



The Sheffield Housing Authority spent much of 2024 renovating and revitalizing its communities. The renovations first tackled the unit's curb appeal, bringing new siding and stonework to the exterior as well as new windows, shutters, and doors. Finally, a new exterior color palette for the siding and roofing greatly modernized the visual look of the units.

The new modernized color palette was continued inside the units while preserving and highlighting charming details like the original herringbone tile in the bathrooms.

Overall, these renovations brought a renewed energy and positive spirit within the communities! To celebrate the first round of renovations being completed, the Sheffield Housing Authority held a ribbon cutting earlier this year.

To keep up to date with Sheffield Housing Authority, please visit them on Facebook!

**Abe Singh - PRESIDENT**

ED, Area Housing Commission - Pensacola, FL
• 11 years PH experience

**Becky-Sue Mercer - PRESIDENT-ELECT**

ED, Arcadia HA since 2012 • Within Affordable Housing industry since 1995 • Completed HUD Recovery Plan in 2014, bringing Arcadia off "troubled list" • EDEP PHADA/RUTGERS graduate • FAHRO Committees: Education, Annual Conference (Co-Chair), Scholarship and Awards, Small Agency (Past Chair), Peer Assistance (Past Chair), Fraud Abatement (Past Chair) • Heartland Coalition for the Homeless - Continuum of Care, board member • FAHRMI board member • With S/O Frank, has 5 children & 8 grandchildren

Shannon Young - IMMEDIATE PAST PRESIDENT

ED, Seminole County HA • 22 years of Housing experience • SERC VP of CR&D • NAHRO CR&D Committee • FHARMI Board Chair (Insurance Risk Pool) • PHADA Trustee & Bollinger Scholarship Committee • Regional COC Board

**Brian Clark - MEMBER AT LARGE**

Executive Officer, Titusville HA • 24 years Affordable Housing experience

Gail Sansbury - MEMBER AT LARGE

CEO/ED, Fort Walton Beach HA • 30 years PH experience • FAHRO Past President • NAHRO Member Services Committee • SERC Member Services Committee • BS, Business Administration • Certified Public Housing Manager

**Kurt Pentelecuc - MEMBER AT LARGE**

ED, Punta Gorda HA • 28 years Affordable Housing experience • BBA, Henry Ford College • Accredited Residential Manager • Certified Public Housing Manager - NAHRO • Low-Income Housing Tax Credit Compliance certified - Quadel Consulting • Mixed Finance Training for Tax Credit & Public Housing certification - Quadel Consulting • NAHB, Housing Credit Certified Professional

**Robbin Redd, M.A. - VP & SECRETARY**

ED, Tarpon Springs HA • Bob Samuels Leadership award recipient • Peace4Tarpon, Board of Directors • Homeless Leadership Board of Pinellas - board member • HEART Nonprofit Leader Award • NAHRO National Program Award of Merit • National Development Council - Finance Professional certificate • All-American City finalist

Teresa L. Pope - MEMBER AT LARGE

ED, HA of New Smyrna Beach • Affordable Housing industry since 2004 • Serves on several SERC committees (Rental Assistance, Housing) • PHADA Small Agency Task Force • Prior to career in Housing: Entrepreneur (Income Taxes and Accounting) • Board Member, Volusia County Growth Management • Volusia/Flagler County CoC • Former Resident Commissioner for NSBHA • EDEP PHADA • BAS Management and Supervision; AS Accounting • NAHRO certified, many NAHRO and Nan McKay certifications • 2 children with husband Steve, 4 grandchildren

**Susan Christophel - MEMBER AT LARGE**

Executive Director, Columbia County and Union County HA • Started in Public Housing in 1999 • FAHRO Committees • SERC Committees • EDEP graduate

**Dr. Gwendolyn Dawson - MEMBER AT LARGE**

CEO, Ocala HA • 34 years of Affordable Housing experience • BS, Accounting - University of Florida • MBA, Nova Southeastern University • Doctorate, Business Administration/Accounting, Walden University • Florida Licensed Real Estate Broker & Mortgage Broker, HUD-certified Housing Counselor • Numerous Nan McKay certifications • Board of Governance Chairman, Marion County Continuum of Care • Board member - Alliance Credit Union, Central FL Comm. Action Agency, Greater Ocala CDC, FL Comm. Loan Fund New Market Tax Credit Advisory Board & others • Married to Winston Dawson, 3 children, 7 grandchildren

**Shane R. White, Sr. - MEMBER AT LARGE**

ED, Homestead Housing Authority • 29 years Affordable Housing experience • Numerous Nan McKay certifications: HQS, Fair Housing & Reasonable Accommodation, Financial Management, Executive Management • Degree in Business Management • Notary Public • Board member of the Community Advisory Board for South Miami-Dade • Youth soccer volunteer

Kristopher Cruzada - COMMISSIONER AT LARGE

Chairman, Seminole County HA • 16 years on SCHA BOC • SERC-NAHRO Commissioner Committee • BB in accounting: University of Central Florida • Attended St. Louis University School of Law • Florida Bar Member • Maintains legal practice



2025 FAHRO ED Forum
Wednesday-Thursday, February 26-27, 2025
Palm Coast, FL
More Info at FAHRO.org



A Year of Golden Memories

- St. Petersburg Housing Authority

It certainly was a year to remember at St. Petersburg Housing Authority. In celebration of their momentous year, SPHA completed a special project to share with their senior residents.

SPHA created a yearbook for their senior residents at The Legacy at Jordan Park, highlighting the wonderful activities and events they've enjoyed over the past year. The yearbook includes photos of "Students" (community residents), class superlatives, space for autographs, and coverage of community events, such as the Senior Prom.



To learn more about the Legacy at Jordan Park, visit StPeteHA.org/Jordan-Park-Redevelopment. For more information on St. Petersburg Housing Authority, please visit their website at StPeteHA.org.

An Award-Winning Year

- Tampa Housing Authority

It has been an award-winning year at Tampa Housing Authority (THA).

President & CEO Jerome D. Ryans was named one of ONYX Magazine's Men of Honor, recognizing his exceptional leadership.

THA is also celebrating receiving eight National Association of Housing and Redevelopment Officials (NAHRO) Awards of Merit this year.

The awarded initiatives include:

1. **Housing Termination Prevention:** Assisted Housing Department
2. **Security Deposit Assistance:** Assisted Housing Department
3. **New Staff on the Block:** Assisted Housing Department

4. **Encore Infrastructure Innovation:** Real Estate Development Department
5. **Encore Infrastructure Project Design:** Real Estate Development Department
6. **Meecham Urban Farm:** Real Estate Development Department
7. **Building Hope After School and Summer Program:** Program & Property Services Department
8. **Youth Engineering Project:** Program & Property Services Department

Additionally, THA has been honored with the FAHRO Newsletter Award.

Join us in celebrating Tampa Housing Authority's outstanding achievements. For more information on the agency, please visit their website at TampaHA.org.



A Familiar Face Takes the Lead

- Winter Park Housing Authority



A familiar face has been appointed to Executive Director at Winter Park Housing Authority. Tarena Grant has been appointed as the new Executive Director.

Tarena joined Winter Park Housing Authority in 2020 as the Ross Coordinator; however, her experience with the agency goes far beyond

employment. Prior to beginning her career within the affordable housing industry, Tarena resided with WPHA as a public housing resident for six years.

"To me, this is making history and representation to our residents," said Grant.

Congratulations, Tarena, on your appointment to Executive Director! For more information on Winter Park Housing Authority, please visit their website at WinterParkHA.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)

- Miami-Dade Public Housing & Community Development Department, FL: Lazaro Pavon, Jeanmaire Bobo, Shantel Mills, Alfonso Freire

Certified Specialist of Inspection – Housing Quality Standards

- City of Miami Beach Housing and Community Development: Aldo Fleites, Paul Gomez, Roberto Morales, William Sanchez, Claudia Abreu, Pablo Gomez, Vanessa Lopez

A Tough Act to Follow

- Niceville Housing Authority

After the unexpected departure of the new ED (introduced in the October issue), Becky Cole, ED of Niceville Housing Authority (NHA), has temporarily postponed her retirement to early 2025.



