

SERCUlator

January 2024



SERC Cares Returns

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New SERC-NAHRO Committee Chairs

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Legislative Update

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New State Officers

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



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



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



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



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



TexarkanaHA.org
SW NAHRO Website of the Year



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



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



UnionHousingSC.org
CCHRCO SC Website of the Year
3rd Place Large Public Housing Category



WilliamstonHousingAuthority.org
CCHRCO NC Website of the Year
3rd Place Small Public Housing Category



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



NewBernHA.org
CCHRCO NC Website of the Year
1st Place Small Public Housing Category



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

Brooks Jeffrey HA Clients Won 65 Branding, Marketing & Website Awards 2018-2023:

43 State Awards:

42 Websites of the Year &
1 Newsletter of the Year

15 NAHRO Merit Awards:

Websites, Social Media, Branding
& Marketing Campaigns

6 SERC-NAHRO Awards:

Website of the Year

1 SW NAHRO Award:

Website of the Year



GHANC.net
CCHRCO NC Website of the Year
3rd Place Large Public Housing Category
NAHRO Merit Award
Website Administrative Innovation



NewSmyrnaHousing.com
FAHRO Website of the Year

Experience that
Works for YOU

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Enhance Communications
Engage Stakeholders



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On the Cover

This edition's cover features the artwork from the 2023 Fall Workshop in Hilton Head, South Carolina. Check out the conference photo recap on pages 8-11.

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SERC Thanks Our Advertisers

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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



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President's Message

Anthony Goodson, Jr. | SERC-NAHRO President

Hello, and A Prosperous 2024 to All of You!

I hope January finds us all rested, recharged, and ready to move forward.

During the last couple of weeks, I was able to carve out a little time with my family and friends to focus on what means most to me: our health and our love for one another, especially during these trying times. I hope each of you similarly found or made the opportunity to participate in activities that bring you joy and peace.

As we enter January 2024, I am mindful of how blessed we are to be able to serve another year.

At SERC-NAHRO, we're continuing to grow from last year's successes. Building on the incredible energy of our Fall Workshop in Hilton Head last October, SERC's leadership is setting the stage for our Annual Conference in Greensboro, NC, from June 23–26.

As you know, NAHRO also hosts our annual Legislative conference in DC. Coordinate your Hill Day and legislative appointments - be sure to register as soon as possible to get the best chance of getting appointments with your elected representatives and their staff with "walking" time in between engagements.

Meet your new representatives and enhance your relationships with the incumbents. Whether they're familiar faces or newcomers, we, as housers and community builders, have much to share with our partners on the Hill and many success stories. So please join us in Washington, D.C., from April 8–10. I look forward to seeing you there.

I'm so grateful for the members who focus on many different topics and help provide the information, analysis, and training we need—via email, professional development

training, discussions, and more. Ensuring that we have the knowledge and tools we need to do our work is a tremendous effort.

I applaud the many volunteer leaders at our chapter, state, regional, and national levels who contribute to our SERC community.

With deep appreciation, I thank you for all you do to open doors and improve lives in your communities.

SERC, you inspire me.

Anthony Goodson, Jr.,
SERC-NAHRO President



Join Us for The 2024 SERC-NAHRO Annual Conference

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



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

STATE REPRESENTATIVES

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

PAST PRESIDENTS

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

PRESIDENT'S PORTFOLIO - Anthony Goodson, Jr.

ANNUAL CONFERENCE	Latonia Simmons (Chair)	GA
EMERGING LEADERS	Robert Greathree (Chair)	MS
	Taleshia Stewart (Co-Chair)	MS
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		
	Marilyn Medley	TN
WOMEN IN LEADERSHIP		
	Shaundra Clark (Chair)	GA
MULTIFAMILY	Matthew McClammy	AL

SENIOR VICE PRESIDENT'S PORTFOLIO - Michael Wong

LEGISLATIVE COMMITTEE	Yvonda Bean (Chair)	SC
POLICY ADVISORY COMMITTEE		
	Ailrick Young (Chair)	MS
NOMINATING COMMITTEE	Shaundra Clark (Chair)	GA
INTERNATIONAL RESEARCH & GLOBAL EXCHANGE		
	Patricia Allen (Chair)	GA
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
RESOLUTIONS	Debra Taylor (Chair)	MS

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
RENTAL ASSISTANCE COMMITTEE		
	Elizabeth Little (Chair)	SC

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EDUCATION & TRAINING	Felicia Jackson	MS

VP MEMBER SERVICES' PORTFOLIO - Shaunté Evans

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

VP CR & D'S PORTFOLIO - Shannon Young

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

VP COMMISSIONERS' PORTFOLIO - Anthony Sawyer

COMMISSIONERS	Johnny Johnson (Chair)	MS
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For a full list of committee members and a description of each committee's duties, please visit the SERCulator website, SERCulator.com.

SERC Cares Reinstitution

SERC Cares is an initiative that past President Alrick Young (2014) instituted and was spearheaded by the Public Affairs Committee.

A non-profit agency was selected, and donations were collected to help positively impact the communities SERC visits. The initiative is then advertised in SERCulator and communicated to the membership prior to the actual workshop or conference.

The response from the membership was phenomenal, with members donating toiletries, household items, and gift cards. Over time, the committee adopted the practice of receiving financial contributions via cash, checks, or credit card donations.

In 2018, the Emerging Leaders committee tasked itself with becoming more visible within the organization and community. They completed their first community service project, and SERC Cares was promoted by both committees.

In our November Executive Committee meeting, the decision was made to revive SERC Cares for our 2024 Annual Conference in Greensboro in June. More details are to come!



SERC-NAHRO Legislative Network



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

Happy New Year SERC Nation!

A big CONGRATULATIONS to our new SERC-NAHRO President, Anthony Goodson, on his appointment for the 2023-2025 term! We (Housers) are excited for your leadership and look forward to serving alongside you.

Allow me to also share my enthusiasm for the opportunity to continue serving as Chair of the SERC Legislative Network Committee. I am honored and grateful that President Goodson trusts me to serve in this capacity and equally eager to continue working alongside the dynamic SERC Nation.

During this unprecedented and uncertain time, I want to personally thank each of you for your leadership and unwavering commitment to advocating for housing stability and resources throughout the Southeastern Region and beyond. Currently operating under a Continuing Resolution, I implore you to be steadfast as a champion for affordable housing as we make impending critical decisions around the following:

- Operating under a **Continuing Resolution**.
- Preparing for what is projected to be a chaotic **election year**; and
- Empowering residents to exercise their right to vote** by facilitating opportunities for residents to register to vote, receive information so that they can make informed decisions, and access transportation to the polls.

Continuing Resolution

Federal agencies and programs receive funding through annual appropriation acts. If appropriations are not enacted by the start of the fiscal year, Congress

and the President can enact continuing resolutions (CRs) to fund the government.

DID YOU KNOW?



The federal government has operated under Continuing Resolutions (CRs) in all but 3 of the last 46 years.

We are currently operating under a CR after President Joe Biden signed H.R. 6363, the “Further Continuing Appropriations and Other Extensions Act,” in November of last year to continue funding the government as Congress works to pass the Fiscal Year 2024 (FY24) budget. Four appropriations bills, including the Transportation, Housing and Urban Development, and Related Agencies (THUD) bill, will be funded through January 19, 2024, while the other remaining eight appropriations bills will be funded through February 2, 2024. Crisis averted! We will be watching closely.

Election Year

Elections serve as the cornerstone of democracy, and the trust of the American people in this fundamental aspect of the democratic process is essential to the functioning of our democratic institutions and the long-term strength of our nation’s economy. The 2024 presidential election campaign is underway, and I challenge you to plan to vote. Success is where opportunity and preparation meet. Make the plan below your own—today—ahead of elections, so that you will be ready to exercise your civic duty when the time comes.

1. Check your registration and/or register to vote.
2. Learn about your early voting options.
3. Explore your day of voting options.
4. Research the candidates.
5. Share your plans with friends and family so they’ll be encouraged to do the same.

REMEMBER: Election dates and deadlines vary across the country and at different levels of government. For a list of upcoming elections in your state, check BallotPedia.org/Elections_Calendar.

Empower Residents to Exercise Their Right to Vote

We are “*Housers*,” and housing is what we do for the most vulnerable populations. On the contrary, it is not all we do. We also build strategic partnerships allowing for wrap-around services that support the residents we serve, beyond housing. An example includes empowering residents to exercise their right to vote. Voting is one of the most important rights of American citizens, and we have a responsibility to empower residents so that they can, if they desire to do so, participate in local, state, and national elections.

In closing, as we celebrate the new year, I hope you are feeling motivated, energized, and ready to take up legislative matters that impact the millions of lives we serve. Using YOUR voice, MY voice, and OUR voices collectively and intentionally—will bring about the impactful change needed.

