

SERCulator

January 2026



Transition Meeting

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New State Officers

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State Bits & Pieces

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SERC-NAHRO FALL WORKSHOP

*The Great Housing
Round-Up*

NOVEMBER 2-4, 2025

HYATT REGENCY

GREENVILLE, SC

Photos & Recap pgs 8-11



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On the Cover

In early November, SERC-NAHRO gathered in Greenville, SC for our 2025 Fall Workshop. Themed "The Great Housing Round-Up," attendees were able to enjoy excellent sessions, insightful roundtable discussions, and enjoy all Greenville has to offer.

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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

Michael Wong | SERC-NAHRO President



Dear SERC Members and Partners,

As we close the holiday season, I want to take a moment to express my heartfelt gratitude to each of you.

2025 has been a testament to the strength and resilience of our community. Together, we have worked tirelessly to ensure that safe, affordable housing remains a reality for families across our region.

Your dedication—whether through advocacy, volunteer efforts, or professional expertise—has made a profound impact. Because of your commitment, countless individuals and families have a place to call home, and that is something truly worth celebrating.

The holidays remind us of the importance of community, compassion, and connection. Let us continue to carry these values into the new year as we continue to build stronger neighborhoods and brighter futures.

As we embark on 2026, I am filled with hope and optimism. We have exciting opportunities to expand our reach, strengthen partnerships, and innovate solutions that will make housing more accessible than ever before.

Together, we can turn challenges into progress and dreams into reality.

On behalf of the entire association, I wish you and your loved ones peace, joy, and good health throughout the coming year. Thank you for being an essential part of our mission.

Warm regards,

Michael Wong,
SERC-NAHRO President

Join Us for The 2026 SERC-NAHRO Annual Conference

6001 Destination Parkway, Orlando, FL 32819 | Sun-Tues, June 28-30, 2026



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

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

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

How to Submit:

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

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

**April Issue
Materials Deadline:**

**FEB
24
2026**

For Full Details, Visit
SERCulator.com





SERC-NAHRO Legislative Network



What the ROAD to Housing Act Would Do for Public Housing Authorities

by Neil Brickfield, Legislative Committee Chair
ED, Pinellas County Housing Authority, FL

The **ROAD to Housing Bill** is currently under debate in the U.S. Congress as it works to join the U.S. Senate passed bill. **Here is what the Road to Housing Law could possibly mean to Public Housing Authorities:**

The **ROAD to Housing Act of 2025** is a comprehensive bipartisan federal housing bill passed by the U.S. Senate and awaiting further action in the House. It aims to address the national housing affordability crisis by increasing housing supply, reforming federal housing programs, and incentivizing local regulatory reform. Source: Congressional Research Service (Congress.gov/crs-product/R48732.)

1 Removing Barriers to Public Housing Preservation and Conversion

Eliminates the statutory cap on the Rental Assistance Demonstration (RAD) program, allowing more public housing units to be converted to long-term federal assistance and attract private investment. This gives PHAs greater flexibility in preserving and rehabilitating aging properties without losing affordability restrictions. Source: LACDA (LACDA.org/docs/librariesprovider25/advocacy/road-to-housing-%281%29.pdf.)

This change helps PHAs use RAD more fully as a tool for physical and financial stabilization of public housing portfolios.

2 Expanding Operational Flexibility through MTW Authorization

The bill would fully authorize the Moving to Work (MTW) program and require evaluation of innovations within MTW agencies. MTW gives select PHAs flexibility in program design, rent policies, and funding use to improve cost-efficiency and resident outcomes. Expanded MTW authorization could allow more PHAs to tailor programs

locally. Source: LACDA (LACDA.org/docs/librariesprovider25/advocacy/road-to-housing-%281%29.pdf.)

3 Encouraging Regulatory and Zoning Reforms

By directing HUD to develop best practice zoning and land-use frameworks, the bill encourages local governments to address barriers that often constrain affordable housing development, benefiting PHAs seeking to partner on new community housing projects. Source: The American Institute of Architects (AIA.org/road-impactful-housing-bill.)

4 Improving Federal Program Coordination and Oversight

The legislation mandates greater data sharing, interagency coordination, and reporting across federal housing programs, helping PHAs navigate complex funding streams and align local needs with federal policy goals. Source: Congressional Research Service (Congress.gov/crs-product/R48732.)

5 Program Enhancements with Potential PHA Impacts

Housing counseling reform: Strengthening HUD-approved counseling could support PHAs' resident services, especially around financial literacy and access to housing opportunities. Source: U.S. Senate Committee on Banking (Banking.Senate.gov/imo/media/doc/road_to_housing_act_of_2025_section_by_section.pdf.)

Inspection and administrative streamlining: Provisions drawn from the "Choice in Affordable Housing Act" could streamline inspections and income verification for voucher programs that many PHAs administer, reducing administrative burdens.

Source: National Low Income Housing Coalition (NLIHC.org/sites/default/files/ROAD_explainer_2025.pdf.)

6 Incentives for Housing Preservation and Repair

New HUD pilot programs for home repairs and neighborhood stabilization could complement PHA efforts to maintain affordable units, particularly where PHAs partner with small landlords or community groups. Source: LeadingAge (LeadingAge.org/road-to-housing-passes-senate.)

7 Broader Housing Supply Investments

A core aim of the bill is to boost overall housing supply through competitive grants, support for accessory dwelling units and transit-oriented housing, and incentives for communities that adopt pro-housing policies. A stronger housing market may indirectly relieve pressure on demand for public housing and vouchers. Source: Bipartisan Policy Center (BipartisanPolicy.org/explainer/whats-in-the-road-to-housing-act-of-2025.)

Overall Impact for Public Housing Authorities

If enacted, the ROAD to Housing Act would expand tools and flexibility available to PHAs, enable larger use of preservation programs like RAD, and modernize HUD program interactions. Its emphasis on housing supply and regulatory best practices could improve conditions for PHA development efforts. However, many provisions focus broadly on housing markets and local government incentives rather than direct new funding for public housing operations.

TRANSITION MEETING



Shaunté Evans, CEO (Spartanburg, SC); Susan Christophel, ED (Columbia County, FL); Christy Nash, ED (North Central FL Regional); Ailrick Young, ED (Laurel, MS); and Shannon Young, ED (Seminole County, FL)



Shane R. White Sr., ED (Homestead, FL); Becky-Sue Mercer, ED (Arcadia, FL)



Joyce Wolen, ED (Wheeling, WV); Bonnie Hawley, ED (Point Pleasant, WV); Tammy Miller, Deputy Director/Director of Finance (Wheeling, WV)



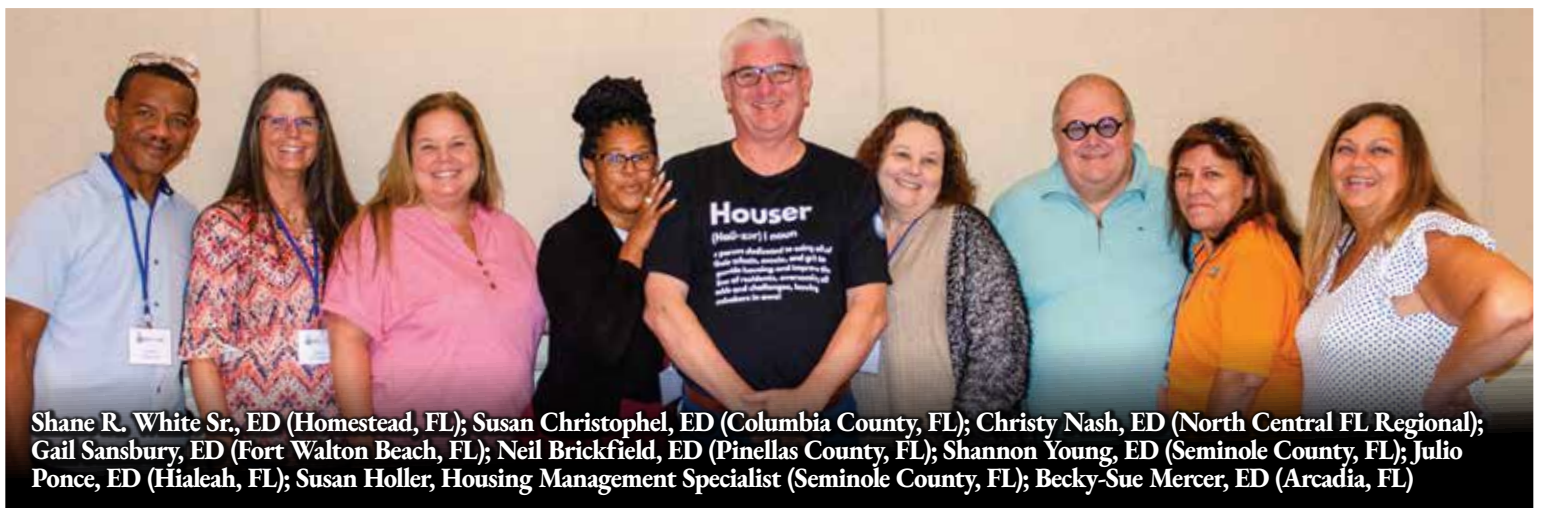
Phyllis Wong, wife of Michael Wong, SERC-NAHRO President; and Marilyn Medley, SERC-NAHRO Executive Committee Coordinator