Becky will be continuing her service to the agency to assist in transitioning to their new Executive Director.

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

Elsa began her career in affordable housing in 2012 in the payroll department of the Area Housing Commission in Pensacola, FL. In 2014, Elsa was promoted to CFO of the Area Housing Commission, where she served until moving to NHA.

Elsa and her husband, Doug, raised three children together and now have five grandchildren. Her move to the Niceville area puts her closer to her daughter and granddaughter.

Thank you, Becky, for your dedicated service, and congratulations, Elsa, on your appointment as Executive Director!

**Candice Drake - PRESIDENT**

ED, Dawson HA • 17 years PH experience • B.A. English & Criminal Justice: Alabama A & M University • MPA: Western Michigan University • GAHRA's Future Leaders Class of 2012 • Public Housing Management certification • Delta Sigma Theta Sorority, Inc. • Mother of one son

**George Edge - VICE PRESIDENT FOR PROFESSIONAL DEVELOPMENT**

CEO, HA of Americus • 38 years Affordable Housing experience • Certified Public Housing Manager, NAHRO • SERC-NAHRO Rental Assistance Committee • City of Americus Planning and Zoning Commission • South Georgia Technical College Accounting Diploma • Married 34 years and 5 children

Douglas Freeman - SENIOR VICE PRESIDENT

Deputy ED, Augusta HA • 28 years Affordable Housing experience • MS Management and Leadership from Western Governors University • Certified Public Housing Manager from NAHRO • SERC-NAHRO Administrative Practices

**Kevin Price - VICE PRESIDENT FOR MEMBER SERVICES**

ED, Wrightsville HA • Over 14 years of experience in Public Housing • Bachelor of Fine Arts, University of Georgia • Public Housing Manager (PHM) certification • PHADA Executive Director Education Program (EDEP) graduate • 2014 Future Leaders Class alumnus • Active contributor to numerous GAHRA and SERC committees • W.H.A. awarded the 2024 HUD Small Agency award • Business owner for 24 years • Former President, Chamber of Commerce • Former Chairman, Better Hometown • Current board member, Johnson County Prevention Alliance and Family Connections

**Marie Harris - PAST PRESIDENT**

ED, Roberta Housing, Inc. • 33 years PH experience • NAHRO, Certified Public Housing Manager • 31 years on GAHRA's Executive Committee • Served on several GAHRA committees • SERC-NAHRO- Professional Development Chairperson/Multifamily/RAD Committee • 3 years multifamily experience • One son

Beth Brown - VICE PRESIDENT FOR LEGISLATION & REGULATION

ED, Gainesville HA • 27 years in Affordable Housing • PHM certification • FSS Specialist certification • BA Psychology Florida State University • Chair of SERC CR&D Committee • NAHRO CR&D Committee • NAHRO Merit award winner

**Patricia Allen - VICE PRESIDENT FOR HOUSING & REDEVELOPMENT**

ED, Thomaston HA • 26 years Affordable Housing experience • AAS, Gordon State College • BASc, Organizational Leadership, Mercer University • NAHRO PHM • NAHRO CMM • SERC-NAHRO Emerging Leader graduate • GAHRA 2016 Future Leader Class • THA is a 2019 NAHRO Merit Award Winner • NAHRO HUD Conversions certification • Continued Occupancy Specialist certification • Capital Funds Program NAHRO certification • NHCM Continued Occupancy Specialist certification • 2 daughters, 1 grandson

**Randee Wiggins, Jr. - TREASURER**

Director of Finance and Accounting, Augusta HA • CPA with over 25 years of accounting and finance experience • Certified Government Financial Manager • B.B. Accounting, Indiana Wesleyan University • MBA: Brenau University

Shannon Kight - SECRETARY

ED, Hazlehurst HA • Began career in Public Housing in year 2000 • Public Housing Management certification 2010 • Housing Specialist certification 2002 • GAHRA Secretary since 2023 • Serves on several GAHRA committees • GAHRA Future Leaders Class of 2014 • SERC Scholarship and Youth Leadership Committees • Married to Greg, together have 5 grandsons



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



New LIHTC Award to Bring Redeveloped Affordable Housing

- Northwest Georgia Housing Authority

Northwest Georgia Housing Authority's application for the redevelopment of the low-income housing development formerly known as the Cave Spring Housing Authority has been selected for funding under the 2024 9% Housing Tax Credit Competitive Round through the Georgia Department of Community Affairs.

The total development cost of \$17,696,778 will result in the demolition of the existing 52 public housing and

Section 8 units and the new construction of 58 affordable units. The unit mix will consist of 1-4 bedroom townhomes and duplexes.

Northwest Georgia Housing Authority is excited to provide newly constructed, high-quality, affordable housing to the Cave Spring community.

For more information on Northwest Georgia Housing Authority, please visit their website at NWGHA.com.



GAHRA Annual Conference

Thank you for joining us at the GAHRA Annual Conference in Savannah. We are already looking forward to next year's conference, which will be held September 14th-17th at the Marriott Savannah Riverfront Hotel.



Mr. D. Williams, Administrative Assistant (Manchester, GA); Jodie Elizabeth Jeffrey; and Felicia Warren, ED (Manchester, GA)



Reta Thomas, Keynote Speaker and Director of Resident Services (Augusta, GA)



Anthony Goodson, SERC President and CEO (Goldsboro, NC)



L to R: John Corcoran, The Housing Development Corporation/The Housing Authority of DeKalb County; Beth Brown, ED (Gainesville, GA); Doug Faust, ED (Decatur, GA); Mitch Kelly, Housing Finance and Development (GA Department of Community Affairs)

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)

- East Georgia Housing Authority: Brittney Brown

New Leadership Brings Wealth of Experience

- Decatur Housing Authority

Mr. Larry Padilla has been tapped to lead Decatur Housing Authority as their new Chief Executive Officer/Executive Director.



Mr. Padilla brings with him over 36 years of experience leading award-winning development, investment, acquisitions, management, and construction initiatives, with a portfolio totaling over \$4 billion in multi-asset and mixed-use projects. His leadership has contributed to the development and operations of over 7,000 attainable housing units across the Northeast, Mid-Atlantic, Southeast, Midwest, Puerto Rico, and the U.S. Virgin Islands.

Before joining the Decatur Housing Authority as its new CEO and Executive Director, Mr. Padilla led Griffin Street Advisors, LLC, providing crucial consulting services to the Puerto Rico Public Housing Administration, the nation's second-largest housing authority.

Mr. Padilla holds a Master's degree in Real Estate Development and Finance from Columbia University and a BA in Architecture and Environmental Design from the University at Buffalo, along with certifications in Project, Property, and Construction Management.

Join us in welcoming Mr. Padilla back to the SERC-NAHRO Region. We look forward to all of the excellent work to continue at DHA.

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



Join Us For The 2025 SERSHA Conference

Southeast Regional Section 8 Housing Association, Inc.

**The March 2025 Training
will take place in Concord, NC at
the Great Wolf Lodge Water Park.**

Conference Price:

- \$625 per person (member)
- \$675 per person (non-member)
- Room reservations: \$119.99/night

Dates:

March 24-28, 2025

Check-in Time: 4:00 PM

Check-out Time: 11:00 AM

Reservation Cut-Off Date: February 22, 2025

Location:



Great Wolf Lodge
10175 Weddington Rd
Concord, NC 28027
Reference Block Code: 2503SERS



Training Sessions:

- *HOTMA Update: Nan McKay & Associates*
– Adam Ensalaco
- *Best Practices to Pass Your NSPIRE
& HQS Inspection the First Time Every Time*
– Randy Allen
- *Best Practices to Attract, Recruit, & Retain HCV
Landlords through Engagement & Incentives*
– Dr. Michael C. Threatt

**To Register Online Or By Mail & For More Information,
Please Visit: www.SERSHA.org or Call 1.866.751.9653**

Are you Interested in Joining SERSHA?

