

SERCCulator

April 2022

Official publication of
SERCC-NAHRO
Southeastern Regional Council



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2022 HUD Moving to Work Cohort

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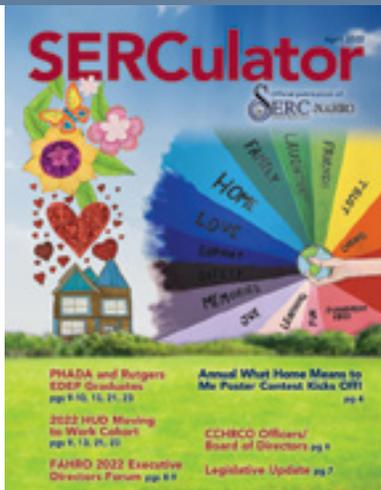


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On the cover

The poster featured on this editions cover was designed by Kendon Lester, from Bristol Redevelopment and Housing Authority, VA. Kendon is 12 years old and is the winner of NAHRO What Home Means to Me Poster Contest. This cover has been designed using resources from Freepik.com.

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The SERCulator is the official quarterly publication of the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials (SERC-NAHRO).

Comments, suggestions, articles, features and photographs are solicited in interest of the members of SERC-NAHRO. Although all submissions are subject to approval and editing, every effort will be made to publish submissions based on available space. Photos cannot be returned.

Send Submissions Via:
SERCulator.com | 800.506.8064



EDITORIAL STAFF

BrooksJeffrey.com | 800.506.8064

Account Executives & Copywriting
 Jodie Elizabeth Jeffrey & Katie Bibbee
 Art Director, Dedrah Wallk
 Graphic Designer, Troy Langston
 Photographer, Andrea Belt

CONTRIBUTING EDITORS

- Alabama - AAHRA.org**
Beverly Barber, ED
Opp Housing Authority
- Florida - FAHRO.org**
Lisa Jones Watkins, ED
Winter Haven Housing Authority
- Georgia - GAHRA.org**
Reta Thomas (Chair), Dir. of Res. Services,
Augusta Housing Authority
Clara Graham, ED
Douglas Housing Authority
Valerie Sneed, Officer Manager
Tifton Housing Authority
- Kentucky - KHA**
Susan Lillis, ED
Richmond Section 8 Housing
KYHousingAssn.com
- Mississippi - MAHRO.org**
Terri Holt, ED
Winona Housing Authority
Sarah Lyons, Controller
Biloxi Housing Authority
- North Carolina - CCHRCO**
Anna McRae, ED
Monroe Housing Authority
Faith Brodie, PH Director
Chapel Hill Dept. of Housing
CarolinasCouncil.org

South Carolina - CCHRCO
 Pancea Lewis, Deputy Director
 Sumter Housing Authority
 CarolinasCouncil.org

Tennessee - TAHRAnet.org
 Justin Jones, ED
 Ripley Housing Authority

Virginia - VAHCDO.org
 Lynn Pannell, Resident Services Manager
 Bristol Housing Authority

West Virginia - WVAHA.com
 Mark Taylor, CEO
 Charleston-Kanawha Housing Authority

President's Message

Shaundra Clark, SERC-NAHRO President



We have powerful potential in our youth, and we must have the courage to change old ideas and practices so that we may direct their power toward good ends.

— Mary McLeod Bethune

Over the last few years, I have spoken to numerous housing professionals regarding recruiting young people into our industry and how to accomplish the task. Do we understand the magnitude of this assignment? Many of us fell into

Times They are A-Changin'

this profession unintentionally, but, because we love this work and the people we serve, we stayed. We made housing our careers with no regrets! Now, that we are moving into retirement or actively planning for retirement, it's time for succession planning. We must engage young people in the housing industry. But how?

I am encouraging you to mentor the young professionals in your offices. Get them involved committees at the state, regional and national levels. Help them see what you see!

I started working at the Albany Housing Authority nearly 29 years ago as an analyst. Over the course of nearly three decades, I had the best mentors, who helped steer my career. It is because of them that I have moved forward in the affordable housing industry. If you have been here a while, like me, I am sure you had mentors as well. I am encouraging you to mentor the young professionals in your offices. Get them involved in committees at the state, regional and

national levels. Help them see what you see!

It is imperative that we seek new energy! Finding new, energetic individuals will likely mean changing how we work to some extent. That may mean incorporating more social media and technology or incorporating hours to work from home. Covid taught us that we can be quite effective from anywhere if we have a laptop and a phone. The point is to be open-minded to pivoting in the workplace.

Bob Dylan wrote a song entitled, "The Times They are A-Changin'". Here is the first stanza:

*"Come gather 'round people
Wherever you roam
And admit that the waters
Around you have grown
And accept it that soon
You'll be drenched to the bone
If your time to you is worth savin'
And you better start swimmin'
Or you'll sink like a stone
For the times they are a-changin'"*

Shaundra Clark,
SERC-NAHRO President

Unmasking New Opportunities The SERC-NAHRO Annual Conference

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

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FL Shannon Young	SC Connie Howard
GA Latonia Simmons	TN Maria Catron
KY Shauna Boom	VA Michael Wong
MS M. Jason Spencer	WV Mark Taylor

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Second PP	Sean Gilbert	TN
Third PP	Ailrick Young	MS

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Awards Ceremony	Sabrina Woodard	TN
Golf Tournament	Tom Wachs	AL

HOSPITALITY	Sherrie Samples (Chair)	TN
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EMERGING LEADERS	Stormy Parsons (Chair)	WV
	Mentors: The NAHRO Fellows	

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
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STRATEGIC PLAN COORDINATOR

Joyce Floyd	TN
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DIVERSITY, EQUITY & INCLUSION

Mark Taylor (Chair)	WV
William Myles (Co-Chair)	GA

MULTIFAMILY

Matthew McClammy	AL
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SENIOR VICE PRESIDENT'S PORTFOLIO - Anthony Goodson