Nellie Sanchez, Director of Comm. Dev. (Chesapeake, VA); and Tiffany Runion, Deputy Director (Harrisonburg, VA)



Harry Howe, Board Member (Marion, VA); Keith Langdon, Commissioner (Benson, NC); Bruce Morgan, Chairman (Union, SC); Johnny Johnson, Commissioner (MS Region IV)



Shane R. White Sr., ED (Homestead, FL); Susan Christophel, ED (Columbia County, FL); Christy Nash, ED (North Central FL Regional); Gail Sansbury, ED (Fort Walton Beach, FL); Neil Brickfield, ED (Pinellas County, FL); Shannon Young, ED (Seminole County, FL); Julio Ponce, ED (Hialeah, FL); Susan Holler, Housing Management Specialist (Seminole County, FL); Becky-Sue Mercer, ED (Arcadia, FL)



Mike Sweet, ED (Chickasaw, AL); Doris Richardson, ED (Evergreen, AL); Shana Demby, ED (Enterprise, AL); Tom Wachs, ED (Eufaula, AL); Stacy Parris, ED (Fort Payne, AL); Debra Rogers, ED (Troy, AL); Whitney Ball, Occupancy Specialist (Floral, AL); Beverly Barber, ED (Opp, AL); Michael Wong, SERC-NAHRO President and ED (Harrisonburg, VA); Matthew McClammy, ED (Opelika, AL)



Jo Alred, Commissioner (Jackson, TN); Eva Reynolds, Chair (Bolivar, TN) and Husband



Maria Catron, ED (Oak Ridge, TN) and Husband



Sanqnetta S. Givens, Assistant ED; and Janice J. Herbert, ED (Natchez, MS)



Veronica Revels, CEO (Burlington, NC); and Don Cameron, SERC-NAHRO Lifetime Member



Mike Sweet, ED (Chickasaw, AL) and Daughter



Mark Reid, ED and Latonya Fason, Deputy Director (Jackson, TN)



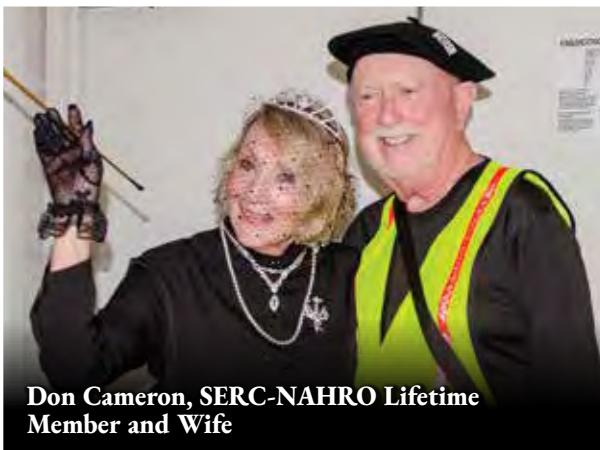
Back Row: Chloe Mansfield, Finance Manager (Ozark, AL); Aaron Brittain, Maintenance Supervisor (Picayune, MS); Sarah Lyons, Director of Finance (Biloxi, MS); Teshia Stewart, Senior VP of Strategic Initiatives and Resident Services (Columbia, SC); Chris McKissick, ED (Booneville, MS)—**Front Row:** Tayshia Hawkins, Housing Manager (Danville, KY); Cindy Harrell, HOP HCV Coordinator (Chesapeake, VA); Kristin Fisher, ED (Jackson County, WV); Gloria Byrd, ED (Picayune, MS); Valerie Sneed, Office Manager (Tifton, GA); Kimberly Levingston, CEO (Prichard, AL)



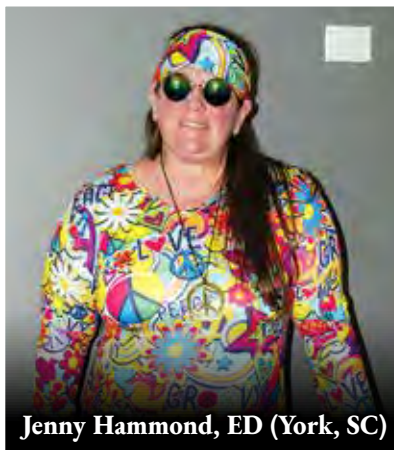
Jake Ogelsby, ED (Augusta, GA); Christi Billings, ED (Covington, TN); Michael Wong, SERC-NAHRO President and ED (Harrisonburg, VA); Shannon Biggs, SERC-NAHRO Hospitality; and Jeffrey Patrick, ED (Morehead, KY)



Julio Ponce, ED (Hialeah, FL); Shannon Young, ED (Seminole County, FL); Shane R. White Sr., ED (Homestead, FL); Gail Sansbury, ED (Fort Walton Beach, FL); Susan Holler, Housing Management Specialist (Seminole County, FL); Becky-Sue Mercer, ED (Arcadia, FL)



Don Cameron, SERC-NAHRO Lifetime Member and Wife



Jenny Hammond, ED (York, SC)



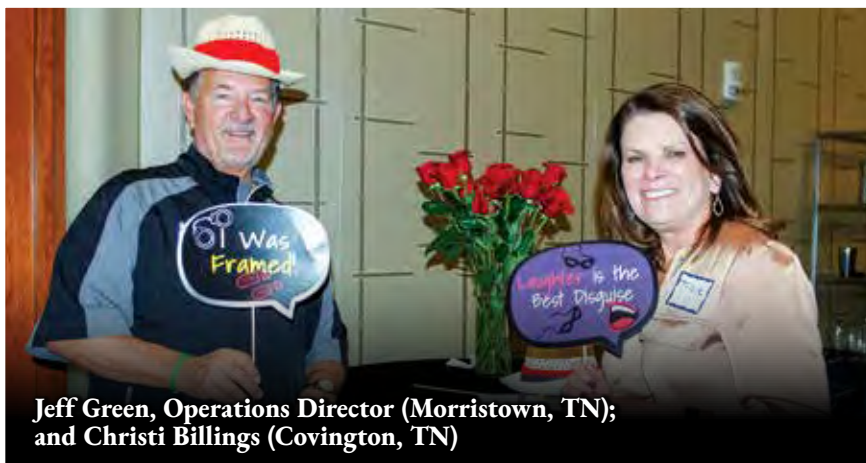
Jaime Steen, ED (Darlington, SC) and her significant other



Shannon Knight, ED (Hazlehurst, GA) and Christi Billings, ED (Covington, TN)



Lisa Porter, ED, and Ray Austin, Deputy Director and CFO (Beyond Housing, VA)

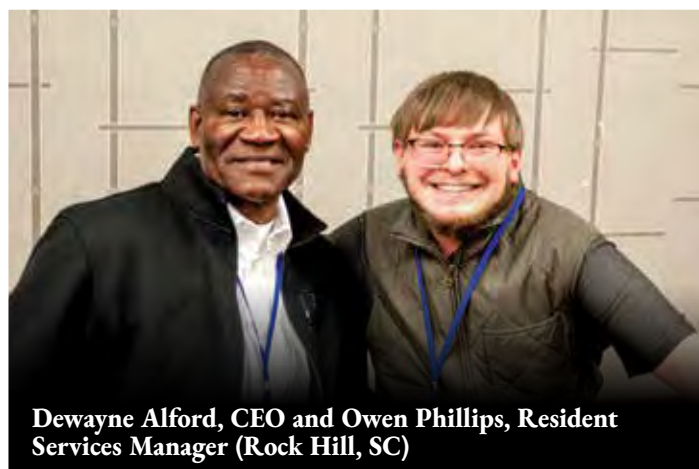




Aylissa Taylor, Housing Operations Manager (Ripley, TN); Sharita Oates, Interim CEO (Goldsboro, NC); Tayshia Hawkins, Housing Manager (Danville, KY); Gloria Byrd, ED, and Aaron Brittain, Maintenance Supervisor (Picayune, MS); Latonia Simmons, VP of Housing Operations (Albany, GA); Shannon Young, ED (Seminole County, FL); Craig Shugart, Significant Other to Marie Harris, ED (Roberta, GA); Bruce Morgan, Chairman (Union, SC)



Frank Lofurno, SERC-NAHRO Lifetime Member, and his wife, Lee



Dewayne Alford, CEO and Owen Phillips, Resident Services Manager (Rock Hill, SC)



Doug Freeman, Deputy Director; Mikalah Stewart, Executive Assistant; and Heather McNair, Director of HR (Augusta, GA)