**Cheri James - PRESIDENT**

ED, Catlettsburg HA • Over 27 years in Public Administration, 12 years as ED at Catlettsburg HA • Bachelor's degree in Finance, Morehead State University • Previous KHA VP, Treasurer, and Director at Large • Served on several SERC committees

Jenny Cheek - SECRETARY

ED, Elizabethtown HA

**Leighann Corey - VP OF SECTION 8**

ED, Cumberland Valley HA • 24 years Section 8 Housing experience • 6 years as ED of CVRHA

Matt Cox - VP OF PUBLIC HOUSING

Administrative Assistant, Morehead HA & Owingsville
• 10 years with Morehead HA • First experience on the KHA board • KHA Maintenance Conference Committee and Co-Chair for the Mid-Year Committee

**Robert Hayes - REGIONAL EXECUTIVE DIRECTOR**

ED, Corbin HA • KHA-Region 4, ED • 25 years of management experience • Southern KY Chamber Board Member • Former HA Board Member • Served on numerous community boards • PhD, MA, MA, BA

**Dione Kinman - VICE PRESIDENT**

ED, Dry Ridge HA • Affordable Housing industry since 2014 • KHA Past District 3 Director • KHA Annual Conference and Mid-year Conference Committees • SERC-NAHRO Small Agency Task Force • 1995-1996 Leasing Consultant, Mid-America Property Management • 1996-1997 Property Manager, Greens of Turfway (tax-credit property) • 2002-2006 Office Clerk - City of Williamstown • Certified Tax Credit Specialist • Certified Occupancy Specialist, Public Housing • Mother to two boys Elijah, 20 and Ethen, 18 • She loves Boxers, especially her Boxer Bayne

Cindy Bowen - TREASURER

ED, Lawrence County HA • 28 years in finance
• 8.5 years as ED in Lawrence County • 2 sons with husband, Randy

**Faith Day - VP OF MAINTENANCE**

Maintenance Supervisor, Catlettsburg HA
• Mayor, City of Catlettsburg, KY

Shauna Boom - PAST PRESIDENT

ED, Owensboro HA • 29 years PH experience
• KHA Past President • Past SERC-NAHRO VP of Member Services • PHADA VP of Membership • EDEP graduate, Rutgers • BS in Administration of Justice: Southern Illinois University

KENTUCKY NEWS KYHousingAssn.com

BITS & PIECES

**A Lifetime of Service Remembered**

- Housing Authority of Bowling Green

It is with a heavy heart that we share the passing of our dear friend and esteemed colleague, Abraham A. Williams Jr., who left us on Sunday, October 13, 2024. Abraham was not only a dedicated servant leader but also an unwavering source of inspiration to us all.

In remembering Abraham Williams, SERC-NAHRO President Anthony Goodson said, "His commitment to our mission and his genuine compassion for the communities we serve have left an indelible mark on SERC-NAHRO.

Abraham's vision and leadership guided many initiatives that transformed lives and fostered hope in countless individuals. He embodied the spirit of service and made it his life's work to uplift others, reminding us all of the profound impact one person can have.

As we remember Abraham, let us draw strength from the words of Scripture: "Well done, good and faithful servant."
— Matthew 25:23

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)

- Housing Authority of Dry Ridge, KY: Dione Kinman

In this time of grief, let us celebrate his legacy and the countless lives he touched. Abraham's passion for service will continue to inspire us as we carry forward his vision of a better tomorrow."

It is impossible to surmise the impact Abraham had on the affordable housing industry. Join us in remembering and celebrating the legacy he left.


Christopher McKissick - PRESIDENT

ED Booneville HA • AoA, Southwest Mississippi Community College • BS, Information Science, University of Phoenix • Certified Public Housing Manager (C-PHM) • 13 Years of IT experience • NAHRO Small Agency Task Force • SERC-NAHRO Emerging Leaders and Small Agency Task Force • 2 daughters with wife Kacy


Katina Pace - SENIOR VICE PRESIDENT

Deputy Executive Director, Mississippi Regional Housing Authority VI • Affordable Housing experience since 2000 including previous LIHTC program administration, Mississippi Home Corporation (2000-2013); current PHA executive management, affordable housing development and management • BA Degree in Economics with Accounting emphasis - Tougaloo College • PHM & HCCP certifications • Involved with numerous MAHRO and SERC-NAHRO Committees including Member Services (past) and VP of Housing (past); current involvement includes Emerging Leaders, Legislative, and Scholarship • Board Member - Central MS 500 CoC (2017-2022); MAHRO (2017 to present); Operation Shoestring (2024 to present) • Alpha Kappa Alpha Sorority, Inc.

Kaye Judson - SECRETARY/TREASURER

West Point HA, Retired ED • 32 years of PH experience • Numerous SERC committees • BS: Accounting, Mississippi State University • Served on NAHRO's Professional Development and Small Agency Task Force Committees • MHARM Assistant Administrator and Secretary


Sarah Lyons - VP MEMBER SERVICES

Director of Finance, Biloxi HA • Public Housing/Affordable Housing industry since 2009 • Hearing Officer Specialist • Contributor to the MAHRO Emerging Leaders • MHARM Policy Advisory Committee • SERC Public Affairs Committee • SERC Member Services Committee • 2015 SERC Emerging Leaders Class • MBA: U. of Southern Mississippi

Felicia Jackson - VP PROFESSIONAL DEV

Assistant ED, Laurel HA • 31 years of service • Public Housing Manager • Co-Chair of the South Mini Group • Chair of SERC Education and Training Committee • SERC Professional Development and Annual Conference Committees • Leads Girls Youth Mentoring Group • NAHRO Professional Development • BS: Business Admin - Jackson


Johnny Johnson - VP COMMISSIONERS

Board President, MS Region IV • 24 years on the board • Former SERC-NAHRO VP of Commissioners • SERC-NAHRO Commissioners Committee Chair • 2013 NAHRO Commissioner of the Year • US Army Veteran • Retired Educator


Gloria Byrd - VP OF HOUSING

ED, Picayune HA • Served in Public Housing since 2011 • MAHRO Administrative Practices Committee, Professional Development Committee, and Emerging Leaders Committee • SERC Emerging Leaders Committee, Nominating Committee, Professional Development Committee, and Administrative Practices Committee • Married to Cary Byrd, 2 children and 4 grandchildren


Stacy Black - DIRECTOR

ED, Winona HA • Public Housing industry since 2015 • Attended Jackson State University, Jackson, MS • 6 years in elementary education • 2 young adult children


Tabitha Smith - DIRECTOR

ED, Tupelo HA • Public Housing industry since 1994 • MAHRO Administrative Practices Committee • MAHRO Professional Development Committee • Past MAHRO Emerging Leaders Committee • SERC Administrative Practices Committee • SERC History/Archival Committee • Public Housing Manager certification

Sharon White - DIRECTOR

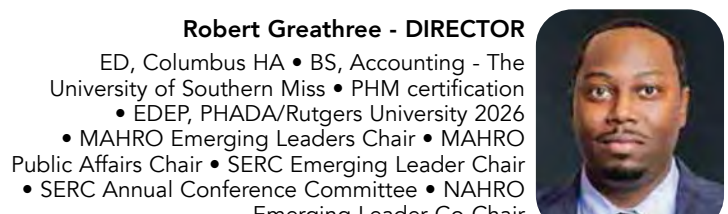
ED, Water Valley HA • 24 years PH experience • Ambassador member for the City of Water Valley • Studied Business, Belhaven University • NWCC Administration • Public Housing Manager certificate • Husband Fredrick (of 21 years) with 2 children & 1 grandson


Janice Herbert - DIRECTOR

Ed, Natchez HA • 47 years of Affordable Housing experience • BA, Alcorn State University • MBA, Alcorn State University (Business) • MBA, Alcorn State University (Hospitality & Gaming) • MAHRO Legislative Scholarship Committee • SERC Legislative and Scholarship Committee • Certified Public Housing Manager • Married to Ronnie for 43 years, 2 sons and 4 grandchildren


M. Jason Spencer - PAST PRESIDENT

ED, Tennessee Valley Regional HA & Walnut Housing Authority • Chairman of Housing Assistance • 23 years of PH, MF, and HCV experience • PHADA trustee • BBA: Faulkner University • MBA: Union University • CPO certification • Hearing Officer • PHM certification • HQS/UPCS/Lead Inspector certifications


Robert Greathree - DIRECTOR

ED, Columbus HA • BS, Accounting - The University of Southern Miss • PHM certification • EDEP, PHADA/Rutgers University 2026 • MAHRO Emerging Leaders Chair • MAHRO Public Affairs Chair • SERC Emerging Leader Chair • SERC Annual Conference Committee • NAHRO Emerging Leader Co-Chair



Partnerships Make Halloween a Treat

- Mississippi Regional Housing Authority 5

The Mississippi Regional Housing Authority 5 had a frightfully sweet Halloween. Their annual Treat Street event gives residents from across their region the opportunity to come visit with agency staff and partners while participating in fun fall activities.

