

SERCulator

July 2025



COMMUNITY CHECKMATE:

STRATEGIES FOR A WINNING COMMUNITY

SERC/MARC-NAHRO ANNUAL CONFERENCE

JUNE 22 - 24, 2025
HYATT REGENCY ATLANTA
ATLANTA, GA

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President's Message

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State Bits and Pieces

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Member Services Update

Back Cover





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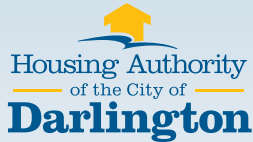
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Large PH Category



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2nd Place Extra Large PH Category



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



OdessaHATX.com
SWNAHRO Website - Best Publication
Medium PH Category



OpelikaHA.org
AAHRA Best Website 2024
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PembrokeHA.com
CCHRCO NC Website of the Year
1st Place Small PH Category



PuntaGordaHA.org
FAHRO Website of the Year
Small PH Category



RCRHA.org
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3rd Place Large PH Category



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2nd Place Large PH Category



RobesonHA.org
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1st Place Medium PH Category
SERC-NAHRO Website of the Year
Medium PH



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



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



VCofTT.org
TXNAHRO Website of the Year



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



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

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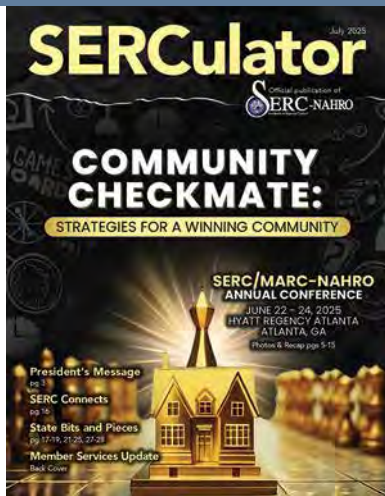
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On the Cover

The SERC/MARC NAHRO Annual Conference was held June 22-24th in Atlanta, Georgia. Thank you for joining us for another game-changing conference. We look forward to welcoming everyone to Greenville, SC for the 2025 Fall Workshop November 2-4th.

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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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Belinda Harness, ED
Mingo County Housing Authority

President's Message

Anthony Goodson, Jr. | SERC-NAHRO President 2023-2025

Dear SERC Members,

As I bring my term as President to a close, I want to extend my heartfelt gratitude to each of you—the members, leaders, partners, and professionals who form the foundation of what we proudly call the SERC Nation.

It has been a true privilege to serve in this role over the past two years.

During this time, I've had the opportunity to witness firsthand the strength, resilience, and strategic brilliance that define our community.

Whether in boardrooms or breakout sessions, during policy discussions or while engaging residents directly, you have shown up—ready to lead, ready to adapt, and ready to transform lives.

This year's Annual Conference theme, "Community Checkmate: Strategies for a Winning Community," couldn't be more fitting. Much like a well-played game of chess, building stronger, more equitable communities requires foresight, coordination, and the willingness to make bold moves. Together, we have acted with intention, aligning our efforts to protect affordable housing, champion innovation, and support leadership at every level.

I am deeply grateful for what we've accomplished together. We advanced our strategic direction, empowered emerging leaders, and strengthened professional development across our region. Through your dedication, the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials (SERC-NAHRO) continues to stand not just as a leader in housing but as a model of strategic community-building.

One of the most meaningful milestones during this term was the adoption of SERC-NAHRO's new mission and vision statements. These aren't just words on

paper—they represent a recommitment to our purpose and to the people we serve. Our new mission boldly states that "SERC-NAHRO empowers members to create resilient and affordable communities through innovation, advocacy, collaboration, and professional development." Our vision is equally ambitious: "Building strong, thriving communities with affordable housing and opportunities for all." These guiding statements reflect the heart of our work and the strategic path forward.

Another proud moment was our successful collaboration with the Mid-Atlantic Regional Council (MARC NAHRO), culminating in a powerful joint conference that united professionals from across the Southeast and Mid-Atlantic regions. This partnership broadened our impact and reinforced what is possible when we come together with shared purpose.

While I'm proud of the progress we made, I know that much of the work is still ahead—and it will take continued courage, creativity, and collaboration from every one of you.

What I'll carry forward most is the spirit of collaboration—the way leaders from ten states came together, united by a shared commitment to housing justice and human dignity. It's in those moments of alignment—when strategy meets purpose—that true impact is made.

This work has never been about a single person or title.

It's about the everyday dedication of our members—the people on the ground doing the hard work to house families, uplift communities, and protect dignity. To every one of you making that happen daily: thank you. Your service matters deeply.

It truly takes a village—and it also takes faith.

Faith in our mission. Faith in each other. And faith in the idea that every move we make contributes to something larger than



ourselves: stronger communities and better lives.

To the Executive Board, our remarkable committees, and every individual who has dedicated their time, energy, and voice to this work—thank you. You've made this journey purposeful and powerful.

To the Board of Commissioners of the Housing Authority of the City of Goldsboro—thank you for the trust and support you've extended to me throughout my service. I am deeply honored to have represented our agency and to have had your encouragement every step of the way.

To my incredible team at the Housing Authority—I am immensely grateful for your dedication and passion. You show up every day to serve, to uplift, and to make a difference. I share this journey's success with each of you.

To those stepping into leadership within SERC-NAHRO, know this: every thoughtful move you make—big or small—ripples outward into homes, neighborhoods, and lives. Your leadership matters. Our mission continues.

As we transition leadership, I do so with absolute confidence in the future of this organization. The board is strong, our mission is clear, and our resolve is unwavering. Together, we've played with strategy. Together, we've stayed united. And together, we've positioned SERC-NAHRO—and the communities we serve—to win.

Anthony Goodson, Jr.
SERC-NAHRO President

SERC COMMITTEES / CHAIRS | 2023-2025

STATE REPRESENTATIVES

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

PAST PRESIDENTS

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

PRESIDENT'S PORTFOLIO - Anthony Goodson, Jr.

ANNUAL CONFERENCE	Latonia Simmons (Chair)	GA
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EMERGING LEADERS	Robert Greathree (Chair)	MS
	Taleshia Stewart (Co-Chair)	SC

SMALL AGENCY TASK FORCE	Lisa Porter (Chair)	VA
	Russell Nast (Co-Chair)	GA

YOUTH LEADERSHIP DEVELOPMENT	Tom Wachs (Chair)	AL
	Abraham Williams (Co-Chair)	KY

EXECUTIVE COMMITTEE COORDINATOR	Vacant	
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WOMEN IN LEADERSHIP	Shaundra Clark (Chair)	GA
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MULTIFAMILY	Matthew McClammy	AL
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SENIOR VICE PRESIDENT'S PORTFOLIO - Michael Wong

LEGISLATIVE COMMITTEE	Neil Brickfield (Chair)	FL
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POLICY ADVISORY COMMITTEE	Ailrick Young (Chair)	MS
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NOMINATING COMMITTEE	Shaundra Clark (Chair)	GA
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INTERNATIONAL RESEARCH & GLOBAL EXCHANGE	Patricia Allen (Chair)	GA
	Henrietta Snipes (Co-Chair)	AL

SITE SELECTION COMMITTEE	Jake Oglesby (Co-Chair)	GA
	Sean Gilbert (Co-Chair)	TN

SECRETARY'S PORTFOLIO - Mike Sweet

HISTORY/ARCHIVAL COMMITTEE	Joyce Wolen (Chair)	WV
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RESOLUTIONS	Belinda McDonald (Co-Chair)	AL
	Brenda Lee Gay (Co-Chair)	GA

TREASURER'S PORTFOLIO - James Cox

BUDGET COMMITTEE	Courtney Coleman (Chair)	AL
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VP HOUSING'S PORTFOLIO - Dannie Walker

HOUSING COMMITTEE	Felicia Snow (Chair)	MS
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RENTAL ASSISTANCE COMMITTEE	Elizabeth Little (Chair)	SC
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VP PROFESSIONAL DEVELOPMENT'S PORTFOLIO - Candice Drake

PROFESSIONAL DEV.	Marie Harris (Chair)	GA
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ADMINISTRATIVE PRACTICE	Douglas Freeman (Chair)	GA
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EDUCATION & TRAINING	Felicia Jackson	MS
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VP MEMBER SERVICES' PORTFOLIO - Shaunté Evans

PUBLIC AFFAIRS/SERCULATOR	Beverly Barber (Chair)	AL
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MEMBER SERVICES	Kerry Smith (Chair)	GA
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SCHOLARSHIP	Stormy Parsons (Chair)	WV
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INSURANCE-HOUSING BENEFITS PLAN	Thomas Rowe	TN
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RETIREMENT-HART	Ed Johnston	KY
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AWARDS	Charity Gilbert (Chair)	GA
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VP CR & D'S PORTFOLIO - Shannon Young

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

VP COMMISSIONERS' PORTFOLIO - Anthony Sawyer

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

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

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

How to Submit:

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

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

October Issue
Materials Deadline:

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25
2025

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SERC-NAHRO Committees in Action

SERC-NAHRO's Committees are the backbone of our organization, managing things like conferences and trainings to our advocacy efforts. Prior to each SERC conference each committee, along with the Executive Committee, takes time to regroup, set goals, and carry out projects.