LEGISLATIVE COMMITTEE	Yvonda Bean (Chair)	SC
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Ailrick Young (Chair)	MS
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NOMINATING COMMITTEE	Mark Taylor (Chair)	WV
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INTERNATIONAL RESEARCH & GLOBAL EXCHANGE

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Darbah Skaf (Co-Chair)	AL

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Jake Oglesby (Co-Chair)	GA
Sean Gilbert (Co-Chair)	TN

SECRETARY'S PORTFOLIO - Michael Wong

HISTORY/ARCHIVAL COMMITTEE

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RESOLUTIONS

Felicia Jackson (Chair)	MS
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TREASURER'S PORTFOLIO - Cindy Preast Harrington

BUDGET COMMITTEE	Clifton Clark (Chair)	WV
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VP HOUSING'S PORTFOLIO - James Cox

HOUSING COMMITTEE	Felicia Snow (Chair)	MS
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RENTAL ASSISTANCE COMMITTEE

Elizabeth Little (Chair)	SC
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PBRA/RAD

Matthew McClammy	AL
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VP PROFESSIONAL DEVELOPMENT'S PORTFOLIO - Connie Howard

PROFESSIONAL DEV.	Donna Lamer (Chair)	SC
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ADMINISTRATIVE PRACTICE	Douglas Freeman (Chair)	GA
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EDUCATION & TRAINING	Felicia Jackson	MS
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VP MEMBER SERVICES' PORTFOLIO - Mike Sweet

PUBLIC AFFAIRS/SERCULATOR

Reta Thomas (Chair)	GA
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MEMBER SERVICES

Shaunté Evans (Chair)	SC
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SCHOLARSHIP

Carmen Maniak (Chair)	WV
Shana Demby (Co-Chair)	AL

INSURANCE-HOUSING BENEFITS PLAN

Thomas Rowe	TN
-------------	----

RETIREMENT-HART

Ed Johnston	KY
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AWARDS

Sabrina Woodard	TN
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VP CR&D'S PORTFOLIO - Dannie Walker

ASSET REPOSITIONING	Jeff Knight (Chair)	WV
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COMMUNITY REVITALIZATION

Beth Brown (Chair)	GA
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VP COMMISSIONERS' PORTFOLIO - Harry Howe

COMMISSIONERS	Johnny Johnson (Chair)	MS
----------------------	------------------------	----

SMALL AGENCY TASK FORCE (SATF)

NAME	STATE	PHA	PHONE	EMAIL
Ron Jones	AL	Clanton Housing Authority	205-755-1801	ronmjones@bellsouth.net
Doris Richardson	AL	Evergreen Housing Authority	251-578-1488	evhouseauth@bellsouth.net
Mollie Rowe	AL	Eutaw Housing Authority	205-372-3926	eutawha@att.net
Catherine Reddick	FL	Bartow Housing Authority	863-533-6311	catherine.bha@comcast.net
Ruth Bass	GA	LaFayette Housing Authority	706-638-2733	ruth@lafayetteha.com
Kelly Evans	GA	East Georgia Housing Authority Partners	706-690-1149	kelly.evans@thonsonghousing.org
Russell Nast (Vice-Chair)	GA	Tallapoosa Housing Authority	770-574-2207	tallapha@mindspring.com
Shannon Biggs	KY	Affiliate Member	270-634-0130	srbiggs1953@gmail.com
Jenny Cheek	KY	Elizabethtown Housing Authority	270-765-2092	haet@windstream.net
Aneta Grugin	KY	Shelbyville Housing Authority	502-633-4531	avance@hasky.org
Jeff Patrick	KY	Morehead Housing Authority	606-784-4314	jdpatrick@windstream.net
Terri Holt	MS	Winona Housing Authority	662-283-2575	tholthousing@gmail.com
Ben Washington	MS	Vicksburg Housing Authority	601-638-1661	bwashington@vicksburgha.org
Deborah Davis	NC	The New Edenton Housing Authority	252-482-8164	theneha@embarqmail.com
Janice Fowler	SC	Greer Housing Authority	864-877-5471	jfowler@greerha.com
Sherry Joyner	SC	Conway Housing Authority	843-248-7327	hac@sc.rr.com
Michael Miller	TN	Bolivar Housing Authority	731-658-3419	bhahhs@bellsouth.net
Lance Allen	VA	Staunton Redevelopment & Housing Authority	540-886-3413	lallen@stauntonrha.org
Charles Harrington	VA	Marion Redevelopment & Housing Authority	276-378-7989	cph@marionrha.com
List Porter (Chair)	VA	Bristol Redevelopment & Housing Authority	276-821-6255	lisa@brha.com
Wanda, Stevens-Ruckman	VA	Staunton Redevelopment & Housing Authority	540-886-3413	wstevens@stauntonrha.org
Amy Lewis	WV	Saint Albans Housing Authority	304-727-5441	alewis@sahawv.org
Stormy Parsons	WV	Mount Hope Housing Authority	304-877-6541	snparsons25@suddenlinkmail.com
Brittany Smith	WV	Williamson Housing Authority	304-235-3270	bsmith_wha@frontier.com

WHAT HOME MEANS TO ME CONTEST INFORMATION

Annual What Home Means to Me Poster Contest Kicks Off!

2022 SERC Winners Include:



**Kendon, age 12,
Bristol Redevelopment
and Housing Authority, VA**



**Jayda, age 10,
Opp Housing Authority, AL**



**Braxton, age 15,
Bristol Redevelopment
and Housing Authority, VA**

NAHRO is looking for the next 13 young artists to feature in the 2023 calendar. Applications for the contest are now online! Our youth are invited to enter.

Encourage your Resident Youth to participate. Many Housing Agencies, as needed, choose to provide the art supplies for their young artists.

2022's Grand Prize winner is Kendon, age 12, Bristol (Va.) Redevelopment and Housing Authority, (part of our very own SERC-NAHRO Region).

Visit www.NAHRO.org for more details, rules, and how to enter the contest.