The annual event is hosted at MRHAV's main office, and partners from throughout their service area are invited to participate in the festivities. Partners are able to set up

booths or tents and provide candy to trick-or-treaters while also providing additional information about their services.

MRHAV would like to extend their thanks to the Newton Chamber of Commerce for their assistance in gathering local businesses to participate in Treat Street. The event was well attended, and MRHAV is already making plans for next year! To learn more about MRHAV, please visit their website at MRHAV.org.

MAHRO Commissioner of the Year

- Mississippi Regional Housing Authority 6

Mr. Clarence Scutter is the 2024 Commissioner of the Year for the Mississippi Association of Housing and Redevelopment Officials (MAHRO).

MAHRO chooses a Commissioner of the Year annually through a nomination and voting selection process. Mr. Scutter was nominated by Dr. Hickman Johnson, Executive Director, and Katina C. Pace, Deputy Executive Director of Mississippi Regional Housing Authority No. VI (MRHA 6).

Mr. Scutter has served on the Board of Commissioners for MRHA 6 for over 36 years as a representative for Claiborne County. He is an exemplary commissioner who has a genuine concern and desire to help improve the lives of others. Mr. Scutter has a wide range of knowledge and personal & professional affiliations that have been very beneficial to MRHA 6.

Mr. Scutter is a lifelong resident of Port Gibson, MS. He and his lovely wife,



Left to right: Dr. Hickman Johnson, Clarence Scutter, Katina Pace

Bobbie, have four children, nine grandchildren, and three great-grandchildren. He says that his ultimate goal is to glorify God through his service. Mr. Scutter is well-known and highly respected throughout Claiborne County. He is compassionate and understands the needs of the underserved and low-income population.

Congratulations to Mr. Clarence Scutter and MRHA6 on this well-deserved honor. For more information on MRHA6, please visit their website at MRHA6.org.

A Season of Service

- Water Valley Housing Authority

The Water Valley Housing Authority (WVHA) has truly shared a season of service with their residents.

During the Thanksgiving season, WVHA provided either a turkey or a ham to all of their affordable housing residents to help round out their Thanksgiving meal. Residents were able to pick up their choice of protein from the senior community center during a designated pickup window. Executive Director Sharon White was reminded of the Thanksgiving quote, "How we use our blessings is the true measure of our Thanksgiving." Residents were so grateful to have a major part of their holiday meals provided by the agency, and it truly made a difference to many families in the scope of how they celebrated.

Additionally, in partnership with the Mississippi State Extension Service, WVHA hosts monthly classes to teach residents new skills. Class topics vary but typically focus on some aspect of homemaking. Previous classes included baking sourdough bread from scratch and making a gift in a jar to share during the holiday season. These classes have been well attended by a variety of residents, both young and old, eager to learn these new skills.

By thinking outside the box and working with trusted community partners, Water Valley Housing Authority has been able to provide their residents with wonderful opportunities and experiences as they enter the new year. To learn more about Water Valley Housing Authority, please visit their website at WaterValleyHousingAuthority.com.





Allen "Buddy" Brown - PRESIDENT
ED, Benson Housing Authority, NC • PH/
Affordable Housing industry since 2009



Veronica Revels - PRESIDENT-ELECT
CEO, Burlington Housing Authority, NC
• PH/Affordable Housing industry since 1981
• Executive Director since 2014 • Certified
Public Housing Manager • TaCCs certified
• Bachelor's degree from Elon College in
Business Administration/minor Accounting
• NCHADA Incoming '24-'25 President
• Burlington Community Land Trust (BCLT)
Vice President and Nominating Committee
• Vice Chair/Board Trustee: NCHARRP -
North Carolina Housing Authorities Risk
Retention Pool

Shaunté Evans - SR. VICE PRESIDENT

CEO, Spartanburg Housing, SC
• Affordable Housing industry since 2000
• CCHRCO Board of Directors • SERC VP
of Member Services • NAHRO VP of
Member Services • BS in Business
Administration from University of South
Carolina Aiken • MBA from Winthrop
University



Alanda Richardson - FIRST VP

ED, Hickory Housing Authority, NC (22 yrs.)
• Co-Chair of Commissioners Support
Committee • NAHRO Budget & Admin
Committee • Board Trustee: NCHARRP - North
Carolina Housing Authorities Risk Retention Pool
• Member of PHADA • Past SERC-NAHRO VP
of Professional Development and Secretary
• Past SERC-NAHRO Education and Training
Committee Chair • SERC-NAHRO CR&D
Committee • Certified Occupancy Specialist
• Certified Manager of Maintenance • MOR
Specialist • TaCCs • BS Degree: Western Illinois
University



Jenny Hammond - SECRETARY

ED, York HA, SC • In Affordable Housing
industry since 2009 • 2023 PHADA EDEP
graduate • Bachelors in Sociology,
Winthrop University • MPA, Capella
University • Currently pursuing Doctorate
in Public Admin, Liberty University



Vivian Perry - TREASURER

Executive Director Kinston HA, NC • Joined
Housing industry in 1983 • CCHRCO Past
President (2019-2020) • CCHRCO
Nominating Committee • CCHRCO
Scholarship Committee



Janice Fowler - BOD PAST PRESIDENT
Three-Year Term

ED, Greer Housing Authority, SC • In
Public Housing since 2004 • PHADA'S &
Rutgers University EDEP graduate
• Spartanburg Community College
graduate - Business Administration
Accounting • Chair of CCHRCO
Commissioners Support Committee
• Past President of CCHRCO 2023-2024
• Proud mother/grandmother: 3 children,
2 grandchildren



Connie Howard
Two-Year Term

ED, Fort Mill Housing Authority, SC • Current
SERC-NAHRO VP of Professional
Development • PH/Affordable Housing
industry since 2000 • Licensed SC Real Estate
Commission • PHADA's & Rutgers University's
ED Education Program graduate • Certified
Public Housing Manager • Attended Winthrop
University and York Technical College • 8
children collectively



Save the Date!
CCHRCO's 2025 Annual Conference
Sunday-Wednesday, August 24-27, 2025



Adrian Lowery
Two-Year Term

ED, Lumberton Housing Authority, NC • 1st Vice-President for NCHADA-North Carolina Housing Authority Directors Association • President ECAHRO-Easter Carolina Association of Housing & Redevelopment Officials • Board Member (Lumberton Chamber, Lumberton Youth Baseball, Southeastern Academy Charter School, Robeson Community College) • Member of Lumberton/Robeson Kiwanis • Supervisor for Middle School and Recreation Sports

Officials in Robeson County • BS in Business Administration from University of North Carolina at Pembroke • Married with 3 beautiful kids, ages 21, 19, and 16

Sandra Perry
Two-Year Term

ED, Elizabeth City Housing Authority, NC • Public Housing industry since 2006 • CCHRCO Resolution Committee • Past President of Eastern Carolina Association of Housing and Redevelopment Official (ECAHRO) • Certified Public Housing Manager • BS in Business Management from Shaw University • Proud mother and grandmother to 3 children and to 4 grandchildren