Committee members were invited to take part in the President's Welcome Reception, a joint effort between the

SERC and MARC regions at the Polaris restaurant. Attendees were able to take in the excellent 365 degree views as we rotated around the Atlanta skyline.

Members of the Executive Committee were invited to take a trip over to the College Football Hall of Fame to enjoy an evening of delicious food and football history.



Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro, NC); and Tina Akers Brown, SERC-NAHRO Lifetime Member



Felicia Jackson, Assistant ED (Laurel, MS); Christina "Mimi" Nanney, Executive Assistant/Finance (Picayune, MS); Gloria Byrd, ED (Picayune, MS); Pamela Jackson, Deputy Director (Vicksburg, MS)



Alex Sweet, Chickasaw Development Corp. Manager; Mike Sweet, ED (Chickasaw, AL)



Right to Left: Belinda Harness, ED (Mingo County, WV), and daughter



Janice Folwer, ED (Greer, SC); Angela Childers, ED (County of Charleston, SC); Doris Richardson, ED (Evergreen, AL)



Ailrick Young, ED (Laurel, MS); Amy Bishop, ED (Starkville, MS)



Steve Sides, ED (Sheffield, AL); and Gina Gibson, ED (Anne Arundel County, MD)



Member Services Committee Meeting:

Kerry Smith, Director of Resident Services (Dublin, GA); Gail Sansbury, ED (Fort Walton Beach, FL); Stephanie Wright, Director of HCV Programs (Chesapeake, VA); Janice Fowler, ED (Greer, SC); Jacqueline Egbujo, Executive Ops Manager (Huntsville, AL); Shaunté Evans, CEO (Spartanburg, SC); Kevin Price, ED (Wrightsville, GA)

SERC COMMITTEE MEETINGS AND EVENTS



Professional Development Committee Meeting:

First Row: Jenny Hammond, ED (York, SC); Angel Royle, Facilities Mgr. (Flint Area, GA); Gloria Byrd, ED (Picayune, MS); Jaime Steen, ED (Darlington, NC); Shanicki Burton, ED (McDonough, GA); Marie Harris, ED (Roberta, GA); Latonia Simmons, VP of Housing Operations (Albany, GA); Nellie Sanchez, Director of Comm. Dev. (Chesapeake, VA); Candice Drake, ED (Dawson, GA). *Second Row:* Patricia Allen, CEO (Thomaston, GA); Cheri James, ED (Catlettsburg, KY); Felicia Jackson, Assistant ED (Laurel, MS); Pamela Jackson, Deputy Director (Vicksburg, MS); Charles Harrington, ED (Marion, VA)



Community Revitalization and Development Committee Meeting:

Becky-Sue Mercer, ED (Arcadia, FL); Shannon Young, ED (Seminole County, FL); Beth Brown, ED (Gainesville, FL); Steven Burchett, Finance Officer (Tennessee Valley Housing Services, TN)



Public Affairs / SERCulator Committee Meeting:

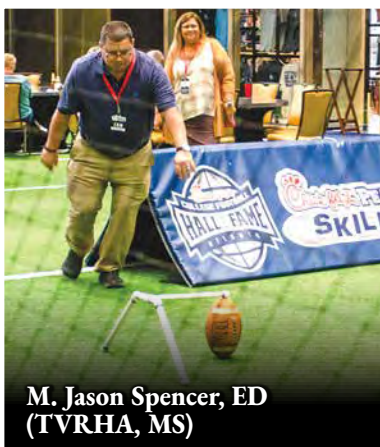
Belinda Harness, ED (Mingo County, WV); Beverly Barber, ED (Opp, AL); Shaunté Evans, CEO (Spartanburg, SC)



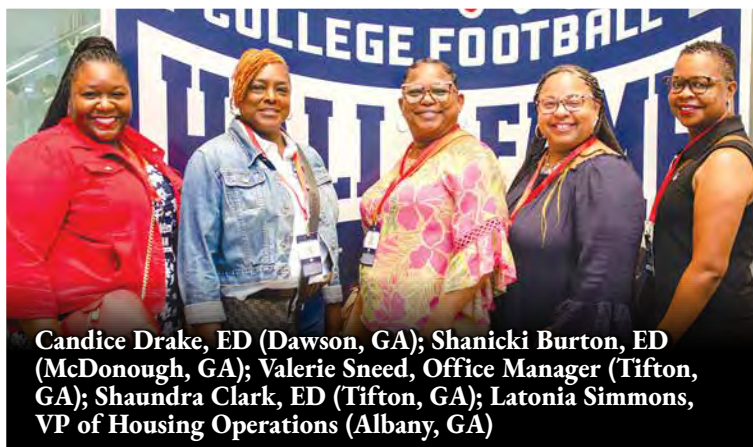
Beverly Barber, ED (Opp, AL); Debra Rogers, ED (Troy, AL); Sharon Tolbert, ED (Auburn, AL); Shana Demby, ED (Enterprise, AL)



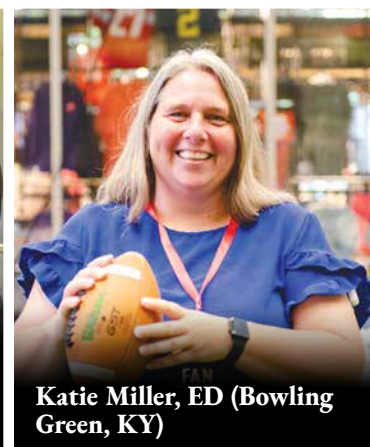
Tammy Miller, Deputy Director/Director of Finance (Wheeling, WV); Shannon Young, ED (Seminole County, FL); Susan Holler, Housing Management Specialist (Seminole County, FL); Gail Sansbury, ED (Ft. Walton, FL); Becky-Sue Mercer, ED (Arcadia, FL); Joyce Wolen, ED (Wheeling, WV)



M. Jason Spencer, ED (TVRHA, MS)



Candice Drake, ED (Dawson, GA); Shanicki Burton, ED (McDonough, GA); Valerie Sneed, Office Manager (Tifton, GA); Shaundra Clark, ED (Tifton, GA); Latonia Simmons, VP of Housing Operations (Albany, GA)



Katie Miller, ED (Bowling Green, KY)

Kicking Off the Conference with Tropical Flair

This year's opening session was hosted by SERC's own Emerging Leaders. This tropical theme included decorations, games, and music and even provided accessories for all attendees to get into the spirit. Throughout the session, the emerging leaders hosted thought-provoking sessions to help widen our perspectives and prepare our mindsets for the conference. At the conclusion of the session, the Emerging Leaders presented Chairman Robert Greathree with a thank-you basket for his service along with an award to outgoing SERC President Anthony Goodson.