Teresa L. Pope, ED, and Sonia Sierra-Torres, Finance Director (New Smyrna Beach, FL)



Julio Ponce, ED (Hialeah, FL); Becky-Sue Mercer, ED (Arcadia, FL)



Front Row: Phylliss Mills, Executive Admin Assistant; Ashiya Hawkins, ED; Renee McLemore, HCV Director; and Roslyn Ducksworth, Public Housing Regional Supervisor—Back Row: Laura Rogers, HCV Manager; Paula Thaggard, Human Resources; and Nicole Harper, HCV/Portability (MS Region V)



Mike Miller, ED (Bolivar, TN); and Christi Billings, ED (Covington, TN)



Marie Harris, ED (Roberta, GA) and significant other Craig Shugart; and Angel Royle, Facilities Mgr. (Flint Area, GA)



Michael Wong, SERC-NAHRO President and ED, and his wife, Phyllis Wong (Harrisonburg, VA)



Nellie Sanchez, Director of Comm. Dev. (Chesapeake, VA); Kristin Fisher, ED (Jackson County, WV)



Candice Drake, ED (Dawson, GA)



Steve Willinger, Commissioner (Bristol, TN)



Shaundra Clark, ED (Tifton, GA); and Latonia Simmons, VP of Housing Operations (Albany, GA)



Zena Zahran, ED (Washington, GA); Kevin Price, ED (Wrightsville, GA); Patricia Allen, ED (Thomaston, GA)



Katie Miller, ED (Bowling Green, KY)



Ginger Bohannon, ED (Severville, TN); and Mark Reid, ED (Jackson, TN)



Russel Nast, ED (Tallapoosa, GA)

**Matthew McClammey – PRESIDENT**

ED, Opelika HA • CEO, Opelika Housing Development, Inc. • 38 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 4 children

**Shana B. Demby, PhD, PHM, MHRM – VICE PRESIDENT**

ED, Enterprise City HA • Public Housing/Affordable Housing industry since 1988 at EHA • PhD and a Master's Degree, Human Resource Management
 • Certified in Public Housing Management and Housing Choice Voucher Executive Management
 • EDEP graduate • AAHRA - served as Membership Chair, Education and Training Chair, and Board of Directors • AHAEFF - Vice President • AHARM - Board of Directors • Enterprise Chamber of Commerce - Secretary • Enterprise Public Library - served as Chair, Treasurer, and Board of Director • Family Services Center - Past President • Habitat for Humanity - Board of Directors • Main Street Alabama - Vice President • PHADA - PHADA Trustee, Scholarship Committee • SERC - Scholarship Co-Chair (previous), Scholarship Committee, Membership • Member of Delta Sigma Theta Sorority, Inc.

Carolyn Sutley – TREASURER

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

**Peggy Horton – SECRETARY**

ED, Columbiana HA • 21 years of Public Housing experience • Serves on AAHRA Scholarship Fundraising & Site Selection Committees • Serves on AHARM Board • Current APHADA President

**Stacy Parris – BOARD MEMBER**

ED, Fort Payne HA • Public Housing/Affordable Housing industry since 1999 • AAHRA Board and Training and Education Committee • LIHCA (Low Income Housing Coalition of Alabama) Board Member • HCNEA (Housing Coalition of NE Alabama) Treasurer • Past SERC-NAHRO Rental Assistance • SERC-NAHRO current

Emerging Leaders, Youth Leadership Development, Site Selection, Scholarship, Women in Leadership • NAHRO Diversity Equity and Inclusion Committee • PHADA Scholarship Committee • BA, Criminal Justice and Emergency Management • EDEP Program Member (will graduate January 2027) • NAHRO's LEAD graduate • Certified Non-profit Professional • HCV Executive Management, PH Executive Management, Tax Credit Specialist, Developing and Managing PBV Specialist, Certified Ready to Rent instructor, RAD Specialist, and many other Housing industry certifications and trainings • Lions Club, Member • Married to Shannon Parris, 5 grown children, 2 daughters-in-law, 1 son-in-law, 3 godchildren, and 1 grandson, Banks

**Derold Sterling – BOARD MEMBER**

ED, Alexander City HA and Goodwater HA • More than 20 years of experience in the Public and Affordable Housing industry • President, Central Alabama Development Corporation • Holds over 15 years of professional certification and training through Nan McKay & Associates, Quadel Consulting, and The Nelrod Company • Serves on several boards throughout Alexander City

Maura Williams – BOARD MEMBER

ED, Boaz HA • In Public Housing/Affordable Housing industry since 2000 • Served on AAHRA committees • Married for 35 years with 2 amazing daughters and 1 amazing son in law

**Maggie Perez – BOARD MEMBER**

ED, Florence HA • 20 years of experience in the Affordable and Public Housing industry in 2 states
 • PHADA/EDEP graduate • AAHRA Scholarship Committee • AHARM Advisory Committee
 • Married with 5 children

**Steve Sides – IMMEDIATE PAST PRESIDENT**

ED, Sheffield HA • 28 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

**2026 AAHRA Spring Workshop**

Mon.-Wed., April 13-15, 2026 | Hyatt Regency; Birmingham, AL

For more details, visit AAHRA.org



Honoring First Responders

- Selma Housing Authority

On August 21, 2025, the Selma Housing Authority (SHA) enjoyed hosting a heartfelt appreciation at their Bloch Park property to honor the tireless efforts of first responders.

The event ran from 11:00 AM to 3:00 PM, and featured SHA's Food Truck, "Serving Up Hope and Hot Meals," which served complimentary meals to law enforcement officers, firefighters, and EMTs.

The atmosphere was filled with gratitude as first responders enjoyed delicious Polish sausages, fish, wings, their specialty, the "Big Al" burger, and fries, camaraderie, and a



warm "thank you" from the community. The SHA team expressed their deep appreciation, acknowledging the vital role these heroes play in keeping the community safe.

The event was a resounding success, strengthening bonds between first responders and the residents they serve. Selma Housing Authority looks forward

to continuing this tradition of appreciation in the years to come.

To learn more about Selma Housing Authority, visit their website at SelmaHousing.com.



Steppin' Out and Spreading the Word

- Prichard Housing Authority

Over the last year, the Prichard Housing Authority (PHA) has made a conscious effort to inform its community about the outstanding opportunities available at PHA.

Focusing their efforts on Social Media, Community Outreach, and partnerships with community organizations.

PHA, along with CEO Kimberly Levingston, was highlighted in STEPPIN' OUT, a local magazine focusing on arts, culture, education, and community.

STEPPIN' OUT is a subsidiary of LEGACY 166 Inc., a non-profit organization with a Mission to provide Educational, Career, and Economic opportunities for Youth and the Underserved of Diverse Cultures; make available Cultural Activities for community participation; and deliver Quality of Life Skills Training through the Arts and Community Collaborations.

STEPPIN' OUT provides quality of life information to the community in each issue at no cost to the reader.

Serving as the cover story for the November 2025 edition, the article highlights Ms. Levingston's background and her journey to

CEO of PHA. Since Ms. Levingston stepped up to lead the agency in 2024, PHA has focused on cultivating excellence both from its staff and within its community. The agency hosts a robust homeownership program, which regularly assists residents in purchasing their first homes.

Additionally, the agency has focused on staff training and further professional development. Allowing the PHA team the opportunity to provide the most expected care available to their residents.

The article highlights the agency's outstanding achievements under Ms. Levingston's leadership but also highlights her vision for the future of the agency and their upcoming

resident service initiatives, including their upcoming blanket drive to give back to their community as the chilly weather approaches.

To read the articles yourself, please visit STEPPIN' OUT's website at SteppinOutMobile.com.

For more information on Prichard Housing Authority, please visit their website at PrichardHousing.com.



Prichard
Housing Authority

AAHRA Annual Conference Awards and Resolutions

- AAHRA

Each year, AAHRA takes time at our annual conference to celebrate the service of our members.

As part of this reflection, we take a pause to remember those who have passed on in the last year with memorial resolutions. Additionally, we take time to celebrate with those who are retiring from service within the affordable housing industry through retirement resolutions.