Michael F. Dineen
One-Year Term

ED, Lenoir, NC • 16 years of PH experience • Treasurer/Board Trustee: NCHARRP - North Carolina Housing Authorities Risk Retention Pool • Past President of Carolinas Council • BOD Member & Past President of NCHADA - North Carolina Housing Authority Directors Association • U.S. Army Veteran • 10 years as a GA Police Officer • Bachelor's Degree from Shorter University Rome, GA • Has 3 children with wife Jennifer

Felts Lewis
One-Year Term

Public Housing Manager, Town of Chapel Hill, NC • Immediate Past ED, Roxboro Housing Authority and President of Roxboro Community Redevelopment Corp. • In Public Housing/ Affordable Housing industry since 2005 • Past member of CR&D & 40 Under 40 Committees for SERC-NAHRO • Current Co-Chair of CCHRCO Historical Committee • Immediate Past First Vice President and Past Secretary of NCHADA: N.C. Housing Authority Directors Association • Bachelor of Arts in Journalism and Mass Communication from University of North Carolina at Chapel Hill • Certificate in Supervisory Management from UNC School of Government • Certified Public Housing Manager • Certified in Procurement and Contract Management • Certified in Supervisory Maintenance • Married with 2 adult sons



Kelly Vick
One-Year Term

President & CEO, Wilson Housing Authority, NC since 2013 • 18 years of private market real estate sales, construction, and property management • Chairman & Trustee, NCHARRP (North Carolina Housing Authorities Risk Retention Pool) • Director, NCHADA (North Carolina Housing Authority Directors Association) • EDEP Class of 2016 • Graduate of Realtor Institute, 200 • North Carolina Real Estate Broker since 1994 • B.S. Business Management from UNC-

Wilmington, 1994 • Past President, Wilson Home Builders Association • Past President, Wilson Board of Realtors



Yvonda A. Bean
Two-Year Term

CEO Columbia Housing SC & Cayce Housing SC • NAHRO Legislative Advisory Committee • SERC-NAHRO Legislative Committee Chair • President: South Carolina Association of Housing Authority Executive Directors • CCHRCO Legislative & Legal Committee Chair • SC Housing Finance Agency Housing Trust Fund Advisory Committee • City of Columbia Affordable Housing Task Force • 2023 NAHRO Outstanding Professional of the Year • 2024 NAHRO Advocate of the Year

Dewayne Alford
Two-Year Term

ED, Rock Hill Housing Authority, SC • CEO and Founder, Carolina Housing and Community Development Corporation • Over 30 years of Affordable Housing and Community Development experience • Federal Home Loan Bank of Atlanta Advisory Council • United Way of York County of South Carolina, Committee Member • Virginia Association of Housing and Community Development Officials, Past President, Past Senior VP, Past Vice President and Committee Member • North Carolina Agricultural & Technical (A&T) State University • US Army Combat Veteran • He and his wife, Linda, have



two sons Dewayne, Jr. (Courtney), and Alan



Tawanna Smith
Two-Year Term

ED, Smithfield Housing Authority, NC • In Public Housing industry since 1996 • AAS in Criminal Justice • AAS in General Occupational Technology • Pursuing a dual B.S. degree in Business Administration and Business Management, Mount Olive University • Board Member, NCHADA - North Carolina Housing Authority Directors Association • Vice President of ECAHRO • EDEP • Public Housing Management-NMA • Capital Fund Program Specialist-NMA • Multifamily Housing Specialist-NMA • Housing Choice Voucher Specialist-NMA • Low Income Housing Tax Credit Compliance-Quadel Consulting • New Executive Director Essentials-Nelrod • Two daughters, Rashika and Tamara, one grandson, Tyhmier George, and a fur baby, Brooklyn

Art Milligan
One-Year Term

CEO, Charleston Housing Authority, SC



Debbie Maness
One-Year Term

ED, Union Housing Authority, SC

Angela Childers
One-Year Term

CEO, Charleston County Housing and Redevelopment Authority (SC) • CCHRCO Past President (2012-2013) • CCHRCO Publication Committee • SERC-NAHRO Professional Development Committee • SERC-NAHRO Administrative Practices Committee • Certified Public Housing Manager • Past Member, Federal Home Loan Bank-Atlanta Affordable Housing Advisory Council • Past President: South Carolina Association of Housing Authority Executive Directors • Proud mother and grandmother!





New Leadership Brings New Vision

- Sanford Housing Authority

After a six-month nationwide search, the Sanford Housing Authority (SHA) is excited to announce Dr. Michael C. Threatt as its new leader and CEO. Dr. Threatt's impressive career spans 19 years in the real estate industry, encompassing the public, private, and nonprofit sectors. Notably, he has served in leadership roles for 12 years, including 9 years in executive leadership at public housing authorities (PHAs).

Since 2019, he has been awarded 15 state, regional, or national affordable housing best practice awards for improving the efficiency and effectiveness of PHAs. This includes a 2019 CEO of the Year for Alabama PHAs.

"Our entire Board is thrilled to welcome Dr. Threatt as our new CEO. He understands that the future of affordable housing will require "outside the box" thinking, investing in technology, and collaborative partnerships, the hallmark of his nearly two decades in the industry." - Hope W. White, SHA Board Chairperson.



Dr. Threatt looks forward to working with the Board of Commissioners and the staff at SHA. "I am humbled to have been chosen as the new CEO. I am grateful to God for allowing me to utilize my gifts and talent to help elevate SHA to the next level with modern-day business practices." - Dr. Michael C. Threatt.

Join us in congratulating Dr. Threatt on his new role and welcoming him to the Carolinas!



A Familiar Face takes the Lead

- Thomasville Housing Authority



Rosemary Q. Steele has been appointed CEO of the Thomasville Housing Authority.

Mrs. Steele joined THA five years ago, most recently serving as Housing Manager overseeing the work of the Public Housing, Housing Choice Voucher Program, and Asset Management departments.

In 1997, Ms. Steele began her career with the Housing Authority of the City of High Point, serving in several different capacities, beginning as the front desk receptionist. As her passion and enthusiasm for housing grew, she transitioned to several different roles within the agency before being

promoted to the position of Vice President of Asset Management.

In considering her role in this critical time for the organization, she offered the following thoughts: "I am honored and humbled to be in the position of CEO. I do not take this leadership role lightly and will continue the legacy of our previous CEO while keeping THA moving forward to meet the needs of our clients and community."

"I look forward to working with her, in partnership with our Board of Commissioners and staff, to continue strengthening our organization," says THA Board Chairman Ron Richardson.

Join us in congratulating Mrs. Steele on her new role! For more information on Thomasville Housing Authority, please visit their website at ThomasvilleHA.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)

- Housing Authority of the City of Goldsboro, NC: Crystal Davis, Jedidiah Hayes, Margita Wilson, Ayisha Razzak-Ellis, Angel Austin, Galen Jones, Crystal Davis, Jerika Lawrence, Jessica Goldman

CS-HOTMA

- Housing Authority of the City of Goldsboro, NC: Jedidiah Hayes, Jessica Goldman, Galen Jones, Crystal Davis, Angel Austin, Ayisha Razzak-Ellis, Jerika Lawrence

Certified Specialist of Fair Housing (CSFH)

- Housing Authority of the City of Goldsboro, NC: Jerika Lawrence, Ayisha Razzak-Ellis, Angel Austin, Zshakira Smith, Jessica Goldman

New Leadership Brings Wealth of Experience

- The Town of Chapel Hill, Public Housing Division

A familiar face within the Carolinas has been tapped to lead the Public Housing Division of the Town of Chapel Hill.

Felts Lewis will serve as the new Public Housing Division Manager. Felts brings over 20 years of experience in housing, asset management, and resident services.

Known for his commitment to underserved

communities, Felts previously led the Roxboro Housing Authority, securing millions in grants and spearheading impactful resident service initiatives. An active leader in housing associations and local organizations, he also enjoys staying active and spending time with his family.