Johnny Johnson, Commissioner (MS Region IV); Chris McKissick, ED (Booneville, MS); Tillman Calvert, Commissioner (Tupelo, MS)



Stanford Beasley, ED; Johnny Brown, Commissioner (Canton, MS)



Christy Holland, ED (North Central FL Regional); Dianna Smith, Section 8 Admin (North Central FL Regional); Susan Christophel, ED (Columbia County, FL); Amanda Fort, PH Manager (North Central FL Regional)



Dejuana Lyons, Jobs Plus Director; Shannon Boyd, Director of Social Services (Jackson, TN)



Darian Baisden, Housing Coordinator; Belinda Harness, ED (Mingo County, WV)



James Cox and Wife (Greensboro, NC)



Laura Rogers, HCV Manager; Wynter Hawkins; Ashiya Hawkins, ED; Chris McKissick, ED (Booneville, MS); Nicole Harper, HCV/Portability; Phyliss Mills, Executive Admin Assistant; Back Row: Renee McLemore, HCV Director; Paula Thaggard, Human Resources (MS Region V)



Charity Gilbert, ED; Krista Boleman, Deputy Director (Royston, GA)



Paul Diggs, ED (Chester County, PA)

OPENING SESSION



Kathryn Walter, ED (Beaver County, PA); Angela Carolla, Director of Mixed Finance Assets (Fayette County, PA); Maria Catron, ED (Oak Ridge, TN); Shaundra Clark, ED (Tifton, GA)



Kathryn Walter, ED (Beaver County, PA); Don Bibb, ED (Talbot, MD); Tanya Van Order, ED (Madison, NJ); Janice Folwer, ED (Greer, SC); Candice Drake, ED (Dawson, GA); Belinda Harness, ED (Mingo County, WV); Dione Kinman, ED (Dry Ridge, KY); Allen "Buddy" Brown, ED (Benson, NC); Becky-Sue Mercer, ED (Arcadia, FL); Mimi Rayl, Commissioner (Wilmington, DE); Steve Sides, ED (Sheffield, AL)



Candice Drake, ED (Dawson, GA); Tanya Van Order, ED (Madison, NJ); Don Bibb, ED (Talbot, MD); Chris McKissick, ED (Booneville, MS); Maria Catron, ED (Oak Ridge, TN)



Steve Sides, ED (Sheffield, AL); Allen "Buddy" Brown, ED (Benson, NC); Janice Fowler, ED (Greer, SC); Candice Drake, ED (Dawson, GA)



Mimi Rayl, Commissioner (Wilmington, DE)



George Guy, CEO/ED (Ft. Wayne, IN); Gina Gibson, ED (Anne Arundel County, MD); Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro, NC)



JB Smith, HAI Representative



Robert Greathree, ED (Columbus, MS); Sean Gilbert, NAHRO Presidential Candidate and ED (TN Valley Housing Services, TN); Ivory Mathews, NAHRO Senior VP Candidate and CEO (Portland, OR)



Ben Washington, ED (Vicksburg, MS); Latonia Simmons, VP Housing Operations (Albany, GA)



Kathy Walters, ED (Beaver, PA); Angela Carolla, Director of Mixed Finance Assets (Fayette County, PA)

A Tropical Evening of Mingling and Music

Our tropical fun didn't end with the opening session! Later that evening, the Emerging Leaders hosted a welcome party open to all conference attendees. Guests were entertained by DJ Barack and could enjoy food and drinks while getting to know each other.



Damion Burton, Husband of Shanicki Burton, ED; Shanicki Burton, ED; Alisha Brown, Office Admin (McDonough, GA); Kerry Smith, Director of Resident Services (Dublin, GA)



Stacey Paris, ED (Ft. Payne, AL); Sharita Oates, Chief Operating Officer (Goldsboro, NC)



Lenise Lynch, Vice Chair; Beth Draughn, ED (Mt. Airy, NC)



Olivia Parfait, Deputy Director; Lisa Bonadio, ED (Cleveland, TN)



Damion Burton, Husband of Shanicki Burton; Alisha Brown, Office Admin (McDonough, GA) Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro, NC); Johnnie Wright, Husband of Stephanie Wright (Chesapeake, VA)



Nellie Sanchez, Director of Community Dev. (Chesapeake, VA); Michael Abbott, Attorney (Norton, VA)



Lisa Self, Deputy Director (Columbus, MS); Jonathan Finch, Vice President (Aqua Mizer, Inc.)



Dylan Holland, Maintenance Mechanic; Tyronda Smith, Office Manager; Jenny Hammond, ED (York, SC); Jessica Holcomb, ED (Newberry, SC); Janice Folwer, ED (Greer, SC)

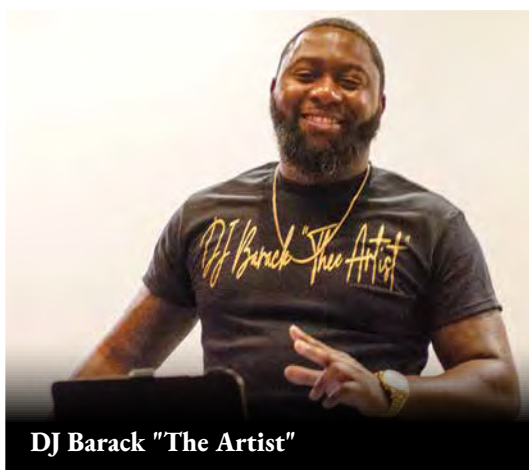
EMERGING LEADERS WELCOME PARTY



Dominica Newton, Admin Manager; Jessica Carpenter, Property Manager; Stephanie Johnson, Property Manager (Quitman, GA)



Marguerite White, Commissioner (Auburn, AL); Mary Eva Upshaw, Assistant Director (Eufaula, AL)



DJ Barack "The Artist"



Johnny Brown, Commissioner; Tamiko Stanley, Director of Operations (Canton, MS)



Alexis Harris, FSS Coordinator; Erin Garner, PH Director; LaToya Osborne, HCV Specialist (Oak Ridge, TN)



Nellie Sanchez, Director of Community Dev. (Chesapeake, VA); Craig Shugart (Roberta, GA)



Nellie Sanchez, Director of Community Development; Delisha Lamb, Director of Housing; Lashawn Brickhouse, Housing Programs Compliance Specialist; Romaunda Mitnaul, Client Services Manager; Stephanie Wright, Director of HCV programs (Chesapeake, VA)



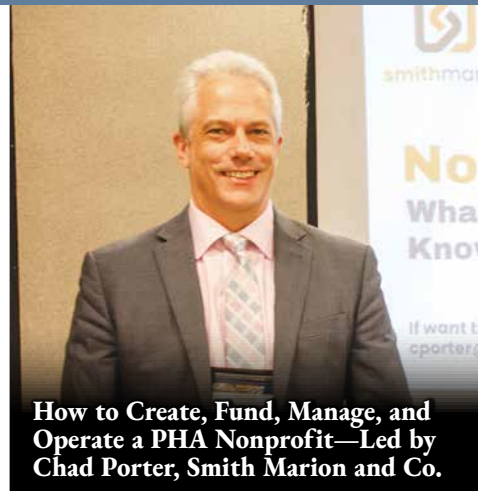
Shanicki Burton, ED (McDonough, GA), Nellie Sanchez, Director of Community Dev. (Chesapeake, VA);



Bridging Mental Health in Public Housing—Led by Tonia Spaulding, Licensed Professional Counselor



Best Practices Applicants with Criminal Backgrounds—Led by Shiri Yadlin and Leah Werner, CSH



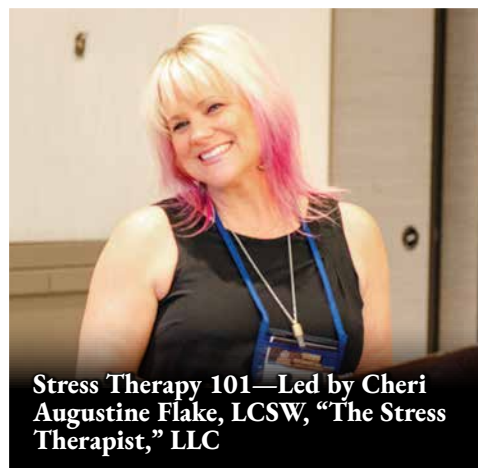
How to Create, Fund, Manage, and Operate a PHA Nonprofit—Led by Chad Porter, Smith Marion and Co.



Hands-On Residential Electrical Repairs—Led by Corey Cogley, Training for Tomorrow LCC, pictured with moderator Chloe Duke, Finance Manager (Ozark, AL)



Hiring Strong Performers and Releasing Poor Ones—Led by Marya Calhoun, Atlanta Housing Authority



Stress Therapy 101—Led by Cheri Augustine Flake, LCSW, "The Stress Therapist," LLC



HR Newly Assigned Responsibilities and the Essentials of HR Law—Led by Kelly Eaves-Boykin, Kwin Consulting Inc.