TRANSITION MEETING



Back Row: Felicia Snow, Deputy Director (Biloxi, MS); Courtney Cox, ED (Bessemer, AL); Douglas Freeman, Deputy Director (Augusta, GA); Robert Greathree III, Deputy Director (Columbus, MS); Ed Johnson, ED (HART); Ailrick Young, ED (Laurel, MS); Tom Wachs, ED (Eufaula, AL); Kerry Smither, Director of Resident Services (Dublin, GA); Mike Sweet, ED (Chickasaw, AL); Steve Sides, ED (Sheffield, AL)

Middle Row: Taura Denmon, ED (Decatur, AL); Felicia Jackson, Assistant ED (Laurel, MS); Sharita Oates, Director of Administration (Goldsboro, NC) and Tiffany Dickerson, Communications Manager (Goldsboro, NC); Anthony Sawyer, Vice Chair (Fort Walton Beach, FL); Shaundra Clark, ED (Tifton, GA); Guest; Reta Thomas, Director of Resident Services (Augusta, GA); James Cox, CEO (Greensboro, NC); Shaunté Evans, CEO (Spartanburg, SC); Wife of Steve Sides

Front Row: Latonia Simmons for Housing Operations (Albany, GA); Joi Peacock, Jobs Plus Case Manager (Goldsboro, NC); Yvonda A. Bean, CEO (Columbia, SC); Winter Goodson, Anthony Goodson, SERC President & CEO (Goldsboro, NC); Stephanie Wright, Director of HCV Programs (Chesapeake, VA); Pamela Jackson, Program Manager (Vicksburg, MS); Clarisse Adams, ED (Okolona, MS); Elizabeth Little, HCV Coordinator (Fort Mill, SC)



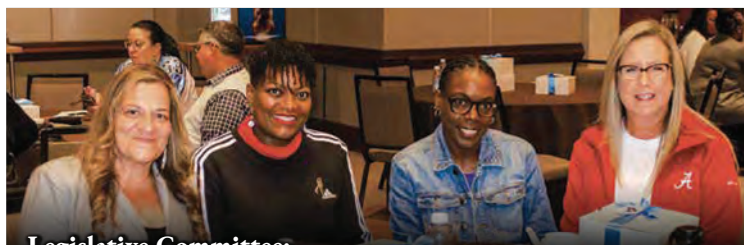
Stephanie Wright, Director of HCV Programs (Chesapeake, VA); Christy Holland, ED (North Central FL Regional)



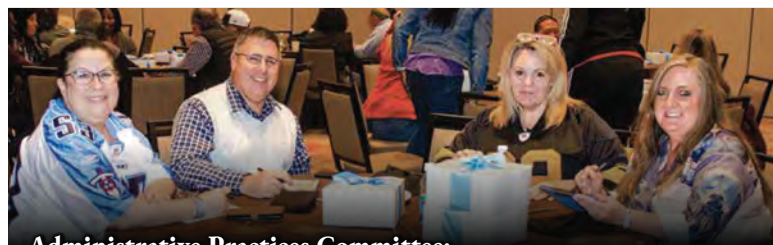
Sharita Oates, Director of Administration (Goldsboro, NC), & Tiffany Dickerson, Communications Manager (Goldsboro, NC)



Winter Goodson, Anthony Goodson, Jr., SERC President & CEO (Goldsboro, NC), Kisha Smith, SVP Chief People Officer (Carolina Panthers), Marcus Smith



Legislative Committee:
Belinda Harness, ED (Mingo County, WV); Yvonda A. Bean, CEO (Columbia, SC); Taura Denmon, ED (Decatur, AL); Linnette Wolfgram, Chairman (Fort Walton Beach, FL)



Administrative Practices Committee:
Joyce Wolen, ED (Wheeling, WV); Douglas Freeman, Deputy Director (Augusta, GA); Angela Childers, ED (County of Charleston, SC); Marie Harris, ED (Roberta, GA)



Shaundra Clark, ED (Tifton, GA); Thomas Rowe, ED (Murfreesboro, TN); Ailrick Young, ED (Laurel, MS)



Scholarship Committee:
Shannon Knight, ED (Hazlehurst, GA); Brandie Alley, Financial Officer (Mt. Hope, WV); Stormy Parsons, ED (Mt. Hope, WV); Terri Harris, Executive Office Manager (Pinellas County, FL); Mary Eva Upshaw, Deputy ED (Eufaula, AL)



Emerging Leaders Committee:

Back Row: Kerry Smith, Director of Resident Services (Dublin, GA); Robert Greathree III, Deputy Director (Columbus, MS); Shanicki Burton, ED (McDonough, GA); Stephanie Wright, Director of HCV Programs (Chesapeake, VA); Taleshia Steart, SVP of Resident & Strategic Initiatives (Columbia, SC); Briana Langford, Public Housing Specialist (North Central FL Regional).

Front Row: Gwendolyn Dowell, ED (Bluefield, WV); Gloria Byrd, ED (Picayune, MS); Clarisse Adams, ED (Okolona, MS); Nellie Sanchez, Housing & Community Development Specialist (Chesapeake, VA)



Public Affairs/SERCulator Committee:

Back Row: Shaunté Evans, CEO (Spartanburg, SC); Anthony Goodson, SERC President & CEO (Goldsboro, NC); Reta Thomas, Director of Resident Services (Augusta, GA)

Front Row: Vera V. Vaden, Marketing and Community Engagement Director (Danville, VA); Angela Fountain, Communications and PR Director (Richmond, VA)



Steve Sides, ED (Sheffield, AL); Taura Denmon, ED (Decatur, AL)



Courtney Cox, ED (Bessemer, AL); Ailrick Young, ED (Laurel, MS); Anthony Goodson, Jr., SERC President & CEO (Goldsboro, NC)



Robert Greathree III, Deputy Director (Columbus, MS)



Angela Childers, ED (County of Charleston, SC)



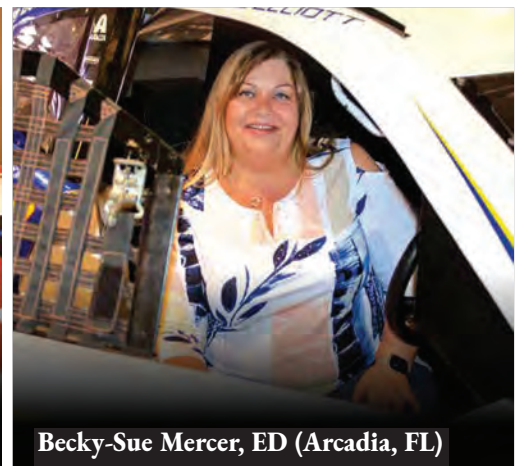
Susan Christophel, ED (Columbia County, FL)



Janice Fowler, ED (Greer, SC)



Sherry Swift, Deputy Director (Seminole County, FL)



Becky-Sue Mercer, ED (Arcadia, FL)

FALL WORKSHOP RECAP



Stephanie Wright, Director of HCV Programs (Chesapeake, VA) & Briana Langford, PH Specialist (North Central FL Regional)



Ben Washington, ED (Vicksburg, MS)



Ray Austin, Deputy Director/CFO (Bristol, VA)



Christi Billings, ED (Covington, TN)



Dannie Walker, ED (Ozark, AL)



Lisa Porter, ED (Bristol, VA)



Shaunté Evans, CEO (Spartanburg, SC); Pancea Lewis, Deputy Director (Sumter, SC); Reta Thomas, Director of Resident Services (Augusta, GA); Belinda Harness, ED (Mingo County, WV)



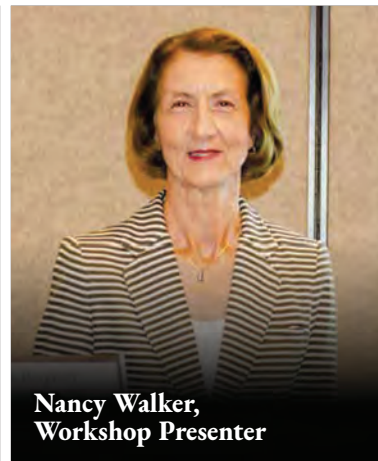
Deborah Davis, ED (Edenton, NC)



Latonia Simmons, VP for Housing Operations (Albany, GA)



Anthony Goodson, Jr., SERC President & CEO (Goldsboro, NC); Tim Kaiser, ED (PHADA)



FALL WORKSHOP RECAP



Thomas Shelton & Emily Haeckel, HUD; Patricia Allen, ED (Thomaston, GA)



Elizabeth Brackett, HR Consultant; Janice Fowler, ED (Greer, SC)



Wife & Mickey Gist, Chair (Union, SC)



Wife of & Dr. Alphonso Bradley, ED (Florence, SC)



LaShanda Lovette, ED (Winter Park, FL); Mary Eva Upshaw, Deputy Director (Eufaula, AL)



Guest & Reta Thomas, Director of Resident Services (Augusta, GA)



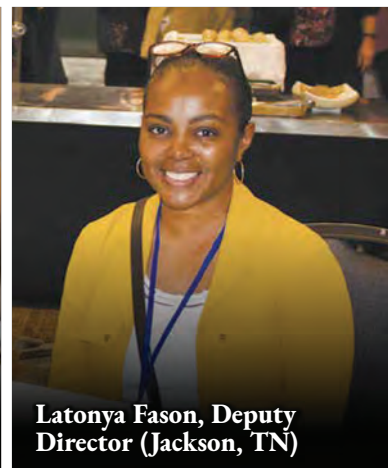
Ashwin Warrior (HUD) & James Issacs (HUD)