Other Winners Include:

- Jayda, age 10, Opp Housing Authority, AL
- Braxton, age 15, Bristol Redevelopment and Housing Authority, VA

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SERC-NAHRO Legislative Network



by Yvonda Bean, SERC-NAHRO Legislative Committee
Interim CEO, Columbia Housing, SC
Interim CEO, Cayce Housing
ybean@ColumbiaHousingSC.org

Dear Affordable Housing Ambassadors,

It is my absolute pleasure to greet you all, as the new Chair of the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials (SERC-NAHRO) Legislative Network Committee. Thank you, President Shaundra Clark, for entrusting me with this tremendous responsibility. It is both an honor and a privilege to serve in this capacity, and I look forward to collaborating with you and the entire SERC-NAHRO Nation as we realize legislative advocacy goals that will foster equitable and inclusive housing solutions.

Build Back Better About BBB

On November 19, 2021, the U.S. House of Representatives passed the \$1.9 Trillion Build Back Better Act, which includes \$150 billion targeted to affordable housing. This historic legislation is the single largest investment in public housing's history, and it has the power to transform our communities. The bill includes: \$65 billion for Public Housing, \$24 billion for Housing Choice Vouchers, Expanded Low-Income Housing Tax Credits, \$15

billion for National Housing Trust Fund, 10 billion for HOME Investment Partnerships Program, \$3 billion for Community Development Block Grants,

While the BBB legislation is still being considered by the U.S. Senate, it will most likely be scaled back. Its exact contents and pathway to passage remain opaque and, for whatever it's worth, it appears likely to carry a different name. In the meantime, I'm reminded of a famous President Joe Biden quote that rings a sense of hope:

"It's a matter of timing. Successful presidents -- better than me -- have been successful, in large part, because they know how to time what they're doing -- order it, decide and prioritize what needs to be done."

Please feel free to share your thoughts, ideas and any feedback you all may have with me at

ybean@ColumbiaHousingSC.org.

Remain Resolute Affordable Housing Advocates!

Yvonda Bean, SERC-NAHRO
Legislative Committee
Interim CEO,
Columbia Housing, SC
Interim CEO, Cayce Housing

Best Wishes to Former Legislative Committee Chair, Ivory Mathews

I'd be remiss if I didn't also take a moment to celebrate the outgoing SERC-NAHRO Legislative Network Committee Chair, Ivory Mathews. She is leaving SERC-NAHRO to oversee the largest housing authority (Home Forward) in the state of Oregon.

Congratulations on making history as the first African American female to lead the organization. Your passion and commitment to legislative advocacy will truly be missed.

\$1 billion for Project-Based Rental Assistance, \$450 million for Section 811 Supportive Housing for People with Disabilities, and \$450 million for Section 202 Supportive Housing for the Elderly.

The \$150 billion targeted to affordable housing are forecasted to bring about the construction, rehabilitation, and restoration of more than 1 million affordable homes – which will boost the supply of affordable housing units nationwide, including in rural communities, and reduce price pressures for renters and homeowners.

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2022 Class of EDEP Graduates Announced

- PHADA & Rutgers

PHADA and Rutgers, are pleased to announce the 2022 graduating class of the Executive Director Education Program (EDEP). PHADA and Rutgers congratulate the graduates on this

extraordinary achievement and wish them continued success in their careers as housing professionals.

To learn more about the program, please visit PHADA.org.

Alabama Graduates include:



Antonio L. McGinnis, Executive Director/CEO, Huntsville Housing Authority

Samuel Crawford, President/Chief Executive Officer, Dothan Housing

Tiffany Blackmon, Public Housing Property Manager, Ozark Housing Community

2022 Spring Workshop in Montgomery

- AAHRA

Alabama Association of Housing and Redevelopment Authorities held their Annual Spring Workshop in Montgomery March 21st – 23rd. In this new location, attendees were able to come together for some excellent educational opportunities. Sessions focused on a variety of topics including Fair Housing Training from HUD, Sessions on Landlord Recruitment and Retention, and Leadership skills development.

August 22-24th at The Lodge at Gulf State Park in Gulf Shores.

Learn more at AAHRA.org.



2022 SPRING WORKSHOP
March 21-23, 2022
Renaissance Hotel & Spa
Montgomery, Alabama

We hope you save the date for our Annual Conference, which will be held

Moving to Work 2022 Cohort Announced

- Dothan Housing

On Thursday, January 27, 2022, HUD announced the selection of Dothan Housing (DH) for the Landlord Incentives cohort for the MTW Demonstration Expansion. "We are excited and humbled about our MTW Landlord Incentives cohort selection. We also understand the magnitude that more landlords equal more housing choices for our voucher participants,"

said Senior Vice President/COO, Dr. Michael C. Threatt.

"After a 25-year career as a Senior Policy Development Officer at the HUD headquarters in Washington DC, I am ecstatic about this opportunity of a lifetime to become an MTW Agency," said DH Board Chairman David C. Jamison.

New Responsive Website & Branding Launched

- Jasper Housing Authority

Jasper Housing Authority now has a new responsive website, JasperHousing.org.

Their new responsive website allows site visitors to easily navigate the website no matter what device they use (desktop, laptop, tablet, smartphone).

Some of the features/functions on their site include:

Latest News - The News Module provides a home page feed showing the three most recent news articles. An organized list of all news articles is stored on the website for future reference.

Custom Form Builder - This allows Jasper Housing Authority to create Custom Forms for Residents, Community Partners, and Staff that can be completed and submitted online.

Communities Map - Check out Affordable Housing properties on the interactive embedded Google map.

Additionally, they launched their new logo and branding. Inspired by their community, they incorporated colors that resonated with them, like Jasper High School gold.