IGWS Grant Writing Course—Led by Elizabeth Phillips, Integral Grant Writing Services pictured with moderator Nellie Sanchez, Director of Comm. Dev. (Chesapeake, VA)



LIHTC Compliance Specialist Certification Session—led by JoAnn Rodriguez, Pictured: Nick Murphy, Quadel



NAHRO Legislative Update—Led by (L to R) Tusha Gurjal, Gabriel Smith, and Richa Goel pictured with moderator Amanda Fort, PH Manager (Union County, FL)



Women in Leadership—Led by Mischelle Fortson, JP Morgan Chase

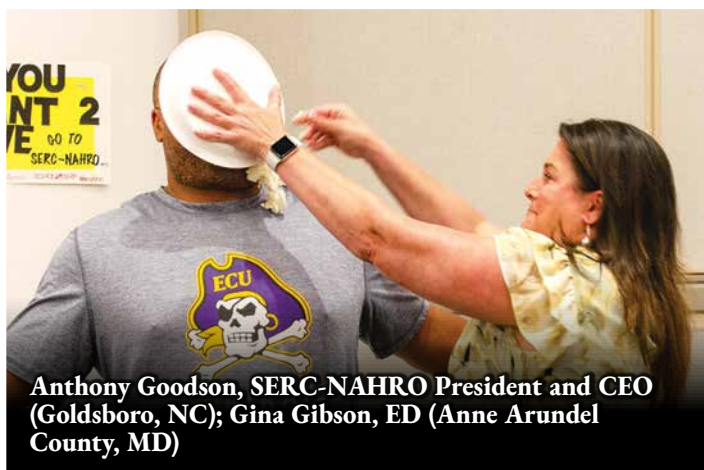
PIE A PRESIDENT & EXHIBITOR'S RECEPTION

President Pied in Scholarship Showdown

As part of this year's scholarship efforts, the first Pie a President contest was held. As this year's conference was held in conjunction with the MARC region, attendees donated money to the scholarship fund to see which president would get pied! The SERC-NAHRO region won the competition, and President Anthony Goodson took the pie!



Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro, NC); Gina Gibson, ED (Anne Arundel County, MD)



Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro, NC); Gina Gibson, ED (Anne Arundel County, MD)



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



Bennie McConnell, Commissioner; Kimberly Livingston, ED; Joyce Hobby, Commissioner (Prichard, AL)



Candice Drake, ED (Dawson, GA); Susan Lillis, ED (Richmond Section 8, KY); Latonia Simmons, VP of Housing Operations (Albany, GA)



Welcome to the Exhibitor Reception.

Thank You to Our Sponsors

SERC-NAHRO wishes to thank our outstanding sponsors. Without your generous support our conferences and events would not be possible.

Thank you to our 2025 Annual Conference Sponsors:

- HAI Group
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- Calyton Development Group
- CRE8 Housing
- Brooks Jeffrey Marketing, Inc.
- and GAHRA

SERC-NAHRO Awards & Resolutions

To close the annual conference, we came together in our best for the Black-tie Gala. As is traditional, the SERC-NAHRO Awards, Resolutions, Commissioners, and Public Affairs Committees all presented awards.

Additionally, the scholarship committee presented their State vs. State Competition trophy to Florida, as well as held their 50/50 auction, which was won by Lisa Bonadio from Cleveland Housing Authority, TN.

In total, over the last 2 years, the SERC-NAHRO Scholarship Committee raised a total of \$32,526.29 to support our scholarship fund.

SERC-NAHRO Awards 2025

Retirement Resolutions

Alabama

- Judge Charles Woodham—Abbeville, AL
- Charlotte Mattox—Auburn, AL

Florida

- Ray DiRusso—Pinellas, FL
- Rosemary Walker—New Smyrna Beach, FL

Georgia

- Laretha Thomas—Augusta, GA
- Douglas Faust—Decatur, GA
- Keith Griffin—Ocilla, GA
- Regeina Riffey—McDonough, GA

South Carolina

- Constance (Connie) Howard—Fort Mill, SC
- Torchia G. Werts—Newberry, SC
- John Glasgow—Newberry, SC
- Elizabeth Way—Newberry, SC
- Alvin B. Jones, Sr.—Union, SC

Tennessee

- Sherrie Samples—Morristown, TN

Memorial Resolutions

Alabama

- Charles Willis—Opp, AL
- Donald Belle—Mobile, AL

Florida

- Roosevelt C. Sands, Jr.—Key West, FL
- Frank P. Toppino—Key West, FL

Kentucky

- Abraham Williams—Bowling Green, KY

Mississippi

- Eller Mae Givhan—Pontotoc, MS

South Carolina

- Howard Free—Union, SC

Website of the Year Awards:

- Small HA: Darlington Housing Authority, SC - DarlingtonHA.org
- Medium HA: York Housing Authority, SC - YorkHASC.org
- Large HA: Americus Housing Authority, GA - AmericusPHA.org
- Extra Large HA: Spartanburg Housing Authority, SC - Spartanburghousing.org

Newsletter of the Year Awards:

- Small HA: Lenoir Housing Authority, NC
- Medium HA: Enterprise Housing Authority, AL
- Large HA: Washington Housing Authority, NC
- Extra Large HA: Prichard Housing Authority, AL

Award of Commitment: Wavid Wray, Deputy Director (Louisville Metro, KY)

Community Impact Award: Winder Housing Authority, GA

Collaboration Award: Housing Authority of Lakeland, FL

Excellent Service Award: Winder Housing Authority, GA

Resident Service Award: Auburn Housing Authority, AL

Commissioner of the Year: Dr. Rebecca Adams (Chesapeake, VA)

In honor of his lifetime of service and dedication to Affordable Housing residents across the SERC region, Abraham Williams was recognized. The annual SERC-NAHRO Scholarship awarded to an Affordable Housing Resident, was renamed in his honor. Additionally, his family was presented with an award in his memory.



Resident Services Award: Auburn HA, AL—Belinda Harness, ED (Mingo County, WV); Sharon Tolbert, ED (Auburn, AL); Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro, NC)



Newsletter of the Year, Medium Agency: Enterprise HA, AL—Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro, NC); Shana Demby, ED (Enterprise, AL)



Website of the Year, Medium Agency: York HA, SC—Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro, NC); Jenny Hammond, ED (York, SC)



Commissioner of the Year: Dr. Rebecca Adams (Chesapeake, VA)—Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro, NC); Stephanie Wright, Director of HCV Programs (Chesapeake, VA); Johnny Johnson, Commissioner (MS Region IV)

BLACK-TIE GALA



Beth Draughn, ED; Lenise Lynch, Vice Chair (Mt. Airy, NC)



Darian Baisden, Housing Coordinator; Belinda Harness, ED (Mingo County, WV)



Zena Zahran, ED (Washington, GA); Joe Thomas, ED (Camilla, GA)



The Family of Abraham Williams with Katie Miller, ED (Bowling Green, KY)



Shannon Young, ED (Seminole County, FL); Mike Sweet, ED (Chickasaw, AL)



SERC President-Elect Michael Wong and Wife (ED, Harrisonburg, VA)



Janice Folwer, ED (Greer, SC); Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro, NC)



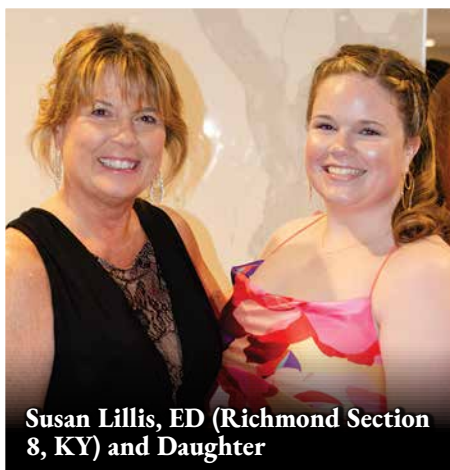
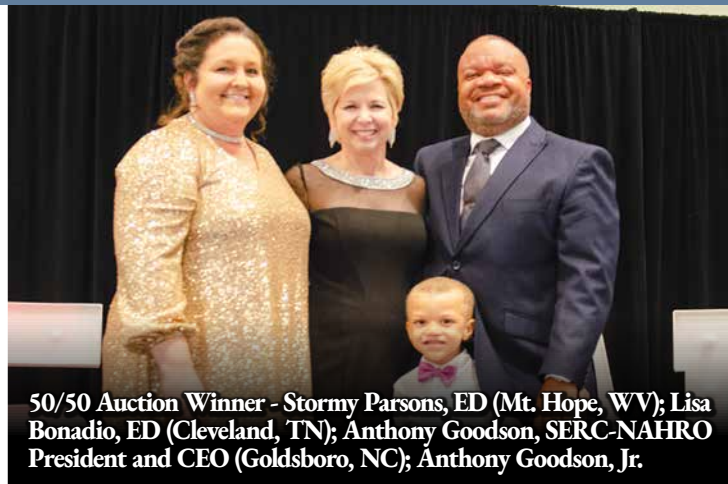
State vs. State Competition Winner—Florida: Becky-Sue Mercer, ED (Arcadia, FL); Stormy Parsons, ED (Mt. Hope, WV)



Tom Wach, ED (Eufaula, AL), presents an award in memory of Abraham Williams.