Doris Richardson, ED (Evergreen, AL); Linnette Wolfgram, Chairman (Fort Walton Beach, FL); Anthony Sawyer, Vice Chair (Fort Walton Beach, FL)



Wife & Johnny Johnson, Commissioner (MS Region IV)

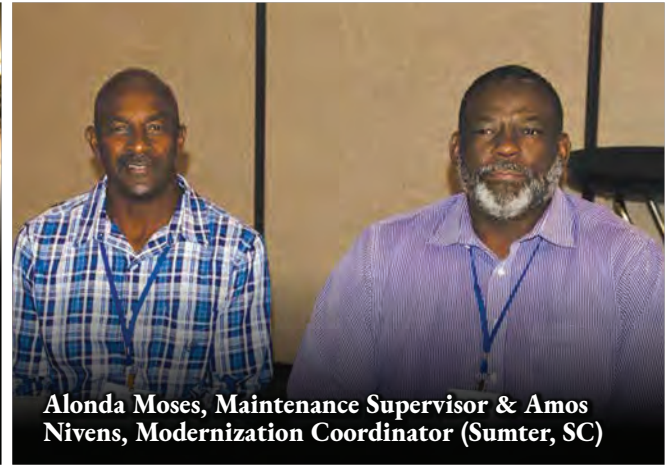


Latonya Fason, Deputy Director (Jackson, TN)

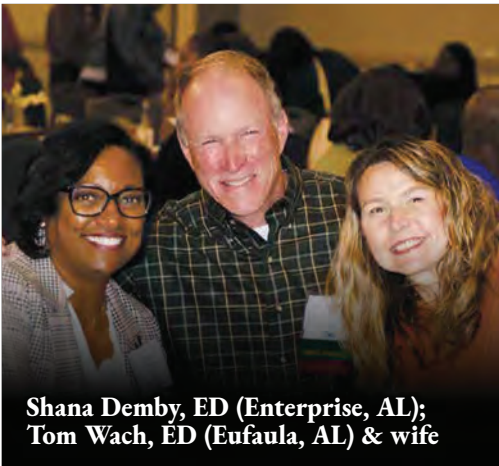


Back Row: Brandie Alley, Financial Director (Mt. Hope, WV); Bonnie Hawley, ED (Point Pleasant, WV); Kristin Fisher, ED (Jackson County, WV)

Front Row: Belinda Harness, ED (Mingo County, WV); Stormy Parson, ED (Mt. Hope); Joyce Wolen, ED (Wheeling, WV); Kimberly Maynard-Smith, Finance Director (Mingo County, WV); Liz Fitzwater, HCV Occupancy Specialist I (Beckley, WV); Tammy Miller, Deputy Director (Wheeling, WV); Kimberly Newson, HCV Manager (Mingo County, WV)



Alonda Moses, Maintenance Supervisor & Amos Nivens, Modernization Coordinator (Sumter, SC)



Shana Demby, ED (Enterprise, AL); Tom Wach, ED (Eufaula, AL) & wife



George F. Edge, CEO (Americus, GA); Christopher McKissick, ED (Booneville, MS)



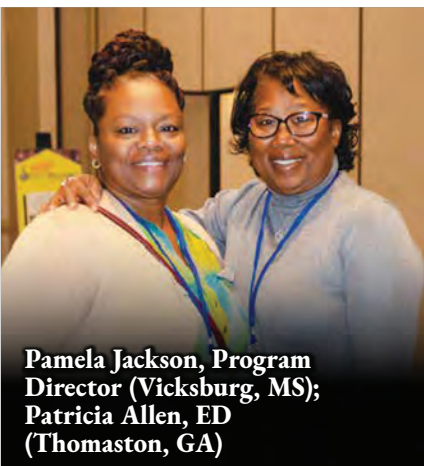
Davis Silvestro, Commissioner (Hopewell, VA); Robert Hawkins, Maintenance (Americus, GA)



Dave Laverdol, 50/50 Winner & HCV Director (Beaufort, SC); Stormy Parsons, Scholarship Chair and ED (Mt. Hope, WV); Anthony Goodson, Jr., SERC President & CEO (Goldsboro, NC)



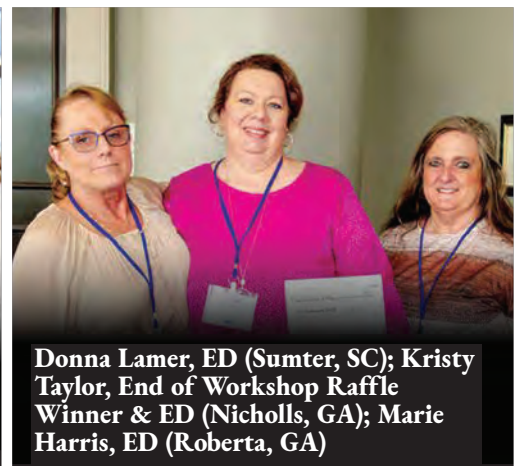
Shanicki Burton, ED (McDonough, GA); Stephanie Wright, Director of HCV (Chesapeake, VA); Kerry Smith, ROSS Service Coordinator (Dublin, GA)



Pamela Jackson, Program Director (Vicksburg, MS); Patricia Allen, ED (Thomaston, GA)



Lisa Bonadio, ED (Cleveland, TN); Mike McClendon, Director of Operations (Dayton, TN); Sherrie Samples, Housing Director (Tennessee Valley Housing Services, TN)



Donna Lamer, ED (Sumter, SC); Kristy Taylor, End of Workshop Raffle Winner & ED (Nicholls, GA); Marie Harris, ED (Roberta, GA)

**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

**Mathew McClammey - VICE PRESIDENT**

ED, Opelika HA • CEO, Opelika Housing Development, Inc. • 37 years of experience in the Affordable and Public Housing industry in 8 states • Managed, operated, developed, and preserved more than 10,000 units collectively during his career • Certified in over a dozen areas of Affordable Housing practices • 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 • PHADA/EDEP graduate • Married with four children

Carolyn Sutley - TREASURER

Retired, as Enterprise HA ED in 2016 • Past AAHRA President and has served on numerous AAHRA Committees • Currently a consultant to HA's 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**

ED, Decatur Housing Authority • 17 years of Public Housing experience • SERC Legislative Committee • NAHRO Legislative Network Advisory Committee • PHADA/EDEP graduate • Bachelors: Business Administration in Accounting: Jackson State University • Masters: MPA with an emphasis in Government and Policy: Grand Canyon University

Debra D. Rogers - BOARD MEMBER

ED, Troy HA • 22 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

**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 Heads Men's Basketball Coach at Oakwood University • Author (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

**Tanisha Thomas - BOARD MEMBER**

ED, Brewton Housing Authority • 9 years of Public Housing experience • AAHRA Award Ceremony Committee & AHAEF Scholarship Committee • Past Board Member for APHADA • Resides in Evergreen, AL with husband of 10 years and our 3 children

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 • Bachelors degree: Valdosta State University



AAHRA Spring Workshop
Monday-Wednesday, April 15-17, 2024
Birmingham, AL
More Info at AAHRA.org



Leadership Making a National Impact

- Dothan Housing

In order to expand their impact, Dothan Housing is committed to providing leadership with the opportunity to serve as leaders within the housing industry on a national level.

Recently, they have celebrated the appointment of two team members.

Dr. Tamara Berry-Andrews has been appointed to the NAHRO Diversity, Equity, Inclusion (DEI) Advisory Committee, and Dr. Michael C. Threatt has been appointed to the NAHRO Legislative Network and Community Revitalization & Development (CR&D) Committee.

Additionally, Dr. Threatt was appointed to serve on the SERSHA Board as the Alabama At-Large Board Member.

To keep up with Dothan Housing, please visit their website at DothanHousing.org.



Dr. Threatt
(Dothan Housing, AL)



Dr. Berry-Andrews
(Dothan Housing, AL)



AAHRA Executive Director of the Year, Darold Sterling

- Alexander City Housing Authority

The Alexander City Housing Authority is thrilled to announce that their esteemed Executive Director, Darold Sterling, has been recognized as the "Executive Director of the Year" at the AAHRA Annual Conference.

"We are incredibly proud of Darold Sterling's achievement...Under his visionary guidance, ACHA has achieved remarkable milestones and set new standards for excellence," said Skipper Worthy, BOC Chair.

To learn more about ACHA, please visit their website at AlexCityHousing.org.