This year the following were recognized at the AAHRA Annual Conference:

Memorial Resolutions

- Kay Moore, Commissioner
10 years with Lanett Housing
- Wanda Allen, Commissioner
10 years with Lanett Housing
- Charles Willis, Commissioner
14 years with Opp Housing

Retirement Resolution

- Charlotte Mattox
11 ½ years with Auburn Housing Authority

**Becky-Sue Mercer – PRESIDENT**

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

Toiya Moffatt – COMMISSIONER AT LARGE

Commissioner, Ft. Walton Beach HA since 2017 • Former Human Resource Specialist, Sears, Roebuck and Co. • Former Transportation Management Specialist, USAF • Former Background Investigations Personnel, NAF-USAF • Former Head of Operations Clerk, Boys and Girls Club, NAF-USAF • Former CNA/OPA • AA, Biology/Nutrition • NAHRO Certified Commissioner, NCC • Nelrod Commissioners’ certification • Certified Microsoft Office Specialist • Certified Medical Administration, CMAA

**Teresa L. Pope – MEMBER AT LARGE**

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

Gail Sansbury – MEMBER AT LARGE

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

**Oche Bridgeford – MEMBER AT LARGE**

President/CEO, Palatka HA • Serving the Affordable Housing community since 2005, joined Palatka HA in January 2025 • NAHRO CR&D and Legislative Committees • Past career experiences: Mortgage Loan Officer/Business Banker; private-sector leadership & advisory (small-business consulting, partnerships, brand/events) • EDEP PHADA/Rutgers graduate • Masters, Real Estate, Georgetown University • PHADA/Rutgers Executive Director Education Program; Diverse Force Board Governance • Nan McKay & Associates Certified Informal Hearing Officer • (SAFE) Secure and Fair Enforcement for Mortgage Licensing – CFPB • Married to Mrs. Jacquelyn Bridgeford; together they have 6 beautiful children

**Julio Ponce – SR. VICE PRESIDENT**

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

Susan Christophel – TREASURER

ED, Columbia County Housing Authority • Started in Public Housing in 1999 • FAHRO Committees • SERC Committees • EDEP PHADA/Rutgers graduate

**Brian Clark – SECRETARY**

Executive Officer, Titusville HA • 24 years Affordable Housing experience

Ashley Whitby – MEMBER AT LARGE

Boca Raton HA

**Neil Brickfield – MEMBER AT LARGE**

ED, Pinellas County HA • Experience as a nonprofit leader, entrepreneur, and elected government official • FAHRO Legislative Committee Chair • SERC-NAHRO Legislative Committee Chair • PHADA EDEP graduate

Shane R. White, Sr. – MEMBER AT LARGE

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

**Christy Nash – MEMBER AT LARGE**

ED, North Central FL Regional HA • Affordable Housing industry since 1998 • FAHRO Committees • SERC-NAHRO Committees • Notary Public • Married to Shone Nash; blended family with 3 kids and 1 granddaughter (another due in December and the third due in April)

Shannon Young - IMMEDIATE PAST PRESIDENT

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

**2026 FAHRO Executive Director Forum**

Tues.-Thurs., February 24-26, 2026 | Four Points by Sheraton; Tallahassee, FL

For more details, visit FAHRO.org



Jerome D. Ryans Named NAHRO Outstanding Professional of the Year

- Tampa Housing Authority



Jerome D. Ryans, President and CEO of the Tampa Housing Authority, has been named the 2025 Outstanding Professional of the Year by the National Association of Housing and Redevelopment Officials (NAHRO). The recognition places him among the nation's most respected leaders in housing and community development.

The award honors Ryans' decades of visionary leadership, during which he transformed the Tampa Housing Authority into a model agency recognized not only for innovation and integrity but also for having one of the most

dedicated and accomplished teams in the country.

"This award is a testament to the best staff in the country," Ryans said. "Their professionalism, creativity, and commitment to our mission have made the Tampa Housing Authority a national benchmark. Alongside a tremendous Board of Commissioners and supportive elected officials, we have built something remarkable in Tampa. To be honored by my peers as a standard of excellence is humbling, but it is truly the result of collective dedication."

In addition to Ryans' individual recognition, the Tampa Housing Authority's Program and Property Services Department, led by Director Stephanie Brown-Gilmore, earned four NAHRO 2025 Community Innovation Awards for its Black History Month Celebration, Family Financial Skills Program, J.L. Young Got Talent Show, and Youth Tutoring Program. These achievements reinforce the agency's reputation for excellence, highlighting both staff ingenuity and the Board's steadfast leadership in advancing

meaningful programs that strengthen families and celebrate community culture.

Looking ahead, Ryans continues to champion transformative initiatives that will shape Tampa's future. Chief among them is the redevelopment of Robles Park Village, one of the city's most historic public housing communities. The project will replace outdated housing with modern, mixed-use development while preserving the community's history and opening new doors of opportunity for future generations.

Each month, Ryans publishes a blog highlighting lessons in leadership. These monthly blogs are available on the Tampa Housing Authority website at TampaHA.org/public-relations-blog.

Congratulations to Mr. Ryans on his recognition and to the entire Tampa Housing Authority team for their excellent work. For more information on Tampa Housing Authority, please visit their website at TampaHA.org.



New Website Highlights Renewed Vision

- Collier County Housing Authority

The Collier County Housing Authority has launched their new responsive website. The website addresses ADA accessibility criteria to ensure all site visitors are able to access the content they need to interact with the agency.

The website features several links to quickly direct residents to their online applications (coming soon), resident portal, maintenance

information, and landlord portal (coming soon).

Additionally, the footer includes several industry links to HUD, affordable housing organizations, the USDA, and Collier County Community and Human Services.

The website is an excellent tool to enhance the resident experience and save staff time. Check out their new website for yourself at CCHAFL.org.



NSPIREing Training Opportunity

- Arcadia Housing Authority



The Arcadia Housing Authority (AHA) is proud to offer excellent training opportunities to its staff. By equipping staff with the best training, AHA can ensure its residents are assisted by an equipped and informed team.

In October, the agency held an NSPIRE training facilitated by Dennis DiBellow. The training was an excellent refresher on the NSPIRE inspection process for the entire AHA team.

For more information on the Arcadia Housing Authority, please visit their website at HousingArcadia.com.

**Douglas Freeman – PRESIDENT**

ED, Augusta HA • 30 years Affordable Housing experience • MS, Management and Leadership, Western Governors University • Certified Public Housing Manager from NAHRO • SERC-NAHRO Administrative Practices and History and Archives Committees

**Beth Brown – VICE PRESIDENT FOR PROFESSIONAL DEVELOPMENT**

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

Patricia Allen – SR. VICE PRESIDENT

CEO/ED, City of Thomaston HA • 27 years in Public Housing/Affordable Housing industry since 1987 • Serving 10 years with the State of GA Human Services Department • Sr. Vice President of GAHRA & current State Organization offices/committees • GAHRA Future Leaders Alumni • Chair of International Research & Global Exchange, Professional Development, Executive Committee, Emerging Leaders Alumni • International Research & Global Exchange, Women of NAHRO • Gordon State University, Business Advisory Board • Thomaston/Upson Rotary Club, Full Circle of Hope, Inc., BOD Vice President • AAS, Gordon State University • BAS, Organization Leadership, Mercer University • NAHRO CPHM, NAHRO CMM, NAHRO 2019 Merit Award, Nan McKay MHS, NHCM Continued Occupancy Specialist • 2 daughters & 1 grandson

**George Edge – VICE PRESIDENT OF MEMBER SERVICES**

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

**Kevin Price – VICE PRESIDENT OF LEGISLATION & REGULATION**

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

**Randee Wiggins, Jr. – TREASURER**

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

**Richard Reiter, III – VICE PRESIDENT FOR HOUSING & REDEVELOPMENT**

ED, Flint Area Consolidated Housing Authority

**Shannon Kight – SECRETARY**

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

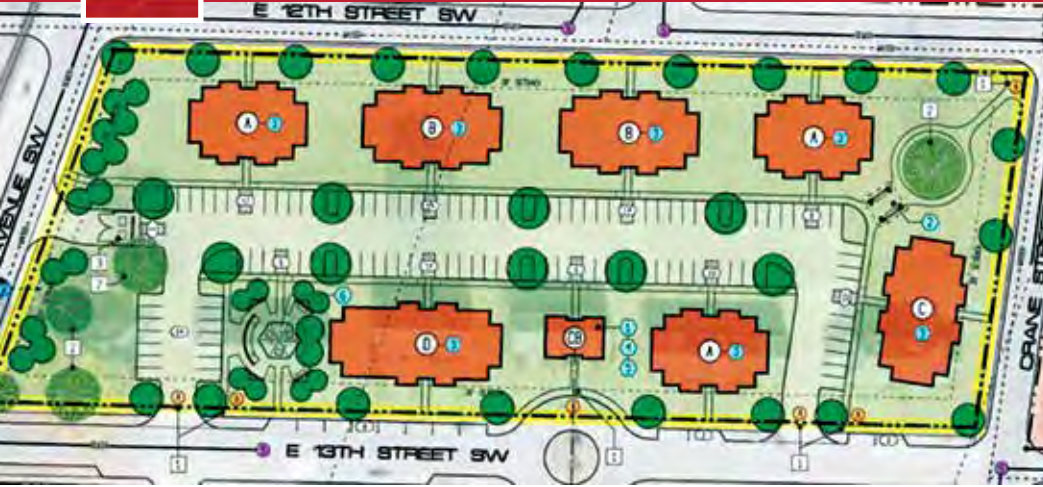
**Candice Drake – IMMEDIATE PAST PRESIDENT**

ED, Dawson HA • 17 years PH experience • BA, English & Criminal Justice, Alabama A & M University • MPA, Western Michigan University • GAHRA's Future Leaders Class of 2012 • Public Housing Management certification • Delta Sigma Theta Sorority, Inc. • Mother of 1 son

**2026 GAHRA Annual Conference**

Sun.-Wed., Sept. 13-16, 2026 | Marriott Savannah Riverfront; Savannah, GA

For more details, visit GAHRA.org



New Tax Credit Deal Expands Affordable Housing Opportunities

- Northwest Georgia Housing Authority

The Northwest Georgia Housing Authority has been selected for funding as part of the 2025 9% Housing Tax Credit Competitive Round by the Georgia Department of Community Affairs.