Scholarship Committee: Shannon Kight, ED (Hazlehurst, GA); Janet Chapman, ED (Williamstown, KY); Angel Royle, Facilities Mgr. (Flint Area, GA); Stormy Parsons, ED, and Brandie Alley, Deputy Director (Mt. Hope, WV); Ginger Bohannon, ED (Sevierville, TN)





Stacy Parris, Executive Director



Cass Garrett



Ready to Rent Graduates: Michael Cain, Julie Drumpus, and Belinda Rosario



Dustin Haney, Nan McKay Scholarship Winner

A Summer of Success

Celebrating Leadership, Community Growth, & Resident Achievements

Over the last several months, Fort Payne Housing Authority has had plenty to celebrate.

First, Stacy Parris, Executive Director of the Fort Payne Housing Authority, has been elected to the Board of Directors of the Low Income Housing Coalition of Alabama (LIHCA)!

This new role with LIHCA is a testament to Stacy's dedication and expertise, and we know she will continue to be a strong voice for families in need of affordable housing.

Additionally, Stacy Parris and Cass Garrett were recently appointed to national committees with the Public Housing Authorities Directors Association (PHADA)!

Stacy Parris has been selected to serve on the PHADA Scholarship Committee, where she will help guide the selection of future scholarship recipients and support educational opportunities for students across the country.

Meanwhile, Cass Garrett has been appointed to the PHADA Membership Committee, playing a vital role in fostering connections, engagement, and growth within the PHADA network.

FPHA also held their inaugural planting for the Sylvania Community Garden — and what an amazing day it was! FPHA staff and community members came together, dug in the dirt, and planted the first plants of what they hope will grow into something truly special.



In addition to their staff's accomplishments, FPHA residents have reasons to celebrate as well!

Congratulations to Dustin Haney on winning the Nan McKay Pathway to Achievement Scholarship through PHADA! FPHA is truly proud of your accomplishments!

"As I am about to graduate high school and move on to higher education, my dream of becoming an A/V communications teacher is even closer than I could have imagined with assistance from PHADA and their scholarship committee," shared Dustin.

The Fort Payne Housing Authority recently marked an exciting milestone with the successful completion of its inaugural Ready to Rent classes. Launched in January 2025, the program wrapped up in February. We are proud to introduce our first cohort of graduates: Michael Cain, Julie Drumpus, and Belinda Rosario (pictured from left to right at the top of the page).

The *Ready to Rent* program is designed to help individuals become successful, responsible renters. Participants learn valuable skills such as budgeting, understanding rental agreements, maintaining a home, communicating effectively with landlords, and knowing their rights and responsibilities as tenants.



Pictured Above—From left to right: Poster Contest Participants Elijah Kobii Lewis, Kamryn Kammy Shankles, & Averiona Dudley.

Pictured Left—Before and after comparison of the Sylvania Community Garden.

FPHA anticipates hosting another Ready to Rent class in the near future and encourages interested individuals to stay tuned for enrollment details.

Finally, Averiona Dudley, a proud tenant of the FPHA, won the preliminary round of the NAHRO "What Home Means to Me" poster contest! Her creativity and passion truly shine through! FPHA would also like to give a big shoutout to their other amazing participants, Kammy Shankles and Kobii Lewis, for their hard work and incredible submissions. We're so proud of all of you!

Thank you, Fort Payne Housing Authority, for sharing the success of your staff, residents, and community. The SERC Family is proud to celebrate these outstanding achievements alongside you!



Fort Payne Housing Authority
Fort Payne, AL
HCV: 115
PH: 283
Stacy Parris, Executive Director
FortPayneHA.org



Celebrating Earth Day Through Service

- Mobile Housing Authority

In celebration of Earth Day, Mobile Housing Authority focused their efforts on partnering with local organizations to participate in a community clean-up project to improve not only their community but also to make a positive environmental impact!

This cleanup was conducted as a precursor to conducting flood mitigation activities at MHA's Gulf Village property as part of the implementation of the Western Delta Watershed Management Plan.

The goal: Reduce chronic flooding throughout the development and improve water quality downstream to Chickasaw Creek and Mobile River. The event was led by Osprey Initiative, who was joined by Mobile Bay National Estuary Program (MBNEP), Student Conservation Association, and SCS Engineers.

"We are here with the Mobile Bay National Estuary Program working in Gulf Village in Prichard, AL, to help remove old litter and debris from the drainages around the community.

Osprey Initiative is proud to partner on this project to remove the debris and help the project to mitigate flooding within the community!" shared Cassie Eldredge-Hill from the Osprey Initiative.

Mobile Housing Authority would like to extend a special thanks to Commissioner Swann and her team at MBNEP for pulling the clean-up together in coordination with our partners from the Mobile County Commission, Osprey Initiative, SCS Engineers, and Gulfcorps-SCA. Additionally, thanks to MHA team members Casey Dickinson, Marie Mhoon, and Tiffany Cromwell for their contributions to the successful effort.

To learn more about Mobile Housing Authority, please visit their website at MobileHousing.org.

Growing Hope

- Cullman Housing Authority

Cullman Housing Authority hosted a ribbon-cutting event for their new community-led garden, a space rooted in unity, growth, and possibility!



The ribbon cutting, held in May, marks more than just the start of a new green space; it's a celebration of what the CHA community can accomplish together.

The community garden was built by volunteers and partners within their community. From the very beginning of the projects, neighbors have been supporting neighbors, cultivating not just

fresh food, but connection, pride, and purpose.

"A huge thank you to all the residents, volunteers, and partners who made this possible. Your time, energy, and love helped transform an idea into something beautiful and lasting. We can't wait to see this garden bloom, season after season, with life, learning, and community spirit." stated Marquisha Griffin, Executive Director.

Congratulations, Cullman Housing Authority, on this wonderful new addition to your community. To learn more about CHA, please visit their website at CullmanHA.com.



Congratulations to NAHRO Newly Certified

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

Certified Public Housing Manager (C-PHM)

- **Shakeena Bradley** (*Housing Authority of the City of Brewton, AL*)
- **Shulanda Norwood** (*Housing Authority of the City of Prichard, AL*)

Certified Specialist of Family Self Sufficiency (CSFSS)

- **Crystal Lomax** (*Housing Authority of the Birmingham District, AL*)
- **Kimberley Allen** (*Opelika Housing Authority, AL*)

Coming Together to Celebrate Motherhood

- Lanett Housing Authority



In celebration of the Mother's Day holiday, Lanett Housing Authority hosted their "Pastries for Mom" celebration. The event took place on Friday, May 9th, and was held at the LHA Office.

The "Pastries for Mom" event celebrates all mothers within the community, including LHA staff, residents, and community members.

During the event, mothers were welcomed into the decorated reception area and treated to a delicious selection of breakfast treats. Mothers were able to visit together and even cut loose with a dance or two to kick off their Mother's Day Weekend.

Congratulations, Lanett Housing Authority, for celebrating your community! To learn more about the Lanett Housing Authority, please visit their website at LanettHousing.com.



ELITE Training Center Ribbon Cutting

- Gainesville Housing Authority

Gainesville Housing Authority (GHA) hosted a ribbon-cutting ceremony to celebrate the completed renovation of the ELITE Training Center.

The ELITE Training Center will provide job training and business development programs for GHA residents, as well as the broader Gainesville community. The job training center will operate in partnership with area businesses to provide individuals with the skills necessary to obtain employment, advance their careers, and boost earning potential. ELITE is an acronym for empowerment, life skills, innovation, training, and entrepreneurship, which play key roles in career development.

The ELITE Training Center renovation project was made possible through the efforts of the Gainesville Housing Authority, Gainesville Housing Development Management Corporation (GHA nonprofit entity), and the City of Gainesville.

"The ELITE Training Center will provide skills to help make residents employable and set them on the path to self-sufficiency. This is where lives will be changed by innovative programs and improving individuals' economic well-being," states Pamela Davis, Gainesville Housing Authority's Chief Executive Officer.

Ribbon-cutting event attendees toured the new facility to view the training rooms, conference rooms, and inspirational wall art placed throughout the center. Visitors learned more about job training and business development programs offered at the Elite Training Center, as well as the mission and vision for the future of GHA residents.

For more information on the housing programs, resident services, and ELITE Training Center career advancement opportunities offered through GHA, please visit GainesvilleHousingAuthority.org.



Youth Champions Unite Community

- St. Petersburg Housing Authority

The St. Petersburg Housing Authority (SPHA) partnered with the St. Petersburg Police Department to support local youth who have been exposed to violence.