THE PRICE OF BUREAUCRACY

REMOVING SECTION 8 LANDLORD PAIN POINTS THROUGH THE INVESTMENT IN TECHNOLOGY

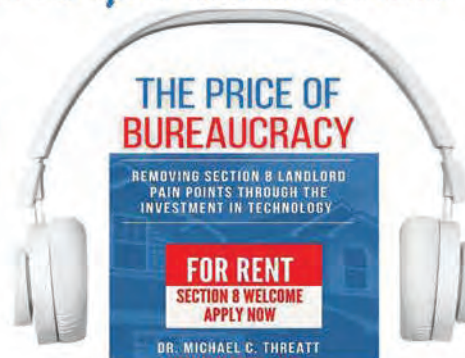


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DR. MICHAEL C. THREATT



**Abe Singh - PRESIDENT**

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

**Becky-Sue Mercer - VICE PRESIDENT**

ED, Arcadia HA • 29 years PH experience
• Completed HUD Recovery Plan in 2014, bringing Arcadia off "troubled list" • EDEP graduate
• Several FAHRO Committees • 6 County COC Board Member • With S/O Frank, has 5 children & 8 grandchildren

Shannon Young - IMMEDIATE PAST PRESIDENT

ED, Seminole County HA • 21 years of Housing experience • Numerous SERC Committees • PHADA Trustee & Bollinger Scholarship Committee • Regional COC Board

**Julio Ponce - VP & TREASURER**

ED, Hialeah HA; since 2010 • Hialeah HA Designated High Performer • Over 30 years of experience in Real Estate • Hialeah HA, BOC Member (1995 – 1999) • The City of Hialeah, City Council Member (1999 – 2003) • Miami Association of Realtors, Member • 4 daughters with his wife Yade

**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

Brian Clark - MEMBER AT LARGE

Executive Officer, Titusville HA • 24 years Affordable Housing experience

Gail Sansbury - MEMBER AT LARGE

ED, Fort Walton Beach HA • 23 years PH experience • FAHRO Past President • SERC Member Services Committee

**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); Volusia County Growth Management Board member; 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

**Kurt Pentelecuc - MEMBER AT LARGE**

ED, Punta Gorda HA • 26 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

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

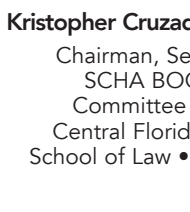
ED, Homestead Housing Authority • 28 years Affordable Housing experience • Numerous Nan McKay Certifications: HQS, Fair Housing & Reasonable Accommodation, Financial Management, Executive Management • Degree in Business Management • Notary Public • Board member of the Community Advisory Board for South Miami-Dade • Youth soccer volunteer

Susan Christophel - MEMBER AT LARGE

ED, Columbia County HA 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 • 33 years of Affordable Housing and community development 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 Rev. Winston Dawson, 3 children, 7 grandchildren

**Kristopher Cruzada - COMMISSIONER AT LARGE**

Chairman, Seminole County HA • 15 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

**Kim Barclay - EXECUTIVE DIRECTOR**

ED, FAHRO • 25 years of association & non-profit industry management • Strong meeting & event planning skills • Lives in Tallahassee with her husband Steve • Home chef, enjoys boating & fishing



Grand Opening of The Legacy at Jordan Park & Renovated Jordan Park Family Units

- St. Petersburg Housing Authority

The St. Petersburg Housing Authority (SPHA) proudly held the grand opening of “The Legacy at Jordan Park” on October 27th, 2023. It’s a brand-new, three-story, 60-unit senior mid-rise building in Jordan Park. The event also celebrated the completion of the surrounding, newly renovated 206 Jordan Park Family Units.

The Legacy at Jordan Park marks a new chapter in the history of the Jordan Park community, representing a modern and innovative living space that caters to the needs of senior residents. Designed by Robert Reid Wedding Architects, developed by Norstar Development USA, LP, and constructed by NSBF, LLC, the new building offers state-of-the-art amenities.

SPHA President/CEO, Mr. Michael Lundy noted that The Legacy at Jordan Park features granite countertops, in-unit washers and dryers, a pickleball court, and several other amenities typically found in market-rate apartments. Each unit also includes an electrical outlet connected to a backup generator to aid residents during power outages. “This one, single enhancement will immensely improve the quality of life for our elderly community,” said Mr. Lundy.

Notable speakers at the event included City of St. Petersburg Mayor Ken Welch, Principal Deputy Assistant Secretary of HUD’s Office of Public and Indian Housing Richard Monocchio, St. Petersburg City Council Chair Brandi Gabbard, and Pinellas County Commissioner René Flowers.



Pinellas County Commissioner René Flowers grew up in the Jordan Park community. She said its redevelopment would help change the conversation surrounding subsidized housing. “It is not a place for poor people,” said Commissioner Flowers. “It is not a place for individuals that some may consider undesirable. It is a place of community. It is a place of safety. It is a place where individuals can pull themselves up—not just by their bootstraps, but by all of the resources that we have.”

The grand opening event also featured a musical performance by the Thurgood Marshall Fundamental Middle School Band.

A ceremonial ribbon-cutting marked the official unveiling of The Legacy at Jordan Park building.

Upgrades to the surrounding 206-family apartments include new kitchens and bathrooms, windows, flooring, washers and dryers in units, enhanced safety features, and energy-efficiency improvements.

For more information on this development, visit their website at StPeteHA.org.

Voucher Program Graduates Honored at Celebration Event

- Gainesville Housing Authority

Gainesville Housing Authority (GHA) celebrated 49 graduates of the HCV program during a ceremony held Saturday, August 12, 2023, at The Cotton Club Museum & Cultural Center, Inc. During the celebration event, graduates were honored for their achievement of reaching zero Housing Assistance Payments (HAP) and received certificates recognizing their success.

“Attaining self-sufficiency for HCV program participants is the ultimate goal. The life resources and educational opportunities offered through GHA help provide a stable foundation to improve the quality of life and change the trajectory of the participant’s future. We are pleased to recognize these 49 individuals as they move forward on a path to success and financial independence,” states Pamela Davis, GHA’s CEO.

For more information on GHA, please visit their website, GainesvilleHousingAuthority.org.



Left to Right Malcolm Kiner, COO; Ms. Audrey Craig; Pamela Davis, CEO Gainesville, FL

FYI Vouchers Awarded

On August 9th, HUD announced \$869,000 in funding for the Foster Youth to Independence (FYI) initiative, which addresses former foster youths experiencing homelessness or at risk of homelessness. Under the FYI initiative, housing vouchers will be provided to youth aged 18-24 leaving or who have left foster care within 90 days.

Help us congratulate our state’s FYI Voucher Recipient:

- New Smyrna Beach HA – 21 Vouchers

**Marie Harris - PRESIDENT**

ED, Roberta HA • 32 years PH experience • NAHRO, Certified Public Housing Manager • 31 years on GAHRA's Executive Committee • Served on several other GAHRA Committees • SERC-NAHRO Chair of Professional Development Committee • 1 son

**Douglas Freeman - VICE PRESIDENT FOR PROFESSIONAL DEVELOPMENT**

Deputy ED, Augusta HA • Has served within the Affordable Housing industry since 1995 • MS Management and Leadership from Western Governors University • Certified Public Housing Manager from NAHRO • SERC-NAHRO Administrative Practices • 2 daughters and 3 grandchildren

Candice Drake - SENIOR VICE PRESIDENT

ED, Dawson HA • 16 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 • Numerous GAHRA Executive Committee Positions • SERC VP of Professional Development • Delta Sigma Theta Sorority, Inc. • Emory Prevention Research Center Community Advisory Board • Mother of 1 son

**Patricia Allen - VICE PRESIDENT FOR MEMBER SERVICES**

ED/CEO, Thomaston HA, Thomaston Housing and Redevelopment Corporation • 25 years Affordable Housing experience • AAS, Gordon State College • BAS, Organizational Leadership, Mercer University • NAHRO PHM • NAHRO CMM • NAHRO IRGE Chair • SERC-NAHRO Emerging Leader graduate • GAHRA 2016 Future Leader graduate • THA is a 2019 NAHRO Merit Awards winner • NAHRO HUD Conversions Certification • NAHRO Procurement Certification • NAHRO Capital Funds Program Certification • NHCM Continued Occupancy Specialist Certification • Nan McKay MHS • 2 daughters, and 1 grandson

**Gary Erwin - PAST PRESIDENT**

ED, Calhoun & CHA's non-profit • 16 years PH experience • Former Police Officer • SERC-NAHRO Exhibitor Chair since 2017 • Married for 25 years with 2 children

George Edge - VICE PRESIDENT FOR LEGISLATION & REGULATION

CEO, HA of Americus • 37 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 for 34 years with 5 children

**Beth Brown - VICE PRESIDENT FOR HOUSING & REDEVELOPMENT**

ED, Gainesville HA • 26 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

**Shannon Kight - SECRETARY**

ED, Hazlehurst HA • Has served within the Affordable Housing industry since 2001 • GAHRA Future Leaders class of 2014 • GAHRA Committees: Membership, Youth Leadership, Human Services, Awards & Recognition, Professional Development • SERC Scholarship and Youth Leadership Committees • PHM • Jeff Davis Hospital Board Chair • JD Board of Health • JD Chamber Past President • JD Family Connections past Board Chair • Make A Wish Foundation volunteer since 2003 • Christian Ladies Fellowship treasurer • Married to Greg, 4 adult daughters, 3 grandsons

**Randee Wiggins - 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

**2024 GAHRA Annual Conference**

Sunday-Wednesday, September 15-18, 2024
Savannah, GA

**Cheri James - PRESIDENT**

ED, Catlettsburg HA • Over 27 years in Public Administration, 11 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 SECTION 8**

ED, Cumberland Valley Regional HA • 23 years Section 8 Housing experience • 5 years as ED of CVRHA