Congratulations, Felts, on your new role in Chapel Hill! For more information on the Town of Chapel Hill, Public Housing Division, please visit their website at TownofChapelHill.org.





PHADA Installs New Trustee

- Gaffney Housing Authority

Tiffany Askew, Executive Director of the Gaffney Housing Authority, has been named as a new Public Housing Authorities Directors Association (PHADA) Trustee.

PHADA 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.



The PHADA Board of Trustees is made up of leaders within the affordable housing industry who assist in leading and directing PHADA.

Congratulations Tiffany on your appointment; we look forward to seeing you represent South Carolina! To learn more about Gaffney Housing Authority, please visit their website at GaffneyHA.org.



Celebrating a Career of Service

- Fort Mill Housing Authority



Connie Howard has announced her retirement after 24 years of dedicated service to the Fort Mill Housing Authority.

Connie joined the agency in October of 2000 as the Public Housing Manager. She was later promoted to Director of Housing Services before her appointment as Executive Director in November of 2013.

Members of CCHRCO will know Connie from her longstanding service to the organization. In addition to service on numerous committees, Connie has served as Secretary, First Vice President, and CCHRCO President. Additionally, Connie has served SERC-NAHRO on several committees and as the current VP

of Professional Development. Connie has also served on the NAHRO Professional Development Committee.

Connie holds certifications including Public Housing Manager, Housing Counselor, PHADA EDEP, UPCS and HQS Training, and TRACS Training.

When asked about her time as Executive Director, Connie shared, "In all honesty, I helped to maintain what was previously done by Thomas Rowe. More streamlining within our office to make the process less paper and less time of applicants or residents or staff."

In her retirement, she plans to see the world, continue to volunteer and serve her community, and spend time with her beloved grandchildren.

Congratulations, Connie, on your retirement, and thank you for your steadfast service to CCHRCO, SERC-NAHRO, and Fort Mill Housing Authority.

For more information about Fort Mill Housing Authority, please visit their website at FortMillHousing.com.

Congratulations to NAHRO Newly Certified

- NAHRO

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

Certified Specialist of Family Self Sufficiency (CSFSS)

- South Carolina Regional Housing Authority #3: Shanice Willingham

Changing of the Guard

- Easley Housing

Easley Housing has had a changing of the guard. Cindy Hood, Executive Director, announced her retirement in November 2024. Cindy faithfully served the agency for over 20 years. During her time at Easley Housing, she served in a variety of roles before her appointment as Executive Director.



Cindy Hood, Retired ED

A familiar face will be stepping into the role: Beth Childress Laney has been appointed as the new Interim Executive Director. Prior to her appointment, Beth served the agency as Director of Operations. Beth is local to the area and prior to her career in housing served the healthcare industry.



Beth Childress Laney, New Interim ED

Congratulations, Cindy, on your retirement, and congratulations to Beth on your new role! To learn more about Easley Housing Authority, please visit their website at EasleyHousing.org.



**Maria Catron - PRESIDENT**

ED, Oak Ridge HA • 20 years PH experience
 • Redeveloped with HOPE VI & RAD/LIHTC, experienced with Community Supportive Services/Choice Neighborhoods and FSS/Homeownership programs • Several local, regional, and state boards focused on Affordable Housing • Fahe TN Caucus Chair • With husband, Darryl: 5 sons & 1 daughter

Jo Alread - VP COMMISSIONERS

Board Chairman, Jackson HA • 27 years on HA Board • Former TAHRA Commissioners Committee, Co-Chair • SERC-NAHRO Commissioners Committee • NAHRO Commissioner Certification Trainer • Master's Degree, UT Martin • 31 years' service: the state of Tennessee in education

**Pam Bratcher - VP MEMBER SERVICES**

ED, Martin HA since 2018 • Over 31 years of Affordable Housing experience • BBA Bethel University • Prior Financial Director and Deputy Director of MHA • CPO Multifamily • Prior work experience, Accounting and Psychosocial Program Director (Mental Health)

Jeff Green - VP PROFESSIONAL DEV.

Operations Director, Tennessee Valley Housing Services • 25 years with TVHS • Tusculum University: Bachelor's Degree in Organizational Management • TAHRA's Exhibitors Committee, Co-Chair • SERC-NAHRO History & Archives Committee • NAHRO Certified Public Housing Manager (PHM) • Married, 3 sons and 2 granddaughters

**Mark Reid - SR. VICE PRESIDENT**

ED, Jackson HA • 33 years with JHA • Prior Director of Asset Management • BBA: University of Tennessee at Martin • Alpha Kappa Psi • SERC-NAHRO Asset Repositioning and Rental Assistance Committees • Jackson/Madison County, TN African American Chamber, Board of Directors • CASA of West TN Board of Directors • Married to Karen P. Reid

Crystal Carver - VP HOUSING

Deputy Director, Lafayette Housing Authority
 • Over 15 years of Affordable Housing experience
 • EDEP graduate • TAHRA Past Housing Committee Member • Nelrod Public Housing Manager (PHM) • Microsoft Certified Application Specialist • Certified Property Manager (CPM)
 • State of Tennessee Notary • ADA Compliance Board City of Lafayette • Communications and Media and Marketing major

**Julie Sharpe - MEMBER AT LARGE**

ED, Maryville Housing Authority since 2021 • Within the Affordable Housing industry since 2004 • EDEP Graduate, class of 2021 • Prior Property Manager, Maryville HA • Prior to career in Housing, Legal and Human Resources for the Ruby Tuesday Corporate Office (1999-2004) • Business Admin and Management Degree (1998) • CPO Multifamily & COP Public Housing • Married to husband Scotty with 2 children and 4 grandchildren

**2025 KHA/TAHRA Annual Conference**

Sunday-Wednesday, September 21-24, 2025

Pigeon Forge, TN

TENNESSEE NEWS TAHRAnet.org**New Event Welcomes the Harvest Season**

- Franklin Housing

Franklin Housing hosted its First Community Harvest Event on October 30, 2024!

The event centered around a large trunk or treat for attendees but also included games, face decorating, food, and dancing!

The event brought all of their communities together for some light-hearted fun for all ages.

Franklin Housing would like to extend their thanks to all of their community

partners who made this event possible, including Mercy Community Healthcare, Mid Cumberland Community Action Agency, Franklin Fire Department, residents, staff, and all who participated.

For more information on Franklin Housing, please visit their website at FranklinHousingAuthority.com.

**BITS & PIECES**



Grand Prize Winner in NAHRO “What Home Means to Me” Poster Contest

- Tennessee Valley Housing Services



At the 2024 NAHRO National Conference and Exhibition in Orlando, the Housing America Advisory Committee announced the 12 winners of the 2024-2025 “What Home Means to Me” Poster Contest.

Judged by a panel of housing leaders (Ashley Northcutt of Women’s Affordable Housing Network, Emily Cadik of the Affordable Housing Tax Credit Coalition, and Lisa Lee of the National Public Housing Museum), the national poster contest is the culmination of numerous poster contests held by public housing

authorities, states, and regions all across the United States. Each of the eight NAHRO regions submits three posters (one from each age group) for consideration.

The 2024-25 grand prize winner is Adriana Gomez, age 11, from Tennessee Valley Housing Services in Morristown, TN. Her poster will be featured on NAHRO’s 2025 What Home Means to Me calendar.

“We are extremely proud of Adriana’s accomplishment. The children that live in our properties are bright and talented. NAHRO’s “What Home Means to Me” Poster Contest is one way that these talented kids can receive the recognition and encouragement they deserve,” said Sean Gilbert, TVHS Executive Director.

The grand prize winner receives an iPad (color of their choice) and a trip to Washington, DC, for the student and a family member to be recognized at the 2025 NAHRO Washington Conference.

Adriana said in her narrative that “Home is a place where I can make good memories



with my family. Home is a peaceful place where I know that I can be myself.”

2025 What Home Means to Me calendars are currently in production and will be available in December. Calendars will also be available for purchase online soon at www.nahro.org.