This opportunity will empower Northwest Georgia Housing Authority to revitalize the John Graham Home neighborhood. The project will allow for the current buildings to be demolished and new housing units to be built from the ground up with modern residents in

mind. The project plans to include 56 total units with new resident parking and a community building, which will feature a community computer lab.

As this tax credit was just awarded, the development is planned to begin in 2026. For more information on Northwest Georgia Housing Authority or to keep up to date with this new opportunity, please visit their website at NWGHA.com.



Housekeeping 101 Rewards Residents and Agency Staff

- West Georgia Consortium HA

The West Georgia Consortium Housing Authority hosts a Housekeeping 101 class for its residents frequently. The class focuses on the basics of housekeeping that help residents keep their units clean and tidy.

The class is led by agency staff who take special care to make the class a judgment-free environment. Helping residents to feel safe and supported.

Not only does this class provide an environment for residents to learn and ask housekeeping questions, it also provides agency staff to share with residents how their individual housekeeping practices can affect the agency.



Winners - Ms. Brittney Knighton & Ms. Candice Byrd

At the end of the class, a raffle is held for one lucky attendee to win a basket full of household supplies, helping the resident kickstart their housekeeping!

To learn more about their housekeeping class or other resident involvement initiatives, please visit West Georgia Consortium Housing Authority's website at WGCHA.org.



Breaking Ground on New Affordable Housing

- Warner Robins & Houston County HAs

The Warner Robins and Houston County Housing Authorities held a groundbreaking ceremony this spring to celebrate the construction of an affordable housing project.



The Terraces at Oscar Thomie, co-developed by the Warner Robins and Houston County Housing Authorities, is a 23-million-dollar project that aims to provide the city with a slew of new, affordable housing, including 90 mixed-income rental apartments ranging in different sizes.

Executive Director of Warner Robins and Houston County Housing Authorities, Africa Porter, said providing clean, affordable housing brings them a step closer to revitalizing the community.

"We wanted to be able to help with the revitalization on this side of town and also provide housing," said Porter. "We want to provide decent, sanitary housing, and this would be a way of doing that."

81 of the units will be reserved for households with half of the area median income, and the remaining nine units will be rented without income restriction.

Funding for the project is supported by federal and state low-income housing tax credits, combined with a home loan of 9.8 million provided by the Georgia Department of Community Affairs.

Congratulations on the development of this new affordable housing option; we look forward to seeing how this project progresses!

**Dione Kinman – PRESIDENT**

ED, Dry Ridge HA • KHA Past VP, District 3 Director, and Mid-Year/Annual/Director's Conference Committee • SERC-NAHRO Past Small Agency Task Force member • KHA Annual Conference Committee • SERC-NAHRO State Rep and Admin Practices Committee • NAHRO Women of NAHRO and Small Agency Advisory

Committees • Certified Tax Credit Specialist • Certified Occupancy Specialist, Public Housing • NAHRO Certified Public Housing Manager • Mother to two handsome sons Elijah, 20, and Ethen, 19, who are currently attending college

**Tim Kitts – VICE PRESIDENT**

ED, Housing Authority of Danville • Affordable Housing industry since 2014 • Past KHA District 2 Director • SERC-NAHRO Legislative and International Research and Exchange Committees • SERC-NAHRO Emerging Leaders graduate • NAHRO Professional Development Committee • PHADA Professional Development Committee • BA, Tennessee Temple

University • Nan McKay Public Housing Management certification • Married to Stephanie Kitts for 28 years, 3 children (Emily 25, Olivia 21, and Owen 12)

Faith Day – SECRETARY

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

**Stephen Parker – TREASURER**

ED, Dawson Springs HA (19 years) • Past President of KHA (2019-2021) • Past VP of KHA (2017-2019)
• Bachelor's Degree, Finance, Western Kentucky University • Multiple SERC committees

**Leighann Corey – VP OF SECTION 8**

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

**Chris Brooks – VP OF MAINTENANCE**

Owensboro Housing Authority

Jenny Cheek - VP OF PUBLIC HOUSING

ED, Elizabethtown HA

**Cheri James – PAST PRESIDENT**

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

**2026 KHA Mid-Year Conference**

Sun.-Wed., February 22-25, 2026

Marriott Louisville East; Louisville, KY

**2026 KHA Maintenance Conference**

Sun.-Wed., April 12-15, 2026

DoubleTree by Hilton; Lexington, KY





Stepping Up to Meet Community Needs

- Housing Authority of Danville

During the lengthy government shutdown, many of the Housing Authority of Danville's residents were impacted by the SNAP benefit pause.



To assist residents during this difficult time, the resident services department held a workshop focused on helping residents meal plan to stretch their food budget. The workshop included excellent information on how to plan out your meals and grocery shopping to provide delicious and nutritious meals without breaking the bank.

Residents were also able to learn more about local resources that are available, including the agency's two onsite food pantries that are available to residents. The food pantries are open by appointment to allow residents utilizing their services privacy. Residents without access to reliable transportation can request a food delivery, which is completed by the resident services department.

All residents in attendance were provided a free "meal-in-a-bag." These family-sized meals are delicious, full meals where all ingredients can be stored in a gallon freezer bag for easy storage and streamlined cooking.



Thank you, Housing Authority of Danville, for stepping up to assist your residents during these challenging times. For more information on the Housing Authority of Danville, please visit their website at DanvilleHousingAgency.com.



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



Housing Benefits Plan (HBP) is a SERC-NAHRO sponsored plan offering medical, dental, vision, life, and disability benefits to housing authorities within the region.

For more information about HBP visit the website at www.housingbp.com or contact Jessica Strange at 318-226-1411 option 5 or hbp@callhsa.com.



Sarah Lyons – PRESIDENT

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



Gloria Byrd – SR. VICE PRESIDENT

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

Kaye Judson – SECRETARY/TREASURER

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



Felicia Jackson – VP OF PROFESSIONAL DEVELOPMENT

Assistant ED, Laurel HA • 32 years of service • Public Housing Manager • Co-Chair of the South Mini Group • Chair of SERC Education and Training Committee • SERC Professional Development and Annual Conference Committees • Leads Girls Youth Mentoring Group • NAHRO Professional Development • BS, Business Admin, Jackson



Sanqnetta Givens – VP OF MEMBER SERVICES

Assistant ED, Natchez HA with 28 years of service; 5 years as the Administrative Specialist, 18 years as the Administrative Assistant and 5 years as the Assistant ED • Serves on the MAHRO Board as Vice-President of Member Services and committee member of Professional Development • Serves as a member on the SERC Member Services Committee • Proud Alcorn State University graduate with a BBA and MBA • Member of the Natchez Alumnae Chapter of Delta Sigma Theta Sorority, Inc. • Married to John Givens and together they have 2 children, son, John K. Givens, III. and daughter, Saniyah Givens; 2 grandsons, Noah and Jayviony

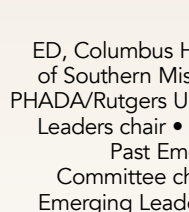


Tabitha Smith – VP OF HOUSING

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

Johnny Johnson – VP OF COMMISSIONERS

Board President, MS Regional HA IV • 24 years on the board • SERC-NAHRO VP of Commissioners • SERC-NAHRO Commissioners Committee • 2013 NAHRO Commissioner of the Year • US Army Veteran • Retired educator



Robert Greathree – DIRECTOR

ED, Columbus HA • BS, Accounting, The University of Southern Mississippi • PHM certification • EDEP, PHADA/Rutgers University, 2026 • MAHRO Emerging Leaders chair • MAHRO Public Affairs chair • SERC Past Emerging Leader chair • SERC Budget Committee chair • SERC Annual Conference and Emerging Leaders Committees member • NAHRO Emerging Leader co-chair • NAHRO "L.E.A.D."ership Program, 2025



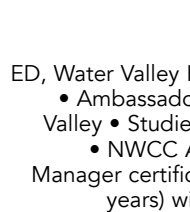
Stacy Black – DIRECTOR

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



Janice Herbert – DIRECTOR

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



Sharon White – DIRECTOR

ED, Water Valley HA • 25 years of PH experience • Ambassador member for the City of Water Valley • Studied business, Belhaven University • NWCC Administration • Public Housing Manager certificate • Husband Fredrick (of 24 years) with 2 children & 2 grandchildren



Alice Bishop – DIRECTOR

ED, Mississippi Regional Housing Authority VII • Served in Public Housing since 2004 • MAHRO Professional Development Committee, MHARM Board Member, current MHARM VP • AS, Computer Information Systems Technology, SMCC • Public Housing Manager, Fair Housing, HCV Specialist, and Reasonable Accommodation Specialist • 4 children, 12 grandchildren



Christopher McKissick – IMMEDIATE PAST PRESIDENT

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



Empowering Young Women to Bloom

- Water Valley Housing Authority

The Water Valley Housing Authority invites the young ladies who reside in their properties to join them for empowerment socials to help build friendships and self-confidence.