Faith Day - VP MAINTENANCE

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

**Robert Hayes - EDITOR**

ED, Corbin HA • 25 years management experience • Former HA Board Member • Served on numerous community boards • PhD, MA, MA, BA

**Dione Kinman - VICE PRESIDENT**

ED, Dry Ridge HA

Cindy Bowen - TREASURER

ED, Lawrence County HA • 28 years in finance • 4 years PH experience • 2 sons with husband, Randy

**Matt Cox - VP OF PUBLIC HOUSING**

Administrative Assistant to the Director of the Housing Authority of Morehead & Owingsville • 10 years with Morehead HA • First experience on the KHA Board • KHA Maintenance Conference Committee and Co-Chair for the Mid-Year Committee

Shauna Boom - PAST PRESIDENT

ED, Owensboro HA • 24 years PH experience • KHA Past President • Past SERC-NAHRO VP of Member Services • SERC-NAHRO Administrative Practices & Budgeting Committee • BS in administration of justice: Southern Illinois University, Carbondale • EDEP graduate • Rental Housing Development Finance Professionals (NDC) • Volunteer with Aubudon Area Community Service (2006) • 3 children with husband, Doug



2024 KHA Annual Conference
Sunday-Wednesday, September 15-18, 2024
Marriott; Covington, KY

KENTUCKY NEWS KYHousingAssn.com

BITS & PIECES

New Leadership Returns Home

- Louisville Metro Housing Authority

A Louisville native has been tapped to lead the Louisville Metro Housing Authority as their new Executive Director.

Elizabeth Strojan will officially begin as Executive Director in early 2024.

Strojan most recently served as Senior VP for administration and external affairs as well as chief of staff of the New York City Housing Development Corporation. She began with HDC in 2017, leading the department's government affairs division and advising New York City's Department of Housing Preservation and Development on federal affairs.

"Elizabeth Strojan is a rising star in the nationwide affordable housing industry, and we are incredibly fortunate she has chosen to come home to Louisville and lead LMHA," Mayor Greenberg said in a news release.

Strojan holds a dual master's degree in economics and international political economy and development from Fordham University and a bachelor's degree in political science from Centre College in Danville.

"Elizabeth Strojan has a breadth of experience in housing and a strong track record of leadership, advocacy, and

relationship-building that will allow her to hit the ground running in her new role as Executive Director of the Louisville Metro Housing Authority," Eric Enderlin, president of the HDC, said in a news release Tuesday.

To stay up-to-date with LMHA, please visit their website at LMHA1.org.




Christopher McKissick - PRESIDENT

ED Booneville HA • AoA, Southwest Mississippi Community College • BS: Information Science, University of Phoenix • 13 years of IT experience • NAHRO Small Agency Task Force • SERC-NAHRO Emerging Leaders and Small Agency Task Force • 2 daughters with wife Kacy

Kaye Judson - SECRETARY/TREASURER

West Point HA • 32 years of PH experience • Served on a variety of SERC Committees • BS: Science & Accounting • Serves on NAHRO's Professional Development and Small Agency Task Force Committees


Katina Pace - SENIOR VICE PRESIDENT

Deputy ED, Mississippi Regional Housing Authority VI • Affordable Housing experience since 2000 • BA: Economics with Accounting emphasis - Tougaloo College • PHM & HCCP Certifications • Serves on numerous MAHRO and SERC-NAHRO Committees • Board Member - Central MS 500 CoC (2017-2022), Operation Shoestring (current) • Alpha Kappa Alpha Sorority, Inc.

Felicia Jackson - VP PROFESSIONAL DEV

Assistant ED, Laurel HA • 29 years of Service • Public Housing Manager • Co-Chair of the South Mini Group • Chair of SERC Education and Training Committee • SERC Professional Development Committee • Leads Girls Youth Mentoring Group • NAHRO Professional Development • BS: Business Admin - Jackson State University


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

Debra Taylor - VP OF HOUSING

ED, Columbus HA • 21 years with CHA • Numerous civic organizations boards, advisory councils, and MAHRO Committees • BS: Education from MUW • MEd: Mississippi State University • Lifelong native of Starkville • Debra & husband Terrance (over 28 years) have 3 adult children & 5 grandchildren


Johnny Johnson - VP COMMISSIONERS

Board President, MS Region IV • 23 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


Helen Werby - DIRECTOR

ED, Biloxi HA & President, Biloxi Community Development Corporation • In Affordable Housing since 2004 • Serves on MAHRO Board and several Committees • MHARM Board • Several SERC Committees • Served on NAHRO CR&D Committee • Numerous other community and housing boards • BBA: University of Mississippi • JD: Mississippi College School of Law • Mississippi Bar Association


Stacy Black - DIRECTOR

ED, Winona HA • Public Housing industry since 2015 • MAHRO Professional Development, Emerging Leaders, Member Services, Housing • 6 years in elementary education • 2 young adult children

Sharon White - DIRECTOR

ED, Water Valley HA • 23 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 • Over 40 years of Affordable Housing experience • BA: Alcorn State University • MBA: Alcorn State University • MAHRO Board and Scholarship Committees • SERC Legislative and Scholarship Committees • Certified Public Housing Manager • MBA (Hospitality and Gaming) • Married to Ronnie Herbert for 43 years, 2 sons and 4 grandchildren

Gloria Byrd - DIRECTOR

ED, Picayune HA • Served in Public Housing since 2011 • MAHRO Chair of 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


M. Jason Spencer - PAST PRESIDENT

ED, Tennessee Valley Regional HA & Walnut Housing Authority • Chairman of Housing Assistance • 22 years of PH, MF, and HCV experience • PHADA trustee • BBA: Faulkner University • MBA: Union University • CPO Certification • Hearing Officer • PHM Certification • HQS/UPCS Certifications



Award-Winning Affordable Housing Provides Enhanced Housing Options

- Mississippi Regional Housing Authority VI (MRHA 6)

Mississippi Regional Housing Authority VI, in central Mississippi, won a 2023 Charles L. Edson Tax Credit Excellence Award in the HUD Preservation Housing category.

Their Mississippi Region VI RAD development represents the efforts of co-developers Knight Development and Mississippi Regional Development Corporation, MRHA 6's nonprofit, to preserve, improve, and increase affordable housing opportunities in rural and urban areas of Central Mississippi. It was made possible through support from local and state representatives, Cedar Rapid Bank & Trust, Mississippi Home Corporation, and the Mississippi Association of Affordable Housing Providers.

"This award has been well-earned. They are succeeding in their mission to remake or construct affordable housing that gives

Mississippians more than just a place to lay their heads at night. The life-improving services offered to families and seniors are key to improving quality of life and making stronger communities," said Sen. Cindy Hyde-Smith.

Congressman Bennie Thompson stated, "This representation of a collaborative effort between Knight Development and Mississippi Regional Development Corporation to preserve, improve, and increase affordable housing opportunities in rural and urban areas of Central Mississippi is truly remarkable. I thank your organizations for their commitment to providing affordable homes to our neighbors who need them most."

To learn more about their ongoing development and redevelopment opportunities, please visit their website at MRHA6.org.

2023 NAHRO LDG Scholar & NAHRO Merit College Scholarship Winner

- South Mississippi Housing Authority

Ja'Keasia Pittman of South Mississippi Housing Authority was named one of the three LDG Scholars. Ja'Keasia is currently attending Pearl River Community College, studying nursing.

NAHRO-LDG Scholars are selected — by a panel of judges — from the NAHRO Merit College Scholarship winners, who are submitted by each region. Ja'Keasia was also selected as the SERC Region NAHRO Merit Scholar.

Congratulations, Ja'Keasia and South Mississippi HA!



To keep up to date with SMHA happenings, please visit their website at SouthMississippiHousing.org.



Partnering for an Impactful Homeownership Event

- Laurel Housing Authority



In recognition of National Homeownership Month, citizens from throughout Laurel and Jones County convened at the Laurel Train Depot on June 14 to take part in a Homeownership Event hosted by the Laurel Housing Authority in partnership with the Jackson HUD Field Office.

Each entity partnering in this endeavor was available to explain to attendees the advantages of homeownership and how to make it possible in their individual situations.

LHA's ROSS coordinator, Latesa Phillips, spoke about her progression from a resident to a homeowner, and Property Manager Semeka Seals shared her experience of transitioning from a resident to a private sector renter and now beginning her homeownership journey.

"We want to make sure we have events like this to help us be able to serve the residents," said Adrenace "Shae" Williams, Field Office Director. "HUD is listening. There are so many things out there to benefit the residents ... Take it one step at a time."

Representatives of Cadence Bank, Citizen National Bank, Community Bank, Hope Credit Union of Jackson, the Jackson HUD Field Office, LHA's Resident Council, Regions Bank, Sunbelt Credit Union, The First Bank, Trustmark Bank, USDA, Voice of Calvary Ministries, and Woodland Realty were among the agencies taking part in the community event.

Stay tuned to the next edition of SERCulator, where we will cover LHA's recent ribbon-cutting event at their new Laurel Jones County Visitor Centre.

To keep up to date with LHA, please visit their website at LaurelHA.net.