Congratulations, Adriana, on your achievement. We are proud to have you represent the SERC-NAHRO Region. For more information on Tennessee Valley Housing Services, please visit their website at TVHSTN.org.

We’re On Sean’s Team

- Tennessee Valley Housing Services

Sean Gilbert has launched his campaign for NAHRO President! A familiar face within SERC-NAHRO and NAHRO, Sean Gilbert has entered the race for NAHRO President after a successful term as Senior Vice President.

Sean’s platform is based on S.T.E.A.M. – Stewardship, Transcendent, Engagement, Advocacy, and Member Development.

Sean serves as the Executive Director of Tennessee Valley Housing Services. He began his housing career as a community revitalization coordinator almost three decades ago, helping distressed communities revitalize their neighborhoods and create the first “mini” City Hall to encourage civic participation. He’s since held several leadership positions in various housing agencies and continued his commitment to providing safe, decent, affordable housing for residents.

No stranger to members of TAHR, SERC-NAHRO, or NAHRO, he has held many leadership roles within



NAHRO at the national, regional, and chapter levels. He is also a key advocacy representative for the Tennessee Chapter, and he serves on the Tennessee Housing Authority Risk Management Trust board.

At the 2024 SERC-NAHRO Fall Workshop, Sean received his official endorsement from the SERC-NAHRO Region.

Join us in supporting Sean in the upcoming NAHRO Election Cycle. For more information on Sean or updates to his campaign, keep up with him on LinkedIn or view his election page on the NAHRO website.

New Leadership Brings Excellent Experience

- Portland Housing Authority

LaDonna Tant has been appointed as the new Executive Director of the Portland Housing Authority (PHA). LaDonna brings with her a wealth of experience from her career in affordable housing prior to joining PHA. LaDonna most recently served the Gallatin Housing Authority and South Carthage Housing Authority as their Accounting and Operations Manager.

LaDonna is excited to continue the work of Portland Housing Authority and to continue providing the highest quality affordable housing, resident services, and client care.

Congratulations, LaDonna, on your new role; we look forward to seeing all you accomplish at PHA. For more information on Portland Housing Authority, please visit their website at PortlandTNHA.org.




Nancy Tarkenton - PRESIDENT

Deputy ED, Chesapeake RHA • 29 years PH experience • SERC-NAHRO Executive Committee and Resolutions Committee • Fair Housing, 504 and FOIA Officer • Bachelor's, Business Administration • City of Chesapeake Mayor's Youth Task Force • Wellbeing and Quality of Life Functional Team • Chesapeake Thrives Housing Work Group • Chesapeake's commission on Health and Well Being • Married to Carl Tarkenton, 3 children and 2 grandchildren

Tyrone Franklin - SECRETARY

ED, Williamsburg RHA • 31 years of local government experience • Began career with Newport News Redevelopment and Housing Authority • Former Community Development Director for Surry County, VA • Retired County Administrator for Surry County, VA • BA and MA: Norfolk State University • Recipient of NSU Distinguished Alumni award


Keith Viers - SR VICE PRESIDENT

Executive Director, Cumberland Plateau Regional HA • Senior Vice President VAHCDO • Past President Little Ten Housing Authorities of Southwest Virginia

Alisa S. Winston - VP FOR PROGRAM SERVICES

ED, Portsmouth RHA • Worked in Housing since 1998 • Worked in the cities of Suffolk, Chesapeake, and Newport News • VAHCDO Positions: Vice President for Program Services; Senior Vice President • MS, Urban Affairs; Planning & Administration: Norfolk State University • BS, Political Science: Hampton University • Portsmouth NAACP Treasurer • Two children with husband, Morris • Member of Delta Sigma Theta, Inc.


Donna Mills - VP PUBLIC AFFAIRS & MEMBERSHIP

Former Chief Housing Officer, Norfolk RHA • 29 years of PH experience • Worked with Broward County, Chesapeake, and Norfolk HAs • Past NAHB Board of Governors Chairwoman • Bachelor's degree in Business Management from ODU • Accredited Residential Manager, Institute of Real Estate Management • Public Housing Manager certification, NAHRO • Outstanding Management Student, Old Dominion University


Lance Allen - TREASURER

Deputy Director/Accountant, Staunton RHA • Worked in Housing since 2011 • A talented musician • Former ED P. Buckley Moss Society


Luke Tate - VP FOR HOUSING

Strategic Housing Officer, Virginia Housing • 6 years with Virginia Housing


Lysandra M. Shaw - VP FOR PROFESSIONAL DEV.

ED, Newport News Redevelopment and Housing Authority • 21 years PH experience • Bachelor's degree in Sociology • Alpha Kappa Alpha, Inc., Member


Angela Fountain - DIRECTOR OF COMMUNICATIONS

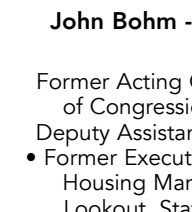
Richmond RHA


Mary Mayrose - VP COMMUNITY DEV.

ED, Lynchburg RHA • 27 years Housing experience • Former ED of Phenix City HA (Alabama) • MUP, Urban Planning from the University of Louisville • BFA, Architectural Design from Drake University • President, Renaissance Theatre Board • Lynchburg Opera On James Board • Proud mother of 2 children, Anne and Sam


Ed Ware - VP FOR PUBLIC POLICY

Director of Communications & Government Relations, Norfolk RHA • SERC Legislative Committee • Highly skilled in marketing/public relations/public policy advocacy • Background with subsidiaries of Fortune 500 firms • Bachelor's degree in journalism: University of South Carolina


John Bohm - BOARD MEMBER ELECT, AT LARGE

Former Acting CEO, NAHRO • Former Director of Congressional Relations NAHRO • Former Deputy Assistant Secretary for Legislation, HUD • Former Executive Director, National Affordable Housing Management Association • Housing Lookout, State of Virginia, Concord Coalition


Carl Williamson - DIRECTOR OF TRAINING

Deputy Director, Portsmouth RHA • 40 years of PH experience • BS-Virginia Commonwealth University • MBA-University of South Florida • Past VAHCDO President • Past SERC-NAHRO Chairman-SERC Housing Committee • ICMA-Gettysburg Leadership Institute • Institute of Real Estate Management-Certified Property Manager • Past President-Institute of Real Estate Management Hampton Roads Chapter • Certified Property Manager of The Year - Hampton Roads Chapter • PHM-NAHRO


Benjamin "Troy" Garrett - VAHCDO EXECUTIVE DIRECTOR

VAHCDO Government Affairs Director • Master's in Political Science (VT) • Bachelor's in Political Science (VT) • Member of the Virginia Housing Commission - Landlord and Tenant Law, Real Estate Law, and Affordable Housing Solutions Workgroup


Michael Wong - PAST PRESIDENT

ED Harrisonburg RHA • 20 years PH experience • SERC Senior VP • Past SERC-NAHRO Treasurer and Secretary • NAHRO Fellow • NAHRO Nominations and Elections Committee Chair • Past VAHCDO President • Western Virginia Continuum of Care Board Member • Virginia Housing Coalition Housing Innovator • 2016 Mary Kay Nemo Award recipient • BBA from James Madison University



VAHCDO Recognized at Virginia Governors Housing Conference

VAHCDO was recognized with an Innovation Award at the Virginia Governor's Housing Conference on November 14th.

The Virginia Governor's Housing Conference (VAGHC) connects Virginia's affordable housing providers with funders, lenders, realtors, nonprofits, public officials, and resources to improve housing in Virginia's communities. The conference provides stimulating and thought-provoking information and educational sessions led by experts in housing, finance, and development.

Each year, one of the conference's highlights is the VAGHC Housing Awards Luncheon, which recognizes innovative, effective efforts that address our housing needs. The Innovation in Housing Award recognizes an innovation in housing that promotes affordable housing options.