"Youth Champions is a program that encourages the youth and the officers to build a better relationship," said Lisa Wheeler-Bowman, Community Impact & Safety Liaison for the City of St. Petersburg.

The St. Petersburg Police Department received a \$35,000 grant from the Florida Department of Law Enforcement to fund the Youth Champions program to offer youth a safe, supportive environment where they can begin to heal from trauma.

The once-a-month Saturday sessions were held in the Jordan Park community and featured youth yoga, meditation, and discussions with licensed mental health providers.

The sessions began in February 2025, and the graduation celebration was held on June 28, 2025. The program has recently

Congratulations to NAHRO Newly Certified

- NAHRO

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

NAHRO Certified Commissioner (NCC)

- **Whitney Rawls** (*HA of Pompano Beach, FL*)

Certified Public Housing Manager (C-PHM)

- **Jabrina Johnson** (*Miami-Dade Public Housing & Community Development Department, FL*)
- **Terese Carey** (*Miami-Dade Public Housing & Community Development Department, FL*)
- **Kendra Mcminns** (*Miami-Dade Public Housing & Community Development Department, FL*)
- **Sandra Sabeta** (*Miami-Dade Public Housing & Community Development Department, FL*)

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

- **Nicole Sears** (*Crestview HA, FL*)

Certified Maintenance Manager of Public Housing

- **Lazaro Paxon** (*Miami-Dade Public Housing & Community Development Department, FL*)
- **Anaely Rodriguez** (*Miami-Dade Public Housing & Community Development Department, FL*)

received additional funding, meaning it will be continued until June 2026.

SPHA extends its thanks to the St. Petersburg Police Department for their continued dedication to fostering a stronger, safer, and more connected community.

To learn more about St. Petersburg Housing Authority and their partnerships, please visit StPeteHA.org.





Advocacy in Action

- FAHRO

As part of the NAHRO 2025 Washington Conference, attendees have the opportunity to participate in Hill Visits to advocate for Affordable Housing to their elected representatives.

Members of your FAHRO leadership took advantage of this opportunity and visited the offices of US Senator Rick Scott and US Senator Ashley Moody. During these meetings, FAHRO President Elect Becky-Sue Mercer, ED (Arcadia HA, FL), and Neil Brickfield, ED, and Terri Harris, Director of

Strategic Initiatives (Pinellas County HA, FL), advocated for legislation that will protect and preserve affordable housing.

Advocacy is vital to the future of affordable housing. Please consider participating in federal hill visits, state hill visits, or advocacy within your community. Additionally, prepare for the upcoming August Advocacy month, where Housers from across the country will come together to advocate for the future of Affordable Housing.

For more information on how you can become an Affordable Housing Advocate, please visit NAHRO.org/Advocacy.



From left to right: Neil Brickfield, ED (Pinellas County HA, FL); Becky-Sue Mercer, ED (Arcadia HA, FL); Charles Sedore, Legislative Assistant for US Senator Ashley Moody; and Terri Harris, Director of Strategic Initiatives (Pinellas County HA, FL).

Reaching Residents with a Season of Fun

- Arcadia Housing Authority



Arcadia Housing Authority takes extra care to provide their residents with next-level events to engage their community but also strengthen trust between AHA residents and staff.

On February 14th, AHA held their 10th annual Community Day. This event is an opportunity to provide information from community agencies and resources to our residents and those in the community. The event always features fantastic food, this year provided by Jimmey at TK Grill food truck and the agency's terrific DJ (Dan the Man!). Community members of all ages were able to come together to enjoy a delicious lunch and learn more about agency services and their community partners.



The Let's Take a Picture event gave AHA's younger residents the ability to have a photoshoot with 4 different photo backdrops. AHA staff were able to assist the participants to stage a photo scene and then use multiple cameras and videography to make movies and advertisements and take instant pictures. All attendees were able to enter in a drawing to win a digital camera.

Not only did this event provide residents the opportunity to be front and center while gathering beautiful memories, it also provided the framework to have vital conversations surrounding digital safety.

AHA would like to extend a special thanks to Safeeie at Get Snapped Photo Booth and her friends, and the sponsorship from the Patterson Foundation. Many thanks to the AHA Board Members, staff from Southern Homes Remodeling, Frank at NOLLID, LLC, for donating the hot dogs, chips, and drinks, volunteers from the Knights of Columbus Council #8074, and AHA staff Juanita, Haven, and Yazmin.

The Animal Fest at AHA—part of the Suncoast Remake Learning Days fun, free hands-on learning experience—was a farm-tastic day for AHA residents and staff. AHA residents had the opportunity to take pictures with Butters the micro highland cow, enjoy fun coloring activities, the kids made their own

stethoscopes, played on a tractor, and enjoyed treats from an ice cream truck.



Special thanks to Bryant Coker Landscaping, Kenny at Eagle Fence, Dustin & Abigail from Southwest Florida Cattle & Equine, Chelsea from Dieter Family Farm, and the sponsorship from the Patterson Foundation. Many thanks to the AHA Board Members, Staff from Southern Homes Remodeling, Frank at NOLLID, LLC, volunteers from the Knights of Columbus Council #8074, and AHA Staff Juanita, Haven, and Jaylin.

Arcadia Housing Authority understands that they have the privileged opportunity to engage with its residents in a variety of ways. Because of this relationship, they pride themselves on providing next-level opportunities. For more information on Arcadia Housing Authority and their upcoming resident service opportunities, please visit their website at HousingArcadia.com.

2025 SERSHA Summer Conference at the Beach Cove Resort

Hosted by the Southeast Regional Section 8 Housing Association, Inc. (SERSHA)

AUGUST 6-7, 2025

*"Building Stronger Communities,
One Wave at a Time!"*

Location:

Beach Cove Resort
4800 South Ocean Blvd
North Myrtle Beach, SC 29582

Reservations:

Call 1-888-974-5531 and use
Southeast Regional Section 8
Housing Association (SERSHA)
for the special rate.

Special Rate (Oceanfront View):

1-bed: \$220, 2-bed: \$390, 3-bed: \$540

Registration Fees:

- Member Fee: \$675
- Non-Member Fee: \$725
- Discounted Member Fee with
5+ Registrants: \$650
- Discounted Non-Member Fee: \$700

For more information, contact:

- **Charshae Phillips:**
cphillips@echsainc.onmicrosoft.com
- **Cynthia Dixon:**
cmd_section8@earthlink.net
- **Victoria Booker:**
victoria.booker@schousing.com

Conference Presentations:

Housing Choice Voucher (HCV) & Public Housing (PH) Eligibility

*Presented by Adam
Ensalaco, Nan McKay &
Associates*



Housing Choice Voucher (HCV) Financial Update

*Presented by Ron
Urlaub, Nan McKay
& Associates*



Self-Defense Training

*Presented by
Precision Tactic*



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



New Branding and Website Brings a New Vision

- Northwest Georgia Housing Authority

Northwest Georgia Housing Authority (NWGHA) is proud to debut its new agency branding and responsive website, NWGHA.com.

Their new responsive website allows site visitors to easily navigate the website no matter what device is used for viewing (desktop, laptop, tablet, or smartphone).

Some of the features/functions on their new site include:

- Communities Module Interactive Map
- News Module with Homepage Feed and Archive
- Interactive Calendar Module
- Online Housing Application
- Online Work Order Submissions
- Online Payments
- Agency Newsletter Module and Archive
- Additional information on Careers, Community Partnerships, Housing Programs, Landlords, Maintenance, Resources, Residents, and Staff.

During their website design and development project, Northwest Georgia

Housing Authority rebranded its agency with a new logo. Their new logo features the state of Georgia with a rising sun and the green rolling hills that their agency serves.

This new agency branding helps reflect the agency's renewed dedication to their residents and the community it serves. Additionally, their new agency website addresses digital accessibility, ensuring that the excellent content and information shared on the website is accessible to all!

For more information on Northwest Georgia Housing Authority or to check out their new agency website and branding, please visit their website at NWGHA.com.



Making a Community of Homeownership

- Brunswick Housing Authority

The homeownership process can often feel intimidating, but Brunswick Housing Authority, in partnership with the City of Brunswick, Georgia, is working to facilitate a community of future homeowners.

BHA residents have been invited to join the "Home Buyers Club," open to the entire Brunswick community. The club will meet to discuss the homebuying process, how to qualify, financing options, preparing for homeownership, and reviewing topics important to the homebuying process.

Participation is free and will connect club members with resources within their community while facilitating peers that can act as a support and encouragement system!

Congratulations to Brunswick Housing Authority for this excellent opportunity for its residents and communities. For more information, please visit their website at BrunswickPHA.org.