Visit their new website to learn more, JasperHousing.org



Learn more about Dothan Housing Authority on their website, DothanHousing.org

2022 FAHRO EXECUTIVE DIRECTOR'S FORUM



Dr. Gwendolyn B. Dawson, CEO (Ocala HA)
& Lisa Watkins, ED (Winter Haven HA)



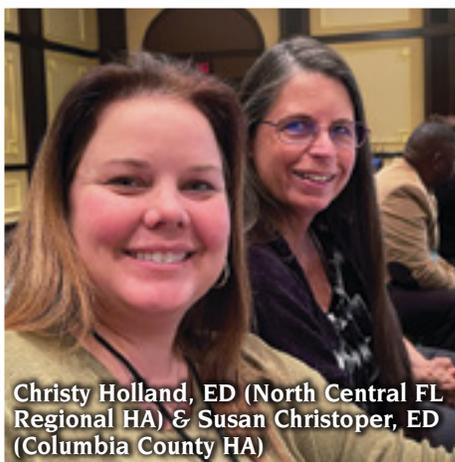
Catherine Reddick, ED
(Bartow HA)



Gail Sansbery, ED
(Fort Walton Beach HA)



Shannon Young, ED
(Seminole County HA)



Christy Holland, ED (North Central FL
Regional HA) & Susan Christopher, ED
(Columbia County HA)



Shane White Sr., ED
(Homestead HA)



Vivian Bryant, Esq., Pres.
& CEO (Orlando HA)



Kim Barclay, ED (FAHRO)
& Ricki Romig (FAHRO)



Teresa Pope, CEO
(New Smyrna Beach HA)



Tyronda Turner-Bethune,
Deputy Director
(New Smyrna Beach HA)



Herb Hernandez, ED
(Cocoa HA)



FLORIDA (FAHRO.org)

BITS & PIECES

2022 Class of EDEP Graduates Announced

- PHADA & Rutgers

PHADA and Rutgers, are pleased to announce the 2022 graduating class of the Executive Director Education Program (EDEP). PHADA and Rutgers congratulate the graduates on this extraordinary achievement and wish them continued success in their careers as housing professionals.

Florida Graduates include:

Teresa Pope, CEO, CPHM,
The Housing Authority of the City of New
Smyrna Beach & New Smyrna Beach
Housing Development Corporation

To learn more about the program,
please visit PHADA.org.

Attendees, No Photos:

Aaron Cooper, ED (Inkster
Housing Commission, MI);
Pamela Davis, CEO
(Gainesville HA);
Tara Finch, ED
(Chipley HA);
Misty Hanlon, ED
(Marianna HA);
Sonia Meredith, ED,
Hawkinsville HA, GA);
Kennard Randolph, ED
(Selma Housing, AL);
Robbin Redd, ED
(Tarpon Springs HA);
William Russell, Pres. & CEO
(Sarasota HA);
Nathaniel Smith, ED
(Live Oak HA);

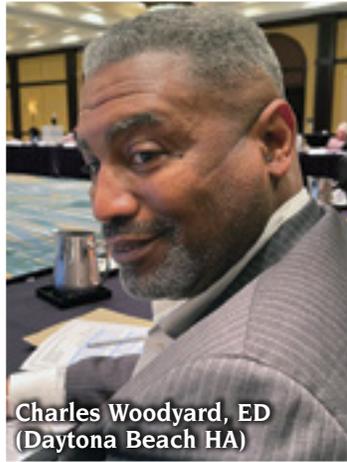
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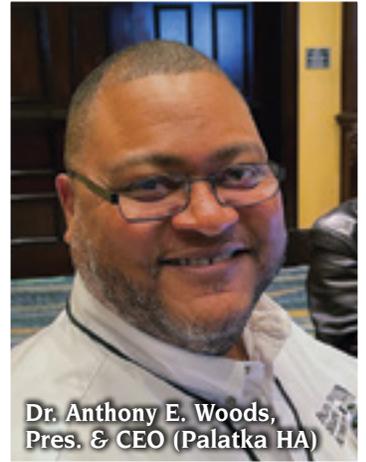
Terri Beverly, ED
(Hernando County HA)



Rosetta Bartell, ED
(Fort Pierce HA)



Charles Woodyard, ED
(Daytona Beach HA)



Dr. Anthony E. Woods,
Pres. & CEO (Palatka HA)



Shirley Erazo, Pres. & CEO
(Delray Beach HA)



John Hurt, ED
(Riviera Beach HA)



Becky Cole, ED
(Niceville HA)



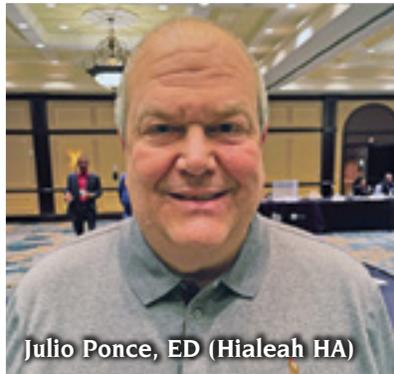
Kerri Aplin, Asst. Director
(Walton County HA)



Pat Dexter, ED
(Mulberry/Plant City HA)



LaShanda Lovett, ED
(Winter Park HA)



Julio Ponce, ED (Hialeah HA)



Jamila R. Davis,
OIG Special Agent

Benjamin Stevenson, ED
(Lakeland HA);

Joyce Wolen, ED
(Wheeling HA, WV);

Allrick Young, ED
(Laurel HA, MS);

Speaker List:

Bill Aldinger & Marisa Button,
Florida Housing Finance Corp.;
Jamila R. Davis, OIG Special
Agent; Ric Gilmore, Esq.
(FAHRO Legal Counsel); Greg
Byrne; Scott Keller; Oscar
Anderson; & Paul Quin, Esq.
(FAHRO Legal Counsel)

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Ric Gilmore, Esq., FAHRO
Legal Counsel (Saxon
Gilmore)



Becky Sue Mercer, ED (Arcadia HA)
& **Paul Quin, Esq., FAHRO Legal Counsel** (Saxon Gilmore)



A Symphony of Redevelopment, Collaboration & Change

- Gainesville Housing Authority

The \$25 million Midtown Villages renovation was ambitious. The Gainesville (GA) Housing Authority and Collaborative Housing Solutions LLC challenged themselves to renovate 200 public housing units in 54 buildings located on six properties, but that wasn't all. "We wanted to redefine the whole idea of affordable housing, to show it can be desirable, culturally vital and affordable," said Beth Brown, GHA's Executive Director.