Janice Fowler - PRESIDENT

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



Allen "Buddy" Brown - PRESIDENT-ELECT

ED, Benson Housing Authority, NC

Veronica Revels - SR. VICE PRESIDENT

CEO, Burlington Housing Authority, NC • PH/Affordable Housing industry since 1981 • Executive Director since 2014 • Certified Public Housing Manager • Bachelor's degree from Elon College in Business Administration/minor Accounting • NCHADA Second Vice President • NCHARRP Advisory Board member



Patrick Prince - FIRST VICE PRESIDENT

ED, Greenwood Housing Authority, SC • CCHRCO Constitution and Bylaws Committee



Anne Burroughs - TREASURER

ED, Marion Housing Authority SC • PH/Affordable Housing industry since 1981 • Executive Director since 1996 • Serves on the SERC E&T Committee • Certified Public Housing Manager • Past CCHRCO President (2014-15)



Alanda Richardson - SECRETARY

ED, Hickory Housing Authority, NC (25 yrs.) • NCHADA President • Co-Chair-CCHRCO Commissioners Support Committee • NAHRO BECT Committee • SERC-NAHRO Annual Conference Committee • SERC-NAHRO Women's Leadership Committee • NCHARRP Board Member • Member of PHADA • Previously served as VP of Professional Development and Secretary of SERC-NAHRO • Previously served as Chair of the Education and Training Committee of SERC-NAHRO • Certified Occupancy Specialist • Certified Manager of Maintenance • MOR Specialist • TaCCs

Join Us!
CCHRCO's 2024 Winter Workshop
Sunday-Tuesday, February 4th-6th, 2024
Charleston, SC



Save the Date!
CCHRCO's 2024 Annual Conference
Marriott Myrtle Beach Resort & Spa at Grande Dunes
Sunday-Wednesday, August 25-28, 2024 | Myrtle Beach, SC

Connie Howard - BOD PRESIDENT
Three-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



Michael F. Dineen
Two-Year Term

ED, Lenoir, NC • 17 years of PH experience • Past President of Carolinas Council and NCHADA • US Army Veteran • Former Georgia Police Officer • NCHARRP Board Member • Bachelor's degree from Shorter University Rome, GA • Has 3 children with wife Jennifer



Yvonda A. Bean
Two-Year Term

CEO, Columbia Housing & Cayce Housing, SC • NAHRO 2023 Outstanding Professional of the Year • NAHRO Board of Directors • Co-Chair to NAHRO Legislative Advisory Committee • SERC-NAHRO Legislative Committee Chair • CCHRCO Board of Directors • CCHRCO Legislative & Legal Committee Chair • SC Housing Finance Agency Housing Trust Fund Advisory Committee • City of Columbia Affordable Housing Task Force



Angela Childers
Two-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 • Federal Home Loan Bank-Atlanta Affordable Housing Advisory Council • Proud mother and grandmother!



Felts Lewis
Two-Year Term

ED, Roxboro Housing Authority, NC • In Public Housing/Affordable Housing industry since 2005 • Executive Director since 2018 • Past member of CR&D & 40 Under 40 Committees for SERC-NAHRO • Current Co-Chair of CCHRCO Historical Committee • Current First Vice President and Past Secretary of 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
Two-Year Term

President/CEO Wilson Housing Authority • University of North Carolina at Wilmington Business Management - graduate • NC Real Estate Broker • PHADA/RUTGERS Executive Director Education Program graduate • Director of NCHARRP • Past President of Wilson Board of Realtors • Past President Wilson Home Builders Association



Debbie Maness
Two-Year Term

ED, Union Housing Authority, SC



Shaunté Evans
One-Year Term

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



Angela G. Jimenez
One-Year Term

CEO, High Point HA, NC • PH/Affordable Housing industry since 2003 • US Army Veteran • Realtor • B.S. High Point University • MBA High Point University • Holds numerous Certifications, licenses, and designations



Jenny Hammond
One-Year Term

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



Sandra Perry
One-Year Term

ED, Elizabeth City Housing Authority, NC



Celebrating 55 Years of Service

- Robeson County Housing Authority

On October 9th, Robeson County Housing Authority celebrated 55 years of dedicated service within their community. Founded in 1968, the agency dutifully serves their local community, providing not only housing but opportunities to access wrap-around services.

A high-performing agency since 2017, RCHA participates in several programs, including MTW, ROSS, and FSS.

The agency held a celebration to mark the anniversary, where invited attendees could come together to celebrate this milestone. The event featured live music, food, and, of course, some excellent theming.

Congratulations, Robeson County Housing Authority, on reaching this milestone. To learn more about their 55 years of service, please visit their website at RobesonHA.org.

A Dedicated Career Comes to a Close

- Bladen/Bladenboro HAs

Join us in congratulating Stevie Craig on her upcoming retirement.

Stevie was appointed Executive Director of the Bladenboro and Bladen (formerly Clarkton and Elizabethtown HA's) Housing Authorities in April 2005, but began with the agencies in 1992.

Throughout her career, she has earned several certifications, including NAHRO PHM, NAHRO Managing Maintenance, PH Occupancy, Nan McKay & Associates, and HCV Occupancy, Nan McKay & Associates.

A dedicated Houser, she has served within several affordable housing organizations, including CCHRCO (BOD, Scholar Committee Chair, and Membership

Chair), ECAHRO (Past President), NCHADA (Past President, Secretary, and Treasurer), SERSHA (Secretary), and NCHARRP (Current BOT Chairman).

Thank you, Stevie, for your dedicated service within the affordable housing industry. To learn more about her agencies, please visit their website at BladenHousing.org.



Empathy in Action: New ECHARO Leadership

Tyrone Lindsey has been installed as the President of the Eastern Carolina Association of Housing and Redevelopment Officials (ECAHRO).

Tyrone shared his vision for his presidency when addressing membership at the fall conference, sharing, "my vision has always been rooted in a grassroots approach."

Key tenants of his presidency will be:

- Aligning with Legislative Reforms and Standards
- Enhancing Human Resources Practices
- Promoting Mental Health Awareness
- Networking and Experiential Learning

Celebrating a Career of Service

- Kinston Housing



After 23 years of dedicated service at Kinston Housing (KH), Rhonda Abbott, Executive Director, has announced her retirement.

Rhonda began her career in affordable housing in October 2000 as the Director of Administrative Services/CFO for KH. Bringing her expertise in public accounting, Rhonda served as Director of Administrative Services/CFO until 2003, when she was promoted to Deputy Director/CFO.

In 2005, Rhonda was named ED of KH. During this time, Rhonda served as CCHRCO President in 2009/2010. In addition to her work within CCHRCO, Rhonda has also served as a Board Member (2020-2023) and Treasurer (2022-2023) for Housing Benefits Plan.

Rhonda is most proud of the improved resident experience. Under her leadership, KH has invested in new playground equipment, increased and improved parking, improved safety lighting, and security cameras, and facilitated the FSS and homeownership programs.

In her retirement, Rhonda plans to live in Grifton, NC, with her husband, Walter. They plan to travel and spend lots of time visiting their daughters and their families, especially their six grandchildren.

Join us in congratulating Rhonda on her retirement and thanking her for her dedicated service.

To learn more about Kinston Housing, please visit their website at KHANC.org.





Yvonda A. Bean Named NAHRO Outstanding Professional of the Year

- Columbia Housing

On October 8, NAHRO awarded three affordable housing leaders with the association's highest honor, the Outstanding Professional of the Year award: Lisa Baker, Yvonda Bean, and Peter LiFari.

Yvonda A. Bean is the CEO of Columbia Housing. She is leading a 10-year, \$500 million initiative to reposition, renovate, and redevelop the agency's affordable housing portfolio.

"Yvonda is a dedicated houser," said NAHRO CEO Mark Thiele. "Under her leadership, Columbia Housing is building housing, empowering minority- and women-owned businesses, and investing in education, employment, and mentorship opportunities for the community's youth."



Patricia Wells, NAHRO Past President & Yvonda Bean, CEO (Columbia, SC)

It is a pleasure and an honor to present her with this well-deserved award."

To learn more about Ms. Bean and Columbia Housing's impact, please visit their website at ColumbiaHousingSC.org.

New Leadership Brings Renewed Vision

- Newberry Housing Authority



Jessica M. Holcomb has joined the Newberry Housing Authority as their new Executive Director.

Ms. Holcomb joins NHA from Spartanburg Housing, where she served most recently as COO. She holds the following housing certifications: HCV Homeownership, Rental Housing Development Finance Professional, Executive Director Education Program, Supervision and Management, Developing and Managing PBV Specialist, Tax Credit Specialist, and Public Housing Management.

Ms. Holcomb is an active member of the Epsilon Beta Omega Chapter of Alpha Kappa Alpha Sorority, Inc. In addition, she is a member of United Way of the

Piedmont's African American Leadership Society, Member of the Wofford College Black Alumni Association, Board Member of the Cleveland Opportunity Foundation (Cleveland Academy of Leadership), Board Member of Strategic Spartanburg, 2018 graduate of Leadership Spartanburg, 2018 graduate of Spartanburg County Citizens Academy, 2019 graduate of Grassroots Leadership, and 2021 graduate of City of Spartanburg Citizen's Academy.