The agency's most recent Empowerment Social began with an introduction that set a positive tone, emphasizing the importance of understanding menstrual health and self-care practices. The event organizers provided educational materials, ensuring that all attendees could access accurate information about menstruation and related health issues.

Interactive discussions followed, where participants shared their experiences and learned about the physiological aspects of menstruation, including hygiene practices, cycle tracking, and addressing common misconceptions.

To keep the energy high and make learning fun, various games were incorporated throughout the day. These activities were not only entertaining but also designed to reinforce the knowledge shared during the discussions. Participants won prizes, which included

menstrual and self-care products, encouraging them to prioritize their health and well-being. Refreshments were served, creating a welcoming atmosphere where girls could relax and socialize.

As the event progressed, Qwàtetric Williams and Leigha Wilson had sessions on self-esteem that helped girls build confidence. Workshops encouraged them to express themselves, set personal goals, and recognize their strengths. Stationery and journals were gifted to all so they could express feelings and reflect on themselves.

Overall, the empowerment event successfully combined education with fun, leaving participants feeling informed, supported, and confident in their knowledge about menstrual health and self-care. The blend of games, prizes, and refreshments created a memorable experience, reinforcing the importance of self-care and community among young girls.

For more information on Water Valley Housing Authority, visit their website at WaterValleyHousingAuthority.com.

Mississippi Represented in NAHRO "L.E.A.D."ership Cohort

- Picayune Housing Authority

The state of Mississippi has been represented in the NAHRO "L.E.A.D."ership cohort well by Mrs. Gloria Byrd, ED of the Picayune Housing Authority. The cohort, including Gloria, graduated from the program at the NAHRO Annual Conference held in Phoenix.

Congratulations, Gloria, on your graduation from the "L.E.A.D."ership program, and thank you for representing Mississippi well. To learn more about the "L.E.A.D."ership Program, please visit NAHRO's website at NAHRO.org.



NAHRO's Emerging "L.E.A.D."ership Program, Cohort 2—Left: Darlene Kelly, NAHRO Principal Faculty Team; Center: Gloria Byrd, Graduate, Executive Director of Picayune Housing Authority; Right: Sunny Shaw, NAHRO Principal Faculty Team

Feeding Families and Spirits

- Mississippi Regional Housing Authority V

The Mississippi Regional Housing Authority V (MRHAV) witnessed a need for food security within their communities and through the resident families they served.

Inspired to be the change they wished to see, agency staff went home and returned with food from their own homes or purchased with their own funds to stock their new food pantry.



Their original goal was to feed at least 10-15 families each month. Quickly the agency surpassed that number, and the program expanded to feed 75 families with the support of the staff.

The agency then reached out to the MS Food Network, who informed the agency on how to expand their impact. Six months later, MRHAV partnered with USDA/MS Food Network, and the journey to assisting families went deeper than housing.

With this partnership in place, the agency began to expand their reach to over 100 families.

In January of 2025, by building on our partnership with MS Food Network/USDA, the agency was able to expand their reach to 200 families. As the year progressed and the need for food security grew, the agency was able to grow the program yet again to provide food to over 500 individuals by October 2025.

Due to the success of the Food Pantry, the agency is now expanding their reach. This winter they are planning a coat drive to ensure that their residents have access to warm clothing throughout the winter months.

Thank you to the staff of MRHAV for seeing a need within their community and answering the call. Housers are always willing to go above and beyond to help our residents. For more information on Mississippi Regional Housing Authority V, please visit their website at MRHAV.org.



Veronica Revels – PRESIDENT

CEO, Burlington Housing Authority, NC since 2014 • PH/Affordable Housing industry since 1981 • Certified Public Housing Manager • TaCCs certified • Bachelor's degree, Elon College in Business Administration/minor in Accounting • North Carolina Housing Authority Directors Association (NCHADA) President '24-'26 • SERC NC State Representative '25-'27 • Burlington Community Land Trust (BCLT) Secretary and Nominating Committee • Vice Chair/Board Trustee: NCHARRP - North Carolina Housing Authorities Risk Retention Pool



Shaunté Evans – PRESIDENT-ELECT

CEO, Spartanburg Housing, SC
• Affordable Housing Industry since 2000
• Board of Directors, CCHRCO • Treasurer, Southeastern Regional Council (SERC) of NAHRO • Board of Governors, NAHRO • BS, Business Administration, University of South Carolina Aiken • MBA, Winthrop University

Thomas "Ray" Green – SR. VP
ED, Tarboro Redevelopment Commission, NC • Joined the Redevelopment Commission in 1994 • CCHRCO Constitution and Bylaws Committee • Past President of Eastern Carolina Association of Housing and Redevelopment Officials



Jenny Hammond – FIRST VP
ED, York Housing Authority, SC • In Affordable Housing industry since 2009 • 2023 PHADA EDEP graduate • Bachelor's, Sociology, Winthrop University • MPA, Capella University
• Currently pursuing a doctorate in Public Admin, Liberty University



Vivian Perry – TREASURER

ED, Kinston Housing Authority, NC • Joined Housing Industry in 1983 • CCHRCO Past President (2019-2020) • CCHRCO Nominating Committee • CCHRCO Scholarship Committee • Vivian and her husband, Kenneth, have 2 children, 5 grandchildren, and 1 granddog



Adrian Lowery – SECRETARY

ED, Lumberton Housing Authority, NC
• 1st Vice-President, NCHADA (North Carolina Housing Authority Directors Association) • President, ECAHRO (Eastern Carolina Association of Housing & Redevelopment Officials) • Board Member of Lumberton Chamber, Lumberton Youth Baseball, Southeastern Academy Charter School, Robeson Community College
• Member of Lumberton/Robeson Kiwanis • Supervisor for Middle School and Recreation Sports Officials in Robeson County • BS, Business Administration, University of North Carolina at Pembroke • Married with 3 beautiful kids, ages 21, 19, & 16



Save the Date!
2026 CCHRCO Annual Conference
Sun.-Wed., August 23-26, 2026 | Myrtle Beach, SC



Allen "Buddy" Brown – PRESIDENT
Three-Year Term

ED, Benson Housing Authority, NC • PH/Affordable Housing industry since 2009 • Past President CCHRCO 2024-2025 • Secretary/Treasurer, Eastern Carolina Association of Housing and Redevelopment Officials (ECAHRO) • Board member CCHRCO • Certified Public Housing Manager



Janice Fowler
Two-Year Term

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



Kelvin Macklin
Two-Year Term
CEO, Rocky Mount Housing Authority, NC



Larry Haqq
Two-Year Term
ED, Abbeville HA, SC • BA, Political Science & Pre-Law • Metropolitan State University, St. Paul, MN • US Army & Air Force Reserves • Certifications: Affordable Housing Development, Contract Management & Procurement, Public Housing Management • Millennium Development Group, CEO



Nichole Brown
Two-Year Term
ED, Adyen Housing Authority, NC

Kathy Goings
Two-Year Term
ED, Mullins Housing Authority, SC
• Certified Public Housing Manager • In Public Housing industry since 2022
• Awards Committee CCHRCO • SCAHAED – Vice President • Prior to joining Public Housing, worked in banking for 35 years
• Horry-Georgetown Technical College studied Business Management • Proud mom of 1 son



Kendra Whitworth
Two-Year Term

Housing Director, Department of Housing, City of Shelby, NC • In Public Housing since 2016
• Certified Public Housing Manager • Certified user PIC and EIV • Notary • Housing Coordinator (past career) • 911 Telecommunicator for Shelby Police Dept. (past career) • BS, Criminal Justice with a double minor in Sociology and Psychology, Appalachian State University



Tiffany Askew
One-Year Term
ED, Gaffney Housing Authority, SC • In Public Housing since 2000 • Public Housing Authorities Directors Association's (PHADA) Board of Trustees • CCHRCO Constitution & Bylaws Committee • PHADA & Rutgers University EDEP graduate • Fort Valley State University graduate - Social Work • Shorter University graduate - Masters of Leadership