VAHCDO was recognized for their utilization of their Virginia Housing Community Engagement Grant. VAHCDO contracted with Loud & Clear Marketing to create a multimedia toolkit for its members, including housing development authorities and other housing professionals. Designed to increase private landlord participation in affordable housing programs like Housing Choice Voucher (HCV), VAHCDO member organizations can use the toolkit to assist in their education and outreach efforts to encourage private landlord participation within their communities.

Congratulations, VAHCDO! For more information on the multimedia toolkit for agencies, please visit the VAHCDO website at VAHCDO.org.

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!



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

**Belinda Harness - PRESIDENT**

ED, Mingo County HA • 27 years with MCHA
• BB in accounting: Marshall • Community Works of West Virginia, Board Member • Volunteers throughout her community and church • Lifelong Delbarton resident • 3 daughters

**Mark Taylor - IMMEDIATE PAST PRESIDENT**

CEO, Charleston-Kanawha HA • Over 25 years of experience in Public Housing • BAcc • CPA • Board President for the Kanawha Valley Collective (KVC)
• A local continuum of cares Past Chairman for the Charleston Main Streets • Westside Board of Advisors • Past SERC-NAHRO President, Senior VP, Treasurer, VP of Housing, and VP CR&D

Bonnie Hawley - VICE PRESIDENT

ED, Point Pleasant HA • 18 years of Housing experience • BBA, Management – Marshall University • 1 son, 1 daughter with her husband

**Tammy Miller - TREASURER**

Deputy Director/Director of Finance, Wheeling HA
• 17 years PH and HCVP experience • SERC Education/Training & IRGE Committees • PHADA Legislative Committee • Bachelor's degree: West Liberty University • Graduate PHADA's EDEP
• Resides in Valley Grove • 1 son and 2 grandchildren with her husband

**Rhonda Lindsey - SECRETARY**

ED, Clarksburg - Harrison Regional HA • 22 years Affordable Housing experience • Previous Assistant Director of the Clarksburg-Harrison Regional HA • BASc - Fairmont State University

Harold Lanham - BOARD MEMBER

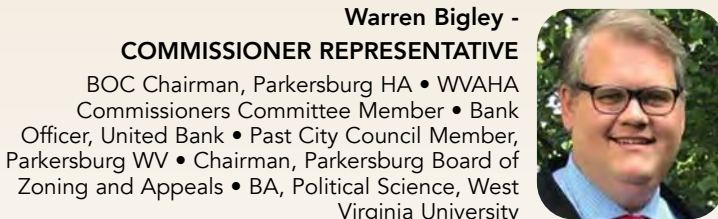
Executive Director, St. Albans • Over 15 years Housing experience • PHM

**Lisa Shaffer - BOARD MEMBER**

ED, Randolph County HA • 23 years Housing experience • Randolph County Coalition to End Homelessness Founding Member • BS, Business Administration, West Virginia University

**Larry D. Ellis, Jr. - BOARD MEMBER**

ED, The Huntington West Virginia Housing Authority • 25 years within the Affordable Housing industry • WVAHA State Legislative Committee • PHADA EDEP graduate • Married with 3 children and 2 grandchildren

**Warren Bigley -****COMMISSIONER REPRESENTATIVE**

BOC Chairman, Parkersburg HA • WVAHA Commissioners Committee Member • Bank Officer, United Bank • Past City Council Member, Parkersburg WV • Chairman, Parkersburg Board of Zoning and Appeals • BA, Political Science, West Virginia University

I'm With IVORY

Ivory N. Mathews
for NAHRO
Senior Vice-President



Our Moment, Time & Future is NOW

As your next Senior Vice President my campaign and leadership will focus on
THREE CORE ELEMENTS.

IMPACT

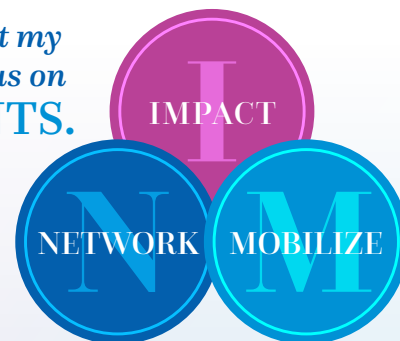
You are electing a leader who leads with **IMPACT**. Under my leadership, we will build public support by shifting the narratives away from lack of consumer choice on where to live and personal responsibility to systems reforms. We will build, preserve and support purpose-driven communities that are known for innovation and productivity.

NETWORK

As Senior Vice President, we will expand our **NETWORK** of partners from within and beyond the boundaries of affordable housing and community development.

MOBILIZE

We will continue to ignite the spirit of activism by **MOBILIZING** the full power and potential of our multi-tiered stakeholder organization to create, transform, and repair our broken housing system and make meaningful changes at the systems level.



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**UTILITY
ALLOWANCE
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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?**



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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.



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Facilitate transparent tracking of funds from PHA to recipient, no more "I didn't receive my utility allowance check."



Lower Fraud Risk

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

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Marcus D. Goodson
Founder & CEO
(888) 822-2545

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REACH OUT TO US: YOUR OFFICERS



SENIOR VICE PRESIDENT

Michael Wong (VA)

Harrisonburg Redevelopment & Housing
Authority - Chief Executive Officer
HarrisonburgRHA.com
wongway@harrisonburgrha.com
540.434.7386



SECRETARY

Mike Sweet (AL)

Chickasaw Housing Authority
Executive Director
ChickasawHA.com
chick604@bellsouth.net
251.457.6841



TREASURER

James Cox (NC)

Greensboro Housing Authority
Chief Executive Officer
GHA-NC.org
jcox@gha-nc.org
336.275.8501



VP OF HOUSING

Dannie Walker (AL)

Ozark Housing Authority
Executive Director
OzarkHousingCommunity.org
dwalker@ozarkha.org
334.774.8210



PRESIDENT

Anthony Goodson, Jr. (NC)

Housing Authority of the
City of Goldsboro
Chief Executive Officer
HACG.org
agoodson@hacg.org
919.735.4226

VP PROFESSIONAL DEV.

Candice Drake (GA)

Dawson Housing Authority
Executive Director
dawsonha@windstream.net
229.995.2675



VP MEMBER SERVICES

Shaunté Evans (SC)

Spartanburg Housing
Chief Executive Officer
SHASC.org
sevans@spartanburghousing.org
864.598.6000



VP CR&D

Shannon Young (FL)

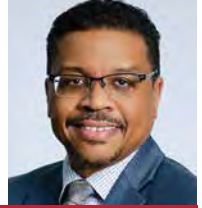
Seminole County Housing
Authority - Executive Director
SCHAFLA.org
syoung@schafla.org
407.365.3621



VP COMMISSIONERS

Anthony Sawyer (FL)

Fort Walton Beach Housing
Authority - Vice Chairman
FWBHA.com
850.243.3224



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

Are you taking advantage of your Member benefits?

**We are Housers and community
changers in every aspect.**

The vision of SERC-NAHRO is to empower local housing and community development agencies to build and expand their capacity to provide safe, affordable housing and increased quality of life in the communities they serve.

Member Benefits

Training and Education: Take advantage of discounted training and education programs for SERC members.

Stay Updated: Receive the latest housing ideas and information to enhance your community.

Build Your Network: Network with over 700 agency members and housing professionals.

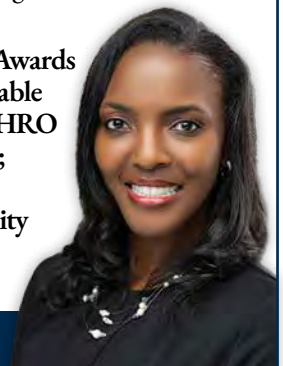
Awards Program: Be recognized for your agency's innovative ideas and expertise in the housing industry.

Advocate for Housing: State and National Legislative Representation on housing issues that you care about.

Insurance Eligible: Housing Benefits Plan (HBP) offers medical, dental, vision, life, and disability benefits to housing authorities.

For more information, please visit SERC-NAHRO.org/member-services.

**SERC-NAHRO Awards
will become available
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Shaunté Evans | SERC Vice President, Member Services