Ms. Holcomb is a 2020 recipient of the United Way of the Piedmont Walter S. Montgomery Sr. Award for Young Leadership, 2020 OneSpartanburg, Inc. 40 Under 40 Recipient, 2022 Young Careerist Award for Business Professional Woman of Spartanburg, and the 2022 Epsilon Beta Omega Chapter Soror of the Year.

In her spare time, she enjoys traveling extensively, reading, decorating, pageant coaching and judging, and event planning.



New website launching 1Q 2024

Correction from October 2023 Edition

Please note that in the October 2023 edition of SERCulator, within the article "A Paw-sitive Opportunity," the Housing Authority of Lancaster was incorrectly named as Lancaster Housing Authority.

Housing Authority of Lancaster

Shaunté Evans Named NAHRO VP of Member Services

- Spartanburg Housing



Shaunté Evans has been named as the new NAHRO VP of Member Services.

Shaunté serves on numerous NAHRO and SERC-NAHRO committees and currently also serves as the VP of Member Services for SERC-NAHRO.

Shaunté serves as the CEO of Spartanburg Housing. Her career in affordable housing and community development spans almost 20 years.

To learn more about Shaunté or Spartanburg Housing, please visit their website at SpartanburgHousing.org.



**Justin Jones - PRESIDENT**

ED, Ripley Housing since 2018 • Prior Finance Director, Ripley Housing 2015 - 2018 • Bachelor's degree in Business Management • MBA with a Concentration in Accounting • PHADA & Rutgers University EDEP graduate • Institute of Real Estate Management (IREM) Certified Property Manager (CPM) • IRS Enrolled Agent (EA) • State of TN Certified Municipal Financial Officer (CMFO) • NAHRO Public Housing Manager (PHM) • MAHMA Certified Professional of Occupancy (CPO) • PHADA Board of Trustee • PHADA Committees – Finance & Membership • Rotary Club of Ripley, TN – President Elect • Married to Andrea Jones • 4 children

Jo Alread - VP COMMISSIONERS

Board Chairman, Jackson HA • 25 years on HA Board • Master's degree, UT Martin • SERC-NAHRO Commissioners Committee • TAHRA Commissioners Committee, Co-chair (Past) • 31 years' service: the state of Tennessee in Education

**Crystal Carver - VP HOUSING**

Deputy Director, Lafayette HA since 2014 • 15 years PH experience • PHADA and Rutgers University EDEP graduate • Nelrod Public Housing Manager (PHM) • Microsoft Certified Application Specialist • Certified Property Manager (CPM) • TAHRA Past Housing Committee Member • State of Tennessee Notary • ADA Compliance Board City of Lafayette

Jeff Green - VP PROFESSIONAL DEV.

Operations Director, Tennessee Valley Housing Services • 24 years with TVHS • BS degree: Tusculum University • NAHRO Certified Public Housing Manager • SERC-NAHRO History & Archives Committee • TAHRA Exhibitors Committee, Co-Chair • East Tennessee Purchasing Association, Member • Married, 3 sons and 2 granddaughters

**Mark Reid - SR. VICE PRESIDENT**

ED, Jackson HA • 15 years with JHA • Prior Director of Asset Management • BBA: University of Tennessee at Martin • SERC-NAHRO Committees – Asset Repositioning, Rental Assistance, Resolutions (Past) • Alpha Kappa Psi • Jackson Madison County, TN African American Chamber - Board of Directors • Married to Karen P. Reid

Pam Bratcher - VP MEMBER SERVICES

ED, Martin HA • Working within the Affordable Housing industry since 1993 at West Tennessee Healthcare's Affordable Housing • Joined Martin HA 2000, prior Financial Director and Deputy Director • BBA Bethel University • PHADA member • TAHRA Scholarship Committee (Past) and Finance Committee (Past)

**Julie Sharpe - MEMBER AT LARGE**

ED, Maryville HA since 2021 • Working within Affordable Housing industry since 2004 • 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) • EDEP graduate, Class of 2021 • CPO Multifamily & COP Public Housing • Spouse: Scotty, children: 2, grandchildren: 4

Maria Catron - 1ST PAST PRESIDENT

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

**TENNESSEE NEWS** TAHRAnet.org**BITS & PIECES****Changing of the Guard in East Tennessee**

- Dayton HA & Cleveland HA

Dayton Housing Authority welcomes its new ED, Stacey Brannen. Stacey has previously served DHA as their Housing Manager and will be stepping into this new role with a wealth of experience and community knowledge.

Lisa Bonadio, former ED of Dayton HA, has moved down the road to Cleveland Housing Authority following the retirement of longtime ED Paul Dellinger.

In a way, this is returning home for Lisa, who began her affordable housing career in Cleveland before moving to Dayton HA.

Both agencies are excited to welcome their new leadership, as both ladies are excited to continue the good work of their predecessors before them.

For more information on these agencies, please visit their respective websites at DaytonHousingAuthority.org and ClevelandHousingAuthority.org.



Lisa Bonadio, ED (Cleveland, TN) & Stacey Brannen, ED (Dayton, TN)





TAHRA Legislative Update

Advocacy is defined as public support for or recommendation of a particular cause or policy. As housing professionals servicing our society's most vulnerable populations—the elderly, economically challenged, and youth—we must all be advocates on their behalf. Most of our honorable local, state, and federal officeholders are not focused on problems that we see daily; therefore, there is a need for advocacy.

NAHRO identified August 2023 as a special month for advocacy. According to NAHRO president Patricia Wells, NAHRO set a goal of fifty thousand (50,000) letters sent to our federally elected officials. Although August may be gone,

the letters remain in the NAHRO Advocacy Action Center for our review and sending.

The TAHRA Legislative Committee would like to formerly thank Jim Thilgen of MDHA for his advocacy as chairman of the THARMT Insurance Committee and his work on HB 0879/SB1085 authorizing housing authority-related entities participating in mixed-finance projects for self-insured pooling arrangements.

The 2024 Legislative Day on the Hill is projected for March 25-26, 2024. Please make plans to join us at this impactful event; as it approaches, more details will be provided!

New Tax Credit Opportunity Brings About Valuable Redevelopment

- Ripley Housing

Ripley Housing has been elected to participate in the Competitive LIHC by the THDA - Tennessee Housing Development Agency. This funding opportunity will aid in the rehabilitation of 71 units at Crescent Heights and Chapel Circle.



This exciting opportunity for Ripley Housing will help enhance the agency's housing stock for years to come.

To keep up to date with the progress of this project, please visit the Ripley Housing website at RipleyHousing.org.

Sean Gilbert Elected NAHRO Senior VP

After a successful campaign, we are proud to announce that C. Sean Gilbert, Executive Director of the Tennessee Valley Housing Services, has been elected NAHRO Senior Vice-President.

Sean is a SERC Past President and NAHRO fellow who has an extensive career within the affordable housing industry.

Congratulations, Sean! We look forward to your service within NAHRO!



Ribbon Cutting Held at Red River Court Honoring Former Commissioner

- Gallatin Housing Authority

Gallatin Housing Authority's (GHA) Board of Commissioners, Executive Staff, and Community Leaders are excited to announce naming the new Red River Court's Street in honor of Mr. Melvin Vaughn Sr. for his commitment and service to the Gallatin Housing Authority's Board of Commissioners.

Mr. Melvin Vaughn Sr. was born and raised in Gallatin, Tenn. He graduated from the historic African-American landmark high school, Union High. Mr. Vaughn will be the first African-American male from the GHA BOC to have a street named in his honor. He served as a distinguished board member for Habitat for Humanity of Sumner County for over ten years and a dedicated board of commissioner for the Gallatin Housing Authority after his appointment to the board in 2002. He was a pillar of the Gallatin community. Mr. Vaughn sadly passed away in 2017, leaving behind an impeccable reputation and legacy as a public servant.

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

For more information about the progress of the Red River Court Development, please visit the Gallatin Housing Authority website at GallatinHA.com.



Guest celebrate the street's official ribbon cutting.


Nancy Tarkenton - PRESIDENT

Deputy ED, Chesapeake RHA • 28 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

ED, Cumberland Plateau Regional HA • Former Dickenson County administrator • VP, Little Ten Housing Authorities of Southwest Virginia

Alisa Winston - VP FOR PROGRAM SERVICES

Executive Director, 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

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 • A talented musician • Former ED P. Buckley Moss Society


Luke Tate - VP FOR HOUSING

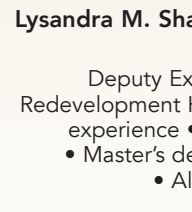
Virginia Housing Development Authority


Angela Fountain - DIRECTOR OF COMMUNICATIONS

Richmond RHA


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


Lysandra M. Shaw - VP FOR PROFESSIONAL DEV.

Deputy Executive Director, Newport News Redevelopment Housing Authority • 21 years PH experience • Bachelor's degree in Sociology • Master's degree in Business Administration • Alpha Kappa Alpha, Inc., Member


Mary Mayrose - VP COMMUNITY DEV.