2025 GAHRA Annual Conference



The conference will be held from Sunday, Sept. 14, 2025, to Wednesday, Sept. 17, 2025, at the Marriott Savannah Riverfront Hotel in Savannah, GA.

Please visit GAHRA.org for more details.

Congratulations to NAHRO Newly Certified

- NAHRO

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

NAHRO Certified Commissioner (NCC)

- Brenda Harrison (*Housing Authority of Clayton County, GA*)

Certified Public Housing Manager (C-PHM)

- Deanna Tidwell (*Northwest Georgia Housing Authority, GA*)
- Omega Williamson (*Northwest Georgia Housing Authority, GA*)
- Stacey Edwards (*Northwest Georgia Housing Authority, GA*)

Certified Specialist of Occupancy—Public Housing (CSO-PH)

- Tanisha Johnson (*East Georgia Housing Authority, GA*)
- Ashley Williams (*East Georgia Housing Authority, GA*)

Certified Specialist of Fair Housing (CSFH)

- Laura Williamson (*East Georgia Housing Authority, GA*)



New Technology Reaches Residents

- Housing Authority of Danville



The Housing Authority of Danville launched its new responsive website in May 2025. The new “responsive” website allows users to easily navigate the website no matter what device is used to view the website (desktop, laptop, tablet, or 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) 2.1 to address the Americans with Disabilities Act (ADA) accessibility guidelines.

Their new website features their new logo and branding colors launched earlier this year. Their new logo features a stylized version of the agency office and includes colors that were pulled from their previous branding to help transition from their old branding.

For more information on the Housing Authority of Danville, please visit their new website for yourself at DanvilleHousingAgency.com.

2025 KHA/TAHRA Annual Conference



The conference will be held from Sunday, Sept. 21, 2025, to Wednesday, Sept. 24, 2025, at the Dollywood’s HeartSong Lodge & Resort in Pigeon Forge, TN.

Please visit KyHousingAssn.com for more details.

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)

- **Autumn Pierce** (*Georgetown Housing Authority, KY*)

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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



MS Leadership Takes National Stage

- Columbus Housing Authority

Mississippi's own Robert Greathree, Executive Director of Columbus Housing Authority, was included on the Fellows and Emerging Leaders Panel at the NAHRO Washington Conference.

The panel focused on highlighting emerging leaders within the affordable housing industry alongside NAHRO fellows. Providing new perspectives alongside extensive experience within the affordable housing industry.

Robert (pictured third from the left in the photo at top) represented SERC-NAHRO Emerging Leaders alongside (L to R) George Guy, NAHRO President; Chonda Tapley, ED (Harrison, AR); Bobby Collins, CEO (Shreveport, LA); Marsha Parham-Green, CEO/ED (South Bend, IN); and Michael Wong, SERC-NAHRO President-Elect and ED (Harrisonburg, VA)

Congratulations, Robert, and thank you for representing SERC-NAHRO and MAHRO well!

Cracking the Code to a Brighter Future

- Biloxi Housing Authority

With a ceremonial ribbon cutting, the Biloxi Housing Authority began a new chapter to serve residents.

"We don't have the skills to provide that extra step for our families, so it's great to have partners in the community that can do that for us," Biloxi Housing Authority Executive Director Felicia Snow said.



The partner for the new computer lab is the Mississippi Coding Academy. Residents are there to learn how to start a career in coding for free.

The program is called Workforce 360, a global program that started last month and already has over 200 students locked in, something Snow says is what's needed to help residents for the future.

"It is an online, self-paced course that is specifically designed to give folks that have no computer knowledge on what they need to enter into the workforce of today," Bob Buseck said.

Buseck is the Executive Director for the academy and says the class can hold 24 participants with someone from the academy teaching them on-site.

"This gives them all the tools to be successful not only in this 12-week program but also in our six-month software development program," Buseck said. "We have seen individuals that have left our six-month program move into jobs starting at 40 to 50 thousand dollars right here on the Gulf Coast. So, we're really excited about this."

"We want to do what the family wants to do. So, the future looks to be filled with more programs, opportunities, and more growth within our social services," Snow said.

Congratulations to the Biloxi Housing Authority for this next-level partnership and resident service offering; we look forward to hearing more regarding the success of this program. For more information on Biloxi Housing Authority, please visit their website at BiloxiHousing.org.

2025 MAHRO Annual Conference



The conference will be held from Wednesday, Aug. 20, 2025, to Friday, Aug. 22, 2025, at the Beau Rivage Resort & Casino in Biloxi, MS.

Please visit MAHRO.org for more details.

New Branding Celebrates Agency History

- Yazoo City Housing Authority

Yazoo City Housing Authority is proud to debut their new agency branding and slogan.



The agency branding features a stylized roofline, representing the dedication to providing affordable housing, and also a stylized river, representing the rivers flowing through Yazoo City.

The agency's new slogan of "Rooted in History, Rising Together" references the agency's historic status as the oldest operating public housing within the city while looking to the future and the next steps for the agency and its residents.

Congratulations, YCHA, on the debut of this new branding!

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)

- Christopher McKissick (Booneville Housing Authority, MS)



Partnering to Invest in Training Opportunities

- Washington Housing Authority

Washington Housing Authority was delighted to host the Nan McKay HCV and Public Housing Rent Calculations, a 3-day training led by Ms. Anita Keys.

The purpose of this training is to empower housing staff to manage rent calculation for both the public housing and housing choice voucher programs. The seminar has been carefully structured for both housing programs to be trained together in one training.

Understanding the value of this training opportunity, Washington Housing Authority invited their neighboring agencies to join them for this outstanding opportunity.

The following agencies sponsored participants for this training:

- Washington Housing Authority: 5 participants
- Benson Housing Authority: 1 participant

- Plymouth Housing Authority: 1 participant
- Roanoke-Chowan Regional Housing Authority: 3 participants
- Wilson Housing Authority: 8 participants
- The Housing Authority of the City of Goldsboro: 2 participants
- Ayden Housing Authority: 2 participants
- Robeson County Housing Authority: 2 participants

“We are so excited to bring next-level training opportunities to our area, not only to benefit our staff, agency, and community, but to benefit the region as a whole.” shared CEO Franklin Scott.

For more information on future training opportunities, please visit the Washington Housing Authority website at WashingtonHousingAuthority.org.



2025 CCHRCO Annual Conference



The conference will be held from Sunday, Aug. 24, 2025, to Wednesday, Aug. 27, 2025, at the Marriott Myrtle Beach Resort & Spa at Grande Dunes in Myrtle Beach, SC.

Please visit CarolinasCouncil.org for more details.

Congratulations to NAHRO Newly Certified

- NAHRO

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

NAHRO Certified Commissioner (NCC)

- **Gatha Stevenson** (*New Reidsville Housing Authority, NC*)

30 Years of Service Recognized

- Kinston Housing



Vivian Perry, Executive Director of Kinston Housing (KHA), celebrated 30 years of service to the agency earlier this year.

Joining Kinston Housing on February 21, 1994, Vivian served the agency in several positions before being named Executive Director.

During her tenure with Kinston Housing, Vivian has helped lead the agency through a variety of challenges and changes. Always relying on the resiliency of their staff and dedication to providing excellence within affordable housing for their residents.

Congratulations to Vivian and KHA for reaching this career milestone. We are looking forward to many more years of service with Kinston Housing.

For more information on Kinston Housing, please visit their website at KHANC.org.





SC Leaders Pave the Way

- Columbia Housing



Congratulations to Brittany Hutcherson and Teneasha Perkins for being selected for the National Association of Housing and Redevelopment Officials' (NAHRO) inaugural cohort of its Emerging LEADership Program.

"This recognition by NAHRO is indicative of the kind of talent we have at Columbia Housing," shared Interim CEO Barry Hall, "Teneasha and Brittany are the future of Columbia Housing, and I am confident we are in good hands."

"Both Teneasha and Brittany have demonstrated that they are emerging leaders and advocates for affordable housing," said Teshia Stewart, Senior Vice President of Strategic Initiatives and Resident Services.

Brittany serves Columbia Housing as Executive Assistant to the Interim CEO, Barry Hall. "My ultimate goal is to become a C-Suite executive or public administrator within our local or state government. I was thrilled to be 1 of 20 individuals nationwide selected for this inaugural cohort of the emerging leadership program," shared Brittany.

Teneasha serves the agency as Director of the Homeownership Program, under Ms. Stewart's leadership. "With more than 10 years of affordable housing experience, I have assisted hundreds of individuals and families realize the opportunity of homeownership. The need for sustainable affordable housing is crucial, and I am committed to being part of the solution," shared Teneasha.