As the project launched, COVID struck, making these goals suddenly seem doubtful. It also required perfect weather, no material shortages and inspections and permits obtained or passed without delay. Most importantly, it meant keeping everyone involved safe during the pandemic.

Yet, surprisingly, all of the deadlines and conditions were met.

"It showed how important the planning phase was, as well as having the right team to carry out those plans under difficult and changing circumstances," said Beth.

"Not only was the project completed on schedule, but it was the first project in Georgia to combine

National Housing Trust Fund dollars (NHTF) and Low-Income Housing Tax Credit (LIHTC) program equity. It also was certified under The National Green Building Standard (NGBS)," said Richelle Patton, President of Collaborative Housing Solutions LLC.

Preserving and upgrading affordable housing by investing in community cultural life, and rebranding the public image of affordable housing.



The Midtown Villages renovation updated the 1950s-and-later buildings to today's codes, bringing in central heat and air conditioning. The renovation also included new flooring, ceilings, fresh paint, lights, plumbing, wiring, appliances, porches, landscaping, roofs and more.

The Midtown Villages project also featured a new community center,

dubbed the 'MAC' (the Melrose Arts and Activities Center). The MAC serves as an art and activities center, a resident office, a classroom, laundry, library and business center and computer lab.

The MAC is easily spotted with its bright stainless-steel sculpture outside and extensive art collection and art classes on the inside.

Six large sculptures will be displayed on five campuses as part of the Public Arts in Public/Affordable Housing initiative, which launched with the University of North Georgia Department of Visual Arts and Hall County's VISION 2030 Public Art committee.

The Midtown Villages project thrived despite of the pandemic's challenges. "Resident, community and media feedback has been enthusiastic, which sets the stage for the development of even more quality, affordable housing," said Beth Brown.



Gainesville Housing Authority
 Gainesville, GA
 Low Rent: 383
 Beth Brown, Executive Director
 GainesvilleHousing.org



2022 Class of EDEP Graduates Announced

- PHADA & Rutgers

PHADA and Rutgers, are pleased to announce the 2022 graduating class of the Executive Director Education Program (EDEP). PHADA and Rutgers congratulate the graduates on this extraordinary achievement and wish them continued success in their careers as housing professionals.

Georgia Graduates include:

Melanie C. Thompson, Chief Executive Officer, Hinesville Housing Authority

To learn more about the program, please visit PHADA.org.



Moving to Work 2022 Cohort Announced (MTW)

- Northwest Georgia Housing Authority

NWGHA was selected for the 2022 Landlord Incentives Cohort of the HUD MTW Demonstration Program.

Through this cohort, HUD will evaluate landlord incentives and their impact on participation in HUD's HCV Program to improve residents' ability to use vouchers in their community. With the addition of the 29 PHAs selected for this cohort, HUD will have added a total of 70 PHAs to the MTW Demonstration Program since January 2021.

For more information about NWGHA, please visit their website NWGHA.com.

New Responsive Website & Branding Launched

- Decatur Housing Authority (DHA)

DHA launched their new responsive website in 4Q 2021. The website was designed and built by Brooks Jeffrey Marketing, Inc.

To help make this new website more accessible for all users (including those using adaptive technology), it has been built using Web Content Accessibility Guidelines (WCAG) 2.0 to address American with Disabilities Act (ADA) accessibility guidelines.

Besides the usual content and features expected in a new website, some of DHA's features/functions include:

- A Rent Calculator/ Estimator tool to estimate the portions of rent to be paid by DHA and the family.
- Our Communities - Find housing properties in your area by type of property with a convenient map or listing view
- Interactive Payment Standards map by zip code so residents estimate their subsidy before selecting a section 8 property.
- Sign Up for News - Those interested in subscribing can sign up on the website to receive news (via text/ email) & can also (at any time) change their subscription or unsubscribe

Learn more about Decatur Housing Authority by visiting their new website, DecaturHousing.org



Rent Calculator/Estimator

Zip Code
Please select...

Number of Bedrooms:
Please select...

Payment Standard Selector

Automatically Enter
 Manually Enter

1. Payment Standard (Auto Calculated)
[Text Box]

2. Adjusted Monthly Income
\$ [Text Box]

3. Total Tenant Payment
\$ [Text Box]

4. Maximum Rent Burden
\$ [Text Box]





Recovery Assistance Mobilized Quickly

- The Housing Authority of Bowling Green

On December 12, 2021, thousands of residents throughout the state of Kentucky were left grappling with the disaster of what has now been deemed as one of the deadliest tornadoes in the state's history. Hundreds of families in the Bowling Green/Warren County area were left dealing with the loss of loved ones, homes, transportation, food, clothing, and the mere necessities.

HABG staff immediately began mobilizing to assist with the recovery. **With the support of a strong community, HABG Executive Director, Abraham Williams began calling on community partners to begin the rebuilding.**

After one social media post, the congregation of Broadway United Methodist Church began arriving with donations; within 24-hours, a 10K sq. ft. maintenance garage was filled with large household furnishing. A second facility was filled with clothing, household appliances, food, and water.

Within two days, a trailer of 50 new mattresses arrived from a donor in Chicago, who heeded the call.

With donations pouring in, HABG staff began working around the clock, preparing apartments.

Phenix City, AL, home of Abraham Williams, called and immediately made financial resources available to purchase new bedding for donated mattresses.

The congregation of Greater Mt. Zion Baptist Church of Phenix City began collecting monetary donations.

A HABG Board Member generously picked up the bill for sixteen (16) sets of washers and dryers from Lowe's.

Minister Megan Huston, Pastor of First Christian Church of BG, telephoned HABG and asked to meet them at a local furniture store, where she said, "pick out everything you all need, our church is picking up the bill."

Prompted by a local news story, Middle Tennessee Christian School's entire baseball team, pictured above, collected money, food, and new furniture for impacted families. With just one call, the baseball team completely furnished a home with everything needed, even leaving behind individual handwritten scriptures for the family.

Next Level Church of Bowling Green shared a truckload of new toys donated from the Toys for Tots Program.