ED, Lynchburg RHA • 30 years Housing experience • Former ED of Phenix City HA (Alabama) • MUP, Urban Planning from the University of Louisville • BFA, Architectural Design from Drake University


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


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 legislative Committee • Past VAHCDO President • Chair of the Harrisonburg Rockingham 10-Year Plan to End Homelessness Steering Committee • Western Virginia Continuum of Care Board Member • Virginia Housing Alliance Board member • Virginia Housing Coalition • Housing Innovator • 2016 Mary Kay Nemo Award recipient • BBA from James Madison University


Carl Williamson - DIRECTOR OF TRAINING

Director of Housing Operations, Newport News 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



Missy Elliott donates \$50,000 to Affordable Housing Agency

- Portsmouth Redevelopment and Housing Authority



Portsmouth native Missy Elliott returned for a dedication ceremony of a portion of McLean Street as Missy Elliott Boulevard and the proclamation of “Missy Elliott Day” in Virginia.



Elliott celebrated the anniversary by coming home to donate \$50,000 to the Portsmouth Redevelopment and Housing Authority. The donated funds paid the past-due rents of 26 families.

For more information on the Portsmouth RHA, please visit their website at PRHA.org.

Award-Winning Resident Services Provide New Opportunities

- Richmond Redevelopment and Housing Authority



RRHA Stem Lab

Richmond Redevelopment and Housing Authority’s (RRHA) Resident Services division has been awarded the Resident Services Award (Large Agency) by Nan McKay and Associates, Inc. (NMA). The NMA award highlights one of RRHA’s premier programs, the Youth Leadership and Employment Academy (YLEA).

The YLEA program was created in 2021 to train and employ PH youth ages 8–18. This comprehensive program brings all of RRHA’s youth-oriented training, education, and enrichment programs under one umbrella. It includes RRHA’s annual CEO summer enrichment leadership and employment program, the Science, Technology, Engineering, and Mathematics (STEM) program, and the Open House in the Village Scholarship fund for post-secondary education and training.

Currently in its 4th year, the scholarship program “Open House in the Village” awarded scholarships to 18 public housing

students, the largest in its history, to attend four-year colleges and universities. Students also received donations of resources, materials, and equipment from partners.

In addition, each year, the program trains and employs PH students throughout the agency in various positions. Students participate in various field trips and college tours that help broaden their horizons. The program now impacts over 200 students annually.

RRHA’s STEM program also continues to grow and expand. This past year’s STEAM event, to include “A” for Art, hosted more than 300 PH students and featured a race car simulator, remote-controlled cars, training on how to make beats, graphic design of sneakers, and more. As part of this initiative, RRHA opened a second STEM lab in their Whitcomb Court community.

Currently, among RRHA’s STEM students are 30 students who are working on certifications to prepare them for entry-level positions.

RRHA is committed to continuing their efforts to provide next-level resident support services while providing new and innovative opportunities. For more information, please visit their website at RRHA.com.

Michael Wong Recognized as NAHRO Fellow

At the NAHRO Annual Conference, Michael Wong, SERC Senior VP and ED (Harrisonburg, VA), was recognized as a member of the NAHRO Fellows Class of 2023.

The NAHRO’s Fellows Program recognizes individuals for achievements and actions within their own community, improving housing conditions, viability, and sustainability. A NAHRO Fellow demonstrates a dedicated commitment to reaching these goals.

Congratulations, Michael! To learn more about the NAHRO Fellows program, please visit their website at NAHRO.org.

VAHCD Welcomes Benjamin “Troy” Garrett as First Executive Director

After a months-long search, VAHCD is proud to announce Benjamin “Troy” Garrett as VAHCD’s first-ever Executive Director.

“Troy has the background, experience, dedication, and spirit to carry out VAHCD’s mission.” Nancy Tarkenton, VAHCD President

Troy serves as the Government Affairs Director for Legislative Strategies Group, LLC, and Organization Management Group, Inc. He joined OMG with two years of legislative experience working in the Virginia House of Delegates as Chief of Staff for former Delegate Chris L. Hurst (VA-H-12).

Before entering public service, Troy presided over various research projects at Virginia Tech on the interconnections between federal, state, and local governments and federated and local grassroots civic organizations and associations. He holds both Bachelor of Arts and Master of Arts degrees in political science from Virginia Tech.

A native Virginian from the picturesque New River Valley, Troy, currently resides in Richmond.

To stay up-to-date with VAHCD happenings and events, please visit their website at VAHCD.org.

Pioneering Affordable Housing Solutions in the Southeast: The Commissioner's Charge

by Anthony Sawyer, VP Commissioners - Vice Chairman
Fort Walton Beach Housing Authority, FL



Greetings Fellow Commissioners!

In the Southeastern United States, where the Spanish moss adorns ancient oaks, and the pace of life flows like the Mississippi, there lies a less picturesque reality: a significant affordable housing deficit. As economic growth spurs urban development, the need for accessible housing for all income levels has become pronounced. Housing Authority Commissioners have a critical mission: ensure safe and affordable housing is not a luxury but a sustainable promise fulfilled.

The role of a Commissioner is multifaceted, demanding a balance between pragmatic governance and visionary leadership.

We are tasked with overseeing housing programs and ensuring compliance with federal and state regulations while also responding to the unique economic and cultural landscape of the Southeast. It is our duty to advocate for those we serve, working tirelessly to align the strategies of public agencies with the realities of those in need.

A pressing challenge we face is the economic disparity. While cities like Atlanta and Charlotte experience booming job markets and surging populations, many rural areas struggle with poverty and limited economic opportunities. This divide creates a fragmented housing landscape where affordable options may abound in one county but are scarce in another. Addressing this requires a nuanced approach, one that champions both rural development and urban revitalization without displacement.

To combat these hurdles, innovative strategies have taken root. Modular and prefabricated housing are revolutionizing the way we build, slashing construction times and costs while not compromising on quality.

The use of durable yet inexpensive materials, coupled with advanced construction techniques, is enabling more homes to be built within shorter time frames. This efficiency is crucial in the wake of natural disasters, a frequent specter in the Southeast, as it allows for quicker rebuilding and recovery.

Green building initiatives have also gained traction, with a dual focus on environmental sustainability and long-term cost savings for residents. Features such as solar panels, energy-efficient appliances, and improved insulation are becoming standard in new developments, helping to reduce the utility burden on low-income households and ensuring that affordability extends beyond the mortgage or rent.

Public-private partnerships (P3s) are emerging as a powerful vehicle for funding affordable housing projects. By leveraging private investment, we can bridge the funding gaps that often hinder public housing authority initiatives. These collaborations can also bring innovative thinking and efficiency from the private sector into public endeavors, ultimately benefiting the communities we serve.

At the policy level, commissioners advocate for zoning reforms that encourage diverse housing options. From permitting tiny home communities to sanctioning accessory dwelling units

(ADUs), these legislative changes can significantly increase the stock of affordable homes.

Beyond brick and mortar, we acknowledge that affordable housing is more than just the structure—it's about building communities. Hence, we integrate support services like job training, financial literacy programs, and health care services directly into housing projects. These services empower residents, fostering self-sufficiency and improving their overall quality of life.

Looking to the future, the role of the Housing Authority Commissioner will only grow in importance as we confront the evolving challenges of affordable housing. The Southeast's response to this crisis will need to be as dynamic as the region itself, with innovation, advocacy, and a commitment to community at the heart of every initiative.

The task ahead is daunting, but the path is clear. As stewards of our communities' well-being, we will continue to push boundaries, forge alliances, and articulate a vision for affordable housing that is both inclusive and attainable.

In doing so, we will ensure that the warmth of the Southeast is not just in its climate but also in the comfort of its homes.

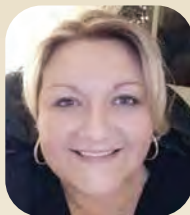


Belinda Harness - PRESIDENT

ED, Mingo County HA • 29 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

Bonnie Hawley - VICE PRESIDENT

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

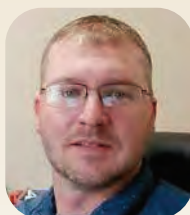


Rhonda Lindsey - SECRETARY

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



Larry Ellis - BOARD MEMBER

ED, Huntington HA • WVAHA Legislative Committee Member • Former Deputy Director and Director of Development, Huntington HA



Mark Taylor - IMMEDIATE PAST PRESIDENT

CEO, Charleston-Kanawha HA • Over 20 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

Tammy Miller - TREASURER

Deputy Director/Director of Finance, Wheeling HA
• 15 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



Lisa Shaffer - BOARD MEMBER

Housing Manager - Randolph County HA • 20 years Housing experience • Randolph County Coalition to End Homelessness Founding Member
• BS, Business Administration, West Virginia University

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



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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.

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REACH OUT TO US: YOUR SERC OFFICERS



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Anthony Sawyer (FL)

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Dates to Remember

**JUN
20-22**

2024 SERC-NAHRO

Executive Committee Meeting

**NOV
07-09**

2024 SERC-NAHRO

Executive Committee Meeting

**JUN
23-26**

2024 SERC-NAHRO

Annual Conference

**NOV
10-12**

2024 SERC-NAHRO

Fall Workshop

What's NEW In Your STATE?

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Deadline:**

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2024**

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