Congratulations, Brittany and Teneasha.



Brittany Hutcherson
& Barry Hall, Interim CEO



Teshia Stewart, Senior Vice President of
Strategic Initiatives and Resident
Services, & Teneasha Perkins

Thank you for representing SERC-NAHRO and Columbia Housing so well.

For more information on Columbia Housing, please visit their website at ColumbiaHousingSC.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 Inspection—
NSPIRE: Tracy Lucas (*Housing Authority of the City of Charleston, SC*)

Planting the Seeds of Community

- Easley Housing

Easley Housing is planting seeds of community with their residents this summer!



Through a partnership with the Eat Well Live Well Foundation, Easley Housing Authority will be hosting Gardening for Families—Grow, Cook, and Thrive Together.

The classes will take place each Monday and Thursday and will help residents learn to grow their own food, plan and cook healthy meals, and embrace a healthier lifestyle! The classes will focus on hands-on gardening with instruction from trained staff.

With no experience required, this opportunity is accessible to all residents and families!

These classes promise a unique opportunity for families to grow on their journey toward self-sufficiency. For more information on this opportunity or other happenings at Easley Housing, please visit their website at EasleyHousing.org.



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Celebrating a Year of Success

- Gallatin Housing Authority

Gallatin Housing Authority (GHA) is dedicated to the betterment of their community and the lives of its residents. Throughout the last year, they have gone above and beyond the call of duty; this dedication to excellence earned them the medium market TAHA Agency of the Year Award.

GHA's management agreement with the South Carthage Housing Authority extended its reach within the local community. This agreement brings their services to an additional 70 households.

Through GHA's nonprofit, Sumner Development Corporation, the agency has been working to provide additional affordable housing options within their underserved community. Though a mid-sized agency, Gallatin Housing Authority has embarked on two massive redevelopment projects to bring much-needed and premier housing within its community.

The first of these two developments is Red River Court, which includes eight duplexes and sixteen spacious one-bedroom apartments and features the latest market-style amenities.

Additionally, this past year the Gallatin Housing Authority has completed its new Sumner Gardens Court development. Sumner Gardens Court was projected to cost \$9.6 million, which was funded by mixed financing from private equity and 9% LIHTC.

These newly developed units provide much-needed affordable housing options within the community. These newly developed 48 units will help demonstrate that affordable housing can not only meet the standards of market-rate housing but, in this case, set the standard for housing excellence.

These exceptional development endeavors have been in addition to the excellent administration of day-to-day programs and resident service offerings.

Understanding that leadership absolutely sets the tone for the agency, it is no surprise that Executive Director Michael Bates was also awarded the TAHA ED of the Year for a medium market agency.

Over the last 11 years, he has led the agency in working to fulfill their mission. Daily, Mr. Bates lives out their mission through his interactions with residents, oversight of agency programs and initiatives, as well as his strategic planning and positioning for the agency. Under his leadership, the agency is set for success and stability.

Congratulations, Gallatin Housing Authority, on these achievements; we look forward to the work accomplished over the next year!

To keep up-to-date with Gallatin Housing Authority, please visit their website at GallatinHA.com.

Congratulations to NAHRO Newly Certified

- NAHRO

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

Certified Public Housing Manager (C-PHM): Varshala Weddle (*Jackson Housing Authority, TN*)

2025 TAHRA/KHA Annual Conference



The conference will be held from Sunday, Sept. 21, 2025, to Wednesday, Sept. 24, 2025, at the Dollywood's HeartSong Lodge & Resort in Pigeon Forge, TN.

Please visit TAHRAnet.org for more details.

Meeting Needs, Feeding Families

- Franklin Housing

Franklin Housing is proud to offer free summer meals for children and teens!

As summer approaches each year, some students begin preparing for the uncertainty of losing reliable access to nutritious meals through free and reduced-cost lunch programs.

Through a partnership with Franklin Special District's Food & Culinary Services, all children and teens, 18 years and younger, can enjoy free breakfast and lunch all summer long. The meals are funded through a special partnership with the USDA to provide nutritious and balanced meals.

Children will be able to access these free meals at a central location, and no identification or proof of income is required. Any child who attends is welcome to the meal.

This opportunity allows for the community's youth to reliably access meals while removing common barriers that may prevent families from taking advantage of these programs.

Congratulations, Franklin Housing, for thinking outside the box with this partnership and ensuring your families are well fed this summer. For more information on Franklin Housing, please visit their website at FranklinHousingAuthority.com.





NAHRO Advocate of the Year

- VAHCDO

During the NAHRO Washington Conference, NAHRO presented their 2025 Advocate of the Year to the Virginia Association of Housing and Community Development Officials (VAHCDO)!

Each year, NAHRO recognizes an advocate that has gone above and beyond to advance the positioning of Affordable Housing through their legislative efforts.

Over the last year, VAHCDO has prioritized legislative outreach on both the state and national levels to best position affordable housing within the state. Specifically, VAHCDO has focused on the expansion of the Virginia Communities of Opportunity Tax Credit and the Landlord Participation Toolkit. Because of these outstanding efforts, VAHCDO was recognized.

Congratulations to the entirety of VAHCDO; let's keep this momentum going as we enter August Advocacy month!

Pictured at Top - Left to Right: Sean Gilbert, NAHRO President Candidate and ED (Tennessee Valley Housing Solutions, TN); Ivory Mathews, NAHRO Senior VP Candidate and CEO (Home Forward, OR); Michael Wong, SERC-NAHRO President-Elect and ED (Harrisonburg, VA); Nancy Tarkenton, State President and Retired Houser (Chesapeake, VA); Troy Garrett, VAHCDO ED; Mark Thiele, NAHRO CEO; George Guy, NAHRO President and CEO (Fort Wayne, IN).



New Branding, Sparked Renewed Vision

- Beyond Housing

The Bristol Redevelopment & Housing Authority has rebranded their agency to Beyond Housing!

The first agency to go through the full legal process of removing "Housing and Redevelopment Authority" from their name in the state, Beyond Housing is excited to embark on this new chapter in their agency's history.

Their new name centers around the agency's commitment to go beyond just housing. Understanding that residents needing affordable housing often have other areas in which they need support, Beyond Housing aims to help connect them with supportive services and opportunities.



The new logo incorporates their new Housing Authority name, "Beyond Housing", in a more modern, elegant, and easier-to-read font. Similar navy and yellow colors from the previous logo are used in the new logo. However, the new logo uses a lighter blue color for the house icon to enhance the overall design of the logo.

The new logo includes the star icons from the previous branding, but are placed differently to represent an individual 'reaching for the stars' with the house icon as the foundation or stepping stone to be able to do so.

The agency has launched a new responsive website! Be sure to check it out at beyondhsg.com.

VAHCDO Spring Conference Recap

Thank you to everyone who attended and helped make the 2025 VAHCDO Spring Conference a success!

We look forward to welcoming everyone again in 2026. For more information, please stay tuned to the VAHCDO website at VAHCDO.org.



Sean Gilbert, NAHRO Senior VP and Executive Director (Tennessee Valley Housing Services, TN); Michael Wong, SERC President-Elect and Executive Director (Harrisonburg Redevelopment and Housing Authority, VA); and Anthony Goodson, SERC-NAHRO President and CEO (Goldsboro Housing Authority, NC)



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Dates to Remember

**OCT 31
TO
NOV 01**

**2025 SERC-NAHRO
Executive Committee Meeting**

**JUN
26-27**

**2026 SERC-NAHRO
Executive Committee Meeting**

**NOV
02-04**

**2025 SERC-NAHRO
Fall Workshop**

**JUN
28-30**

**2026 SERC-NAHRO
Annual Conference**

SERC-NAHRO Member Services Update

Dear SERC Members,

It has been a pleasure serving as your VP of Member Services for the 2023-2025 term. This organization continues to focus on you—the members—and aims to provide the greatest benefits.

Do not hesitate to provide feedback on where improvements can be made while applauding us for what we are doing well. SERC is only as strong as our members make it.

2026 Changes: Embracing a Digital Future

We know how you enjoy reading the SERCulator. It is a great compilation of stories, Bits and Pieces, and organizational highlights.

Starting in January 2026, we will transition to an electronic distribution of the magazine. The SERCulator will be posted on our website and sent to all organizations via email.

A limited number of printed copies

may be available, and organizations will be able to purchase printed copies.

Enjoy the summer!

**We will see you
in Greenville, SC
in November.**



Shaunté Evans | SERC Vice President, Member Services