Organizations including the Catholic Ministries, Taylor Chapel AME Church, Reynolds Johnston & Hinton, LLP, and the Jonesville Academy began simply dropping off gift cards to be distributed to the tornado victims as physical storage space became limited.

In total, 28 families totaling 100 people were housed in HABG apartments with everything they could possibly need, within a ten (10) day period.

As the clouds begin to lift, the Housing Authority of Bowling Green continues providing the much-needed support for the families. In total, 28 families totaling 100 people were housed in HABG

The Housing Authority of Bowling Green will always be just a phone call away.

apartments with everything they could possibly need, within a ten (10) day period.

These families were relieved of the initial financial burdens of moving, The security deposits and rent for the first two months were paid through donations.

Twelve additional families received household furniture, appliances, clothes and food.

With an excess of clothing and food, a Community Outreach Day was held and over one hundred persons were served.

Even now, donations continue to arrive. Two semitrucks loaded with new furniture are scheduled to arrive in Bowling Green, all made possible by the National Baptist Convention of America from Houston, TX.

With a substantial donation from the United Way of South-Central Kentucky, a new 30 x 40 sq. ft. building is under construction to store the remaining donations.

The Housing Authority of Bowling Green will always be just a phone call away.



Bowling Green Housing Authority

Bowling Green Housing Authority

Bowling Green, KY

PH: 598

Abraham Williams, ED

HABG.org



Scholarship Program – Applications Due April 29th

- Kentucky Housing Association (KHA)

In order to encourage academic excellence and community responsibility among high school graduates, GED graduates, or adults wishing to continue their education, the KHA has implemented a scholarship program for those entering or continuing college education.

KHA will award four (4) scholarships in 2022 to deserving individuals currently residing in a KHA member agency. All scholarships will be paid out per semester provided the scholarship recipient is enrolled as a part or full-time student in an accredited college or university and meets the required minimum grade point average.



KHA and SERC-NAHRO Scholarships: Three scholarships available: \$3,000 each. SERC-NAHRO contributes \$2,500 annually to the KHA to help sponsor these scholarships. KHA appreciates SERC-NAHRO's commitment to serving the needs of public housing residents and the community.

All applicants must reside in a KHA member agency-owned or managed unit for at least one year and have a minimum GPA of 2.5 or higher and provide official and original transcripts.

Arthur J. Gallagher Risk Management Services Scholarship: One scholarship available: \$2,500.

Arthur J. Gallagher Risk Management Services, the insurance company that provides coverage to the KHA Self Insurance Program, will reward a deserving individual a 1 year \$2,500 scholarship. KHA appreciates their commitment to serving the needs of public housing.

Additionally, applicants of all four scholarships must provide the following:

- A completed application (which can be found on KYHousingAssn.com)
- GPA Verification (completed by your school counselor) and Certification (completed by your agency's executive director), both are included in your application packet
- School Transcript (original official copy)
- Three Letters of Recommendation (one teacher, guidance counselor, or principal and two personal non-family recommendations)
- Sponsorship Letter (a letter from the ED of your agency committing to support the applicant to the interview [if required] and award ceremony)
- Essay (A typed 300 – 500 word essay discussing how your public housing and high school/college experiences have influenced your life)
- A photograph of the applicant for publication

For further information, contact Committee Chairperson Bobbie Jarrett at 270-631-0733, or by email at bobbiew@hahenderson.org.



2022 Class of EDEP Graduates Announced

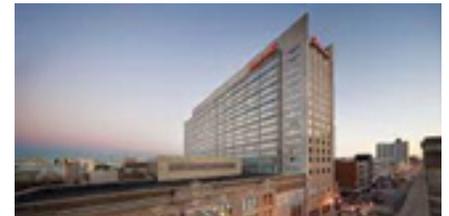
- PHADA & Rutgers

PHADA and Rutgers, are pleased to announce the 2022 graduating class of the Executive Director Education Program (EDEP). PHADA and Rutgers congratulate the graduates on this extraordinary achievement and wish them continued success in their careers as housing professionals.

Kentucky Graduates include:

Tim Kitts, Executive Director, Danville Housing Authority

To learn more about the program, please visit PHADA.org.



Mid-Year Conference Held in Louisville

- Kentucky Housing Association (KHA)

Thank you to all of the agencies that joined us at our mid-year conference in Louisville KY. It was wonderful to come together and learn as Housers.

We are looking forward to seeing everyone again back in Louisville for our KHA/TAHRA Annual Conference at the Marriott Downtown Louisville, September 25- 28th. More information to come on room blocks, registrations, and exhibitor opportunities. Learn more about the conference at KYHousingAssn.com.



Preserving the History While Moving Towards the Future

- Laurel Housing Authority

A new welcome center is in the works for the Laurel-Jones County area which will be located on Leontyne Price Boulevard near the Highway 59 exit.

It will be situated inside one of the historic housing units spared from demolition during the current rebuilding program for newer housing units.

The structure was part of the Laurel Housing Authority Beacon Homes project, some of the oldest examples of public housing in the country.

Due to the age of the homes which were being torn down, the Mississippi Department of Archives and History that one of the structures was to be left intact, which could be used to serve the public.

The Department of Archives and History had to approve everything that's been done. Preserving one unit and making it "something that can benefit the community" is how the idea for a welcome center came about, Young said. The location and timing should be just right, too, because it will serve as the gate to the "gateway" to downtown — Leontyne Price Boulevard — that's under construction now.

"It will not only serve as a welcome center for visitors and tourists' information for them to learn about what's going on in Jones County, but

The Laurel Housing Authority will utilize grant money for the majority of the \$1.2 million for the renovation/preservation project to turn the building into a multi-use welcome center.



it'll also have an area with panels to educate about local history. It's going to be a great way to celebrate Laurel and Jones County history, and it's going to cover every facet from when Laurel was founded all the way up to the current day," George Bassi Chair for the Laurel-Jones County Tourism Committee added.

The Laurel Housing Authority will utilize grant money for the majority of the \$1.2 million for the renovation/preservation project to turn the building into a multi-use welcome center.