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

Dewayne Alford
One-Year Term
ED, Rock Hill Housing Authority, SC • CEO and founder, Carolina Housing and Community Development Corporation
• Over 30 years of Affordable Housing and Community Development experience
• Federal Home Loan Bank of Atlanta Advisory Council • United Way of York County of South Carolina, Committee Member • Virginia Association of Housing and Community Development Officials, Past President, Past Senior VP, Past Vice President, and Committee Member • North Carolina Agricultural & Technical (A&T) State University • US Army Combat Veteran • He and his wife, Linda, have 2 sons, Dewayne, Jr. (Courtney), and Alan



Tawanna Smith
One-Year Term

ED, Smithfield Housing Authority, NC • In Public Housing industry since 1996 • AAS, Criminal Justice • AAS, General Occupational Technology • Pursuing a dual BS degree in Business Administration and Business Management, Mount Olive University • Board Member, NCHADA (North Carolina Housing Authority Directors Association) • Vice President of ECAHRO • EDEP • Public Housing Management-NMA • Capital Fund Program Specialist-NMA • Multifamily Housing Specialist-NMA • Housing Choice Voucher Specialist-NMA • Low-Income Housing Tax Credit Compliance-Quadel Consulting • New Executive Director Essentials-Nelrod • 2 daughters, Rashika and Tamara, 1 grandson, Tyhmier George, and a fur baby, Brooklyn



Jessica Holcomb
One-Year Term
ED, Newberry Housing Authority, SC • BA, Sociology and African American studies, Wofford College • In Public Housing/Affordable Housing industry since 2011 • PHADA/Rutgers University Executive Directors Education Program (EDEP) 2018 graduate • Current CCHRCO Commissioners Committee • Certified in supervision and management • Certified Public Housing Manager • Certified Tax Credit Specialist • Certified in Rental Housing Development Finance Professional through the National Development Council • Leadership South Carolina class of 2025



Michael F. Dineen
One-Year Term
ED, Lenoir Housing Authority, NC • PH/Affordable Housing industry since 2007
• Treasurer/Board Trustee: NCHARRP-North Carolina Housing Authorities Risk Retention Pool • Past President of CCHRCO (2021-2022)
• BOD Member & Past President of NCHADA-North Carolina Housing Authority Directors Association • U.S. Army Veteran • 10 years as a GA police officer • Bachelor's degree, Shorter University, Rome, GA • Has 3 children with wife Jennifer



Better Together Luncheon

- Washington Housing Authority

The Resident Council Officers and Washington Housing Authority staff came together for the “Better Together Luncheon” to gather feedback and brainstorm for the upcoming year.

Hosted in late November, the luncheon provided a forum for the RAC officers and WHA staff to share a meal and get to know each other in a more casual setting. The Thanksgiving meal conveyed the gratitude shared between both entities.

After sharing a delicious meal, attendees discussed resident concerns and ideas on how the two entities can continue to work together to meet the needs of WHA residents. Resident Council Officers were able to provide their perspective, and staff was able to provide information on how

the agency can support the council and their goals.



The event was a wonderful way to come together and celebrate the partnership between Washington Housing Authority and its Resident Council. For more information on Washington Housing Authority, please visit their website at WashingtonHousingAuthority.org.



Changing of the Guard

- The New Edenton Housing Authority

The New Edenton Housing Authority extends its most heartfelt thanks to Executive Director Deborah Davis, M.Ed., who has announced her upcoming retirement.

Joining the agency in October of 2019, Davis has led the agency with passion and expertise. A Charleston, SC native, Ms. Davis has shared that she will continue to assist the agency in a consultant role after her retirement to support the transition.

Ms. Denise Mercer-Williams has been named as the incoming Executive Director.

Ms. Williams has served the agency since 2019 alongside Ms. Davis, assisting in the administrative duties of the agency. Throughout this time she has expanded her affordable housing education and gathered the hands-on experience necessary to lead the agency.

Congratulations, Ms. Davis, on your retirement, and to Ms. Williams on your appointment as Executive Director.



Community Partnerships Make Thanksgiving Possible

- Burlington Housing Authority

Burlington Housing Authority has placed special effort on supporting the seniors in their communities and recognizing the challenges many face while living on a fixed income.

Through the agency's continued partnership with Brothers of Strength and Support (BOSS), the agency has been able to make a powerful impact within their elderly community.

This holiday season, BOSS generously adopted four senior families for Thanksgiving.



Understanding the difficult choices many seniors must make—such as deciding whether to buy food or necessary medication. BOSS provided these families with holiday meals to help ease that burden. Their generosity ensured that these seniors could enjoy a warm, nourishing Thanksgiving without added stress or anxiety.

Burlington Housing Authority is deeply grateful for BOSS's commitment to compassion, community, and support. For more information on the Burlington Housing Authority, please visit their website at BurlingtonHA.org.





Celebrating 75 Years of Service

- Gaffney Housing Authority

For the last 75 years, Gaffney Housing Authority has dutifully served its community. On September 21, 1950, the first organizational meeting was held, and the agency was founded.

The original board members in attendance were:

- Rev. E.W. Lybrand
- C.B. Byars
- M.F. Freeman
- W.M. Degner – Chairman
- Keith Turner – Vice Chairman

Throughout the last 75 years, the agency has grown and developed to best serve its community. Changing and evolving as both HUD regulations and community needs have shifted over time.

Gaffney Housing Authority's leadership has been instrumental in guiding the agency through the last 75 years and includes the following Executive Directors:

- **Keith Turner**, August 6th, 1951, to May 31st, 1965
- **Neil Browning**, June 1st, 1965, to February 29th, 1972
- **Joe H. Turner**, March 15th, 1972, to June 30th, 1995
- **Gaither Blackwelder**, July 1st, 1995, to July 20th, 1999
- **Randolph Mathis**, July 26th, 1999, to August 30th, 2023
- **Tiffany Askew**, October 2, 2023, to Present

During this celebratory year, the agency would like to thank all staff, past and present, for their service to the agency and community. Without their tireless work and dedication, the agency would not be where it is today.

Congratulations to Gaffney Housing Authority for reaching this milestone. Looking forward to celebrating 100 years before you know it! For more information on Gaffney Housing Authority, please visit their website at GaffneyHA.org.



Bethlehem Gardens Debuts New Playground & Library

- Newberry Housing Authority

Kids and adults alike gathered at Bethlehem Gardens Apartments to celebrate the Newberry Housing Authority's (NHA) ribbon cutting and unveiling of a brand-new playground and Little Free Library.

The community playground and Little Free Library were made possible through the generosity of the **Rotary Club of Newberry**.

"This means more than just a playground or grabbing a book," said Jessica Holcomb, Executive Director of NHA. "It's about creating opportunities for families to come together, for children to learn and explore, and for our community to continue growing stronger."



NHA and the Rotary Club of Newberry look forward to seeing the playground and Little Free Library serve as lasting symbols of community spirit, partnership, and shared joy.

For more information on Newberry Housing Authority, please visit their website at NewberryHousing.org.



Community Chili Cook-Off

- Greer Housing Authority

As the winter season kicked off, Greer Housing Authority (GHA) hosted a chili cook-off for the residents of their Victoria Arms Apartments property.

Residents were excited to compete by making the chili and participating in the judging. Each household was given a ticket to cast their vote for the best chili.

This year's entries included:

- Franklin's Fiery Fiesta Chili
- Flower's Garden Surprise Chili
- Hardy's Hearty Heatwave Chili



Neighbors wait eagerly at a table as the GHA Chili Cook-off gets underway



Community Chili Cook-Off Winner

To accompany the delicious chili, GHA grilled hot dogs so attendees could make the perfect chili dog.

Hardy's Hearty Heatwave Chili took home the \$50 cash for the grand prize, and residents are already looking forward to next year's event to see if they can beat Hardy's chili.

For more information on Greer Housing Authority, please visit their website at GreerHA.com.





Mark Reid – PRESIDENT

ED, Jackson HA • 34 years with JHA • Prior to being ED, Deputy Director for 5 years • Prior Director of Asset Management • City of Jackson, TN Housing Commission • BBA, University of Tennessee at Martin • Alpha Kappa Psi • SERC-NAHRO Committees–Asset Repositioning, Rental Assistance, Resolutions (Past) • Jackson Madison County, TN African American Chamber–Board of Directors • Married to Karen P. Reid



Julie Sharpe – SR. VICE PRESIDENT

ED, Maryville HA since 2021 • Working within the 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

Eva Reynolds – VP COMMISSIONERS

Board Chair, Bolivar HA



Pam Bratcher – VP OF HOUSING

ED, Martin Housing Authority since 2018 • Prior Deputy Director, Martin Housing Authority • Worked in Affordable Housing since 1993 • Bachelor's degree, Business Administration (1999) • CPO Multifamily • Prior work experience, Accounting and Psychosocial Program Director (Mental Health)



Jamie Berry – VP OF MEMBER SERVICES

Chief of Staff, Metropolitan Development and Housing Agency



Jeboria Scott – MEMBER AT LARGE

Director of Rental Assistance, Tennessee Housing Development Agency

Crystal Carver – VP OF PROFESSIONAL DEV.