The City of Laurel and Jones County have each pledged to contribute \$200,000 each to the project.

All except for the unit at the foot of the exit ramp from Interstate 59 to Leontyne Price Boulevard were demolished in preparation for new units to be built.

Local architect Michael McKinnon has drawn up the plans for the LHA Housing Welcome Center. The project is expected to take six to nine months to complete.

The two-story building has six family units, one of which will be restored to its original setup, and the facade will be returned "to its original luster when it was finished in 1941," Young said.

There will also be a large parking lot and a dog park at the rear of the building, Young said.

LHA won't be responsible for the day-to-day operations of the facility once it's open, but the project will serve as a welcome center, and a living piece of LHA and Housing History.

**Housing
Authority**
of the
City of Laurel

Laurel Housing Authority

Laurel, MS

PH: 624

Ailrick D. Young, PHM

facebook.com/LaurelHousingMS



George Kendrick Named Maintenance Employee of the Year

- MAHRO (Mississippi Association and Redevelopment Officials)

MAHRO's 2021 Harold Panter Award recipient is Mr. George Kendrick from Waynesboro Housing Authority. He was recognized during the MAHRO annual meeting held at Westin Hotel in Jackson, MS on August 17th.

In an effort to recognize excellence in the ranks of the maintenance department of PHA's within the State of Mississippi, MAHRO announces the competition for the MAHRO Maintenance Employee of the Year. Each Authority is eligible to submit one (1) nomination from their PHA. Nominations must be submitted by the Executive Director and accompanied by a narrative as to why your nominee should be selected. Please note that candidate nominations are limited to laborers, maintenance aides, mechanics, and foremen.



Nominations should be based on certain or particular outstanding achievements

by the candidate nominated while employed with the PHA which may include, but not limited to, the following areas in which the candidate has excelled:

- Punctuality
- Attendance
- Work quality
- Supervisory ability
- Innovative techniques or ideas
- In-depth knowledge of duties
- Outstanding initiative
- Money-saving techniques, ideas
- Community or civic involvement that promotes your PHA image within and /or outside the community

Applications are available on the MAHRO Website and submissions are open April 1-30th, 2022.

For more information, please visit MAHRO.org.



2022 Occupancy Workshop

- MAHRO (Mississippi Association and Redevelopment Officials)

MAHRO is excited to house our 2022 Occupancy Workshop May 10-12th, 2022 at the Golden Nugget Hotel and Casino in Biloxi, MS. Our Professional Development Committee has been hard at work developing an agenda that will provide excellent training opportunities for your agencies.

More information on workshop registration and room blocks can be found on the MAHRO website, MAHRO.org.

Celebrating 30 Years

- Mississippi Housing Corporation (MHC)

For 30 years, MHC has been providing Mississippians access to safe, decent and affordable housing! The partnerships they have built over the years have provided the needed stability to face housing shifts, unsure markets, and the ongoing need for affordable housing stock.

MHC celebrated these past years of collaboration and success, during their Annual Affordable Housing Conference (March 29th – 31st at the Beau Rivage in Biloxi).

The MHC was created by the Mississippi Home Corporation act of 1989 to address these housing needs. MHC plays a critical role in these efforts working with the Governor, the Mississippi Legislature, the U.S. Congressional delegation, and others in the affordable housing industry to develop private and public partnerships throughout the state and nation to increase the awareness of Mississippi's desperate need for affordable housing. Visit their website for more information, MSHomeCorp.com.



MISSISSIPPI HOME CORPORATION



Michael Dineen - PRESIDENT
ED, Lenoir HA • Affordable Housing industry since 2007 • President of NCPHADA • U.S. Army Veteran • 10 years as a GA Police Officer • Bachelor's degree from Shorter University • Has 3 children with wife Jennifer



Connie Howard - PRESIDENT ELECT
ED, Fort Mill HA • 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

Gray Matthis - SR. VICE PRESIDENT
ED, Eastern Carolina Regional HA • PH/ Affordable Housing industry since 2008 • 28 years VP in banking industry



Janice Fowler - FIRST VICE PRESIDENT
ED, Greer HA 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 • Proud Mother / Grandmother: 3 children, 2 grandchildren



Anne Burroughs - TREASURER
ED, Marion HA • 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)



Anthony Goodson, Jr. - SECRETARY
CEO, HA of the City of Goldsboro • Current SERC NAHRO Senior VP • PH/ Affordable Housing industry since 2004 • Recipient of numerous agency awards

Save the Date!

CCHRCO's 2022 Spring Workshop
Hilton Charlotte Uptown Hotel
Sunday-Tuesday, May 15-17, 2022



Online Registration Coming Soon!



CCHRCO's 2022 Annual Conference
Marriott Grande Dunes Hotel
Sunday-Tuesday, August 21-23 2022

**Stevie Craig,
Bladenboro Housing Authority, (NC)**



ED, Bladen and Bladenboro Housing Authorities, NC • Over 27 Years of PH/Affordable Housing Experience • Currently, 1 yr term for CCHRCO Board • Served on CCHRCO Board multiple years, 2006-2007, 2015-2018 • Chairperson for NC Scholarship Committee & Membership committee

- NAHRO Public Housing Manager
- NAHRO Maintenance Manager Certification
- Nan McKay Public Housing Occupancy Certification
- Nan McKay Section 8 Occupancy Certification
- ECAHRO Past President • NCHADA Past President • NCHARRP Board of Trustees
- BS in Business Admin, Mount Olive College
 - Husband Scott & one son, & soon to be daughter-in-law

**Wendy Ellis,
Farmville Housing Authority, (NC)**



ED, Farmville HA, NC • CCHRCO Small Agency Task Force • CCHRCO Website Subcommittee

**Shaunté Evans,
Spartanburg Housing (SC)**



CEO, Spartanburg HA, SC • Affordable Housing Industry since 2000 • CCHRCO Scholarship Committee • SERC Member Services Committee, Current Chair • SERC Scholarship Committee • SERC Legislative Committee • NAHRO Member Services Committee • NAHRO Legislative Network