Deputy Director, Lafayette Housing Authority, 2014 • 15 years Public Housing experience • TAHRA past Housing Committee member • PHADA and Rutgers University EDEP graduate • Nelrod Public Housing Manager (PHM) • Microsoft Certified Application Specialist • Certified Property Manager (CPM) • State of Tennessee Notary • ADA Compliance Board City of Lafayette • Communications and Media and Marketing major



Maria Catron – PAST PRESIDENT

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



2026 TAHRA Spring Conference

Sun.-Wed., April 19-22, 2026

Embassy Suites Nashville SE; Murfreesboro, TN

For more details, visit TAHRAnet.org




Keith Viers – PRESIDENT

ED, Cumberland Plateau Regional HA • Senior Vice President VAHCDO • Past President Little Ten Housing Authorities of Southwest Virginia • SERC-NAHRO Professional Development Committee • Decade of local government experience • Bachelor's, Business Administration • Public Housing Manager

Tyrone W. Franklin – SECRETARY

ED, Williamsburg RHA • 35 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


Donna Mills – VP OF PUBLIC AFFAIRS

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

Manager certification, NAHRO • Outstanding Management student, Old Dominion University

Patricia Tyus – VP OF MEMBERSHIP

ED/CEO, Suffolk RHA


Luke Tate – VP AT LARGE

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

Nellie Sanchez – VP OF PROFESSIONAL DEV.

Director of Community Development, Chesapeake RHA • Houser since 2007, housing journey started in Puerto Rico • Serves the City of Chesapeake through Thrives Housing Work Group, Well Being and Quality of LifeTeam, and Community Development Functional Team • VAHCDO Emerging Leaders Committee • SERC-NAHRO Emerging Leaders, Women in Leadership, and Professional Development Committees • NAHRO Education Advocacy Committee • Bachelor's, Psychology, University of Puerto Rico (UPR) • Master's, Public Affairs, Ana G. Méndez University (AGMU), Puerto Rico • Certified Specialist of Fair Housing • Certified in HCV Homeownership • Certified Housing Manager • Certified HOME/CDBG • Certified Housing Financial Specialist • Married to Ricardo, with 2 beautiful daughters, Anyris & Nathalie


John Bohm – VP 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


Lysandra M. Shaw – SR. VICE PRESIDENT

Executive Director, Newport News Redevelopment and Housing Authority • 22 years PH experience • Bachelor's degree in Sociology • Master's degree in Business Administration • Alpha Kappa Alpha, Inc., Member

JaLauna Burton – VP OF PROGRAM SERVICES

Administrator, Williamsburg RHA • Worked in housing since 2004 • Bachelor's degree, Organizational Management • Certified Public Housing Specialist • Certified Occupancy & Rent Calculations • Fair Housing/504 Compliance Officer • Married to James Burton


Lance Allen – TREASURER

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

Yilla Smith – VP OF HOUSING

Virginia Housing


Ed Ware – VP OF LEGISLATIVE AFFAIRS

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, Journalism, University of South Carolina

Wanda Daniel – SCHOLARSHIP CHAIR

Richmond RHA


Angela Fountain – DIRECTOR OF COMMUNICATIONS

Richmond RHA

Tiffany Runion – DIRECTOR OF TRAINING

Deputy Director, Harrisonburg RHA • Originally entered the Affordable Housing industry in 2006, returned to the industry in 2022 • Former Program Administrator: Center for Faculty Innovation, James Madison University (2014–2022) • VAHCDO Director of Training, Board of Directors; Emerging Leaders, VAHCDO Committee • Past SERC Emerging Leader • SERC Co-Chair Women in Leadership • SERC Education and Training, Housing, Women in Leadership, and Executive Committee • NAHRO Board of Ethics and Credentialing Trustees • BA, English; MS, Education in Adult Education and Human Resource Development


Nancy Tarkenton – PAST PRESIDENT

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

**Bonnie Hawley – PRESIDENT**

ED, Point Pleasant HA • Over 20 years of Housing experience • BBA, Management – Marshall University • Public Housing Management • WVAHA Past Vice President and Past Secretary • WVAHA Small Agency Task Force and Awards Committees • Past SERC Emerging Leaders Committee • Current SERC Women in Leadership and State Representatives Committees • 1 son, 1 daughter with her husband

**Stormy Parsons – VICE PRESIDENT**

ED, Mt. Hope HA • Within Affordable Housing industry since 2018 • WVAHA Emerging Leaders and Public Affairs Committees • Past SERC Emerging Leaders, Scholarship, and Small Agency Task Force Committees • NAHRO Housing America Committee • Prior to serving within Affordable Housing, Stormy served as a Child Protective Service worker and was the director of the Community Corrections • BA, Psychology, Bethany College; MSW, Concord University; enrolled in MBA, Bethany College • Public Housing Manager • Proud mother to twins and 2 stepsons with her husband, Brian

Tammy Miller – TREASURER

Deputy Director/Director of Finance, Wheeling HA • 18 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 – SECRETARY**

ED, Randolph County HA • 23 years Housing experience • Randolph County Coalition to End Homelessness Founding Member • BS, Business Admin, WV University

**Rhonda Lindsey – BOARD MEMBER**

ED, Clarksburg-Harrison Regional HA • 25 years Affordable Housing experience • Previous Assistant Director of the Clarksburg-Harrison Regional HA • 3 sons and 6 grandchildren with her husband of 37 years • BASc, Fairmont State University

Craig Conaway – BOARD MEMBER

Deputy Director, Parkersburg HA • Within Public Housing industry since 2019 • BLA, Accounting, Marietta College; BA WVU-P • Previous Finance Director at the Parkersburg HA • 2 daughters with his wife

**Belinda Harness – IMMEDIATE PAST PRESIDENT**

ED, Mingo County HA • 31 years with MCHA • BS, Accounting, Marshall • Community Works of West Virginia, Board Member • Volunteers throughout her community and church • Lifelong Delbarton resident • 3 daughters

**Kristin Fisher – BOARD MEMBER**

ED, the HA of the County of Jackson • Been in Housing since 2005; serving as ED since 2015 • WVAHA Insurance Committee • SERC Emerging Leaders Committee • NAHRO Executive Management/PHM • Married to Dennis Fisher, 2 daughters

Marcel Malfregeot – COMMISSIONERS' REPRESENTATIVE

Chair, Clarksburg-Harrison Regional HA • Over 31 years of Housing Experience • Education degree, Fairmont State College • Master's (+62 hours), Administration, WV University • 10 years as principal and 30 years as an administrative leader within the Harrison County Board of Ed. • Taught management skills for Community Medicine at the WVU School of Medicine for 4 years • Helped design emergency operations plans for schools throughout WV and PA • U.S. Department of Justice FBI Director's Community Leadership award



Save the Date!
2026 WVAHA Spring Workshop
 Tuesday-Thursday, May 12-14, 2026
 Canaan Valley Resort; Canaan Valley, WV





Benson Housing Authority
BensonHousing.org
 CCHRCO NC Website of the Year
 1st Place Small Agency



StPeteHA.org
 FAHRO Website of the Year
 Large Agency



NWGHA.com
 GAHRA Website of the Year
 Extra Large Agency



RM-HA.org
 CCHRCO NC Website of the Year
 1st Place Large Agency



KHANC.org
 CCHRCO NC Website of the Year
 1st Place Extra Large Agency



LenoirHousing.org
 CCHRCO NC Website of the Year
 2nd Place Small Agency



SpartanburgHousing.org
 SERC-NAHRO Website of the Year
 Extra Large Agency
 CCHRCO SC Website of the Year
 1st Place Extra Large Agency



FMHANC.org
 CCHRCO NC Website of the Year
 2nd Place Extra Large Agency



WashingtonHousingAuthority.org
 NAHRO Award of Merit - Website



YorkHASC.org
 SERC-NAHRO Website of the Year
 Medium Agency
 CCHRCO SC Website of the Year
 1st Place Medium Agency



HACG.org
 CCHRCO NC Website of the Year
 2nd Place Large Agency



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Dates to Remember

JUN
26-27

2026 SERC-NAHRO
Executive Committee Meeting

NOV
06-07

2026 SERC-NAHRO
Executive Committee Meeting

JUN
28-30

2026 SERC-NAHRO
Annual Conference

NOV
08-10

2026 SERC-NAHRO
Fall Workshop

SERC-NAHRO Member Services Update

Calling For Resolutions – 5/15/26 Deadline

The Resolutions Committee would like to announce the upcoming resolutions submission deadline. **The deadline is Friday, May 15, 2026.**

Information will be sent out to all State Representatives in January 2026.

If you have any questions, please contact Brenda Gay, Chair of Resolutions Committee at b.gay@facha.net or Shaunté Evans, Secretary of SERC-NAHRO at sevens@spartanburghousing.org.



— Candice Drake | SERC Vice President, Member Services