- BS in Business Admin from USC Aiken • MBA from Winthrop University • Two children with husband, Antonio

**Brian Howell,
Shelby Housing Authority, (NC)**

ED, Shelby HA, NC • PH/Affordable Housing Industry since 1985 • NAHRO Public Housing Manager

**Randolph A. Mathis,
Gaffney Housing Authority, (SC)**



ED, Gaffney HA SC • CCHRCO Past President (2018-2019) • PH/Affordable Housing Industry Since 1976 • ED at Gaffney HA since 1999

- CCHRCO Nominating Committee

**Patrick Prince,
Greenwood Housing Authority, (SC)**



ED, Greenwood HA, SC • CCHRCO Constitution and Bylaws Committee

**Frank R. Scott,
Charleston County Housing Authority, (SC)**



CEO, Charleston County HA SC • CCHRCO Awards and Entertainment Committee • PH/Affordable Housing Industry since 2000

**Angela Childers,
Beaufort Housing Authority (SC)**



ED, Beaufort HA (SC) • CCHRCO Past President (2012-2013) • CCHRCO Public Information Committee • CCHRCO Rental Assistance Subcommittee • CCHRCO Website Subcommittee

**Clamentine V. Elmore,
Housing Authority of Florence (SC)**



ED, Cheraw & Marlboro Counties, SC • Over 26 Years of Federal Service (HUD-wPH and DOD - Army civilian) • PHADA-EDEP graduate • PHADA - Board of Trustee • PHADA - Scholarship and Housing Committees • Nan McKay Public Housing Occupancy Certification • SERC - NAHRO committees • NAHRO - National Merit Awards committee • BS - Electrical and Computer Engineering - University of South Carolina • MS - Construction Management - Stevens Institute of Technology • Husband - Reginald and two teenagers

**Angela Graham,
City of Concord Housing Authority, (NC)**



ED, Concord HA, NC • CCHRCO Past President (2013-2014) • CCHRCO Awards and Entertainment Committee • CCHRCO Nominating Committee

- CCHRCO Resident Services and Crime Prevention Subcommittee

**Donna Lamer,
Sumter Housing Authority, (SC)**



ED, Sumter HA SC • SERC NAHRO Professional Development Committee • CCHRCO Past President (2016-2017) • CCHRCO Nominating Committee

**Vivian B. Perry,
Kinston Housing Authority, (NC)**



Deputy ED, Kinston HA NC • CCHRCO Past President (2019-2020) • CCHRCO Nominating Committee • CCHRCO Scholarships Committee

**Alanda Richardson,
Hickory Housing Authority, (NC)**



22 yrs as ED, Hickory HA NC • Current CCHRCO Board Member • Co-Chair of Commissioners Support Committee • NAHRO Budget & Admin Committee • Member of PHADA • Previously served as VP of Professional Development of SERC-NAHRO • Secretary of SERC-NAHRO • Previously served as Chair of the Education and Training Committee of SERC-NAHRO • SERC-NAHRO CR&D Committee • Certified Occupancy Specialist • Certified Manager of Maintenance • MOR Specialist • TaCCs



Sharing Transformation: So Much More Than Housing

- Washington Housing Authority (WHA)

WHA went through a complete transformation from October 2020 to September 2021, but wasn't sure how to share their progress and innovation with their community.

They partnered with Brooks Jeffrey to produce an agency annual report to share with their Board, Community, and Potential Partners. Their Annual Report breaks down the agency's improved occupancy information, financial achievements and viability, staff training and mobility milestones, resident service innovations, and their new marketing and rebranding efforts. They were able to work together to condense this complicated information into an easily



understandable 8-page document that easily demonstrates the agency's growth and progression.

WHA invites you to review their full annual report on their new responsive website, WashingtonHousingAuthority.org. You can find the report icon link on the bottom right of the home page.

New Responsive Website & Branding Launched

- Lenoir Housing (LHA)

LHA now has a new responsive website, LenoirHousing.org.

Their new website is designed to provide business transparency for our families, commissioners, business partners, community stakeholders, and the general public while addressing ADA Accessibility standards.

In addition to their new website, they also developed their new logo. Their new logo includes a stylized sun and mountains to represent the beautiful

Hibriten Mountain and the brushy mountain range.

Visit their new website to learn more about LHA: LenoirHousing.org



2022 Class of EDEP Graduates Announced

- PHADA & Rutgers

PHADA and Rutgers, are pleased to announce the 2022 graduating class of the Executive Director Education Program (EDEP). PHADA and Rutgers congratulate the graduates on this extraordinary achievement and wish them continued success in their careers as housing professionals.

North Carolina Graduates include:

Vanessa Dunn, Executive Director, Washington Housing Authority



To learn more about the program, please visit PHADA.org.



Debbie Woodell Retires from Dunn Housing

- Dunn Housing Authority

After 33 years of dedicated service, Debbie Woodell has retired from Dunn Housing Authority. She began her career in housing as a Clerical Aide in 1998. Throughout her career she served as a Secretary, Administrative Assistant, Housing Manager, and ultimately Executive Director.

Debbie served as the CCHRCO Historian (2016-2021) and a Board of Directors member. Additionally, she served as a NCHADA Chairperson (2017-2021) and the ECAHRO Secretary/Treasurer and Scholarship Committee.



With her retirement from DHA, she will now have more time to dedicate to her business "Debbie's Tax and Bookkeeping" which she opened in December 1994.

Debbie is enjoying retired life with her husband Ricky and their 10 grandchildren.

"I so enjoyed my work with Dunn Housing Authority. It became a part of me, and I will be forever grateful for the opportunity to help families that were in need. I am enjoying retirement and my work at my own business. I just miss everyone and hope to hear from them!"

Reach out to Debbie via email: debbienwoodell@gmail.com

To learn more about Dunn Housing Authority, please visit DunnHousing.com.



New Responsive Website & Branding Launched

- Marion Housing Authority

In Fall 2021, Marion Housing Authority launched their new responsive website, MarionHousingSC.org.

In addition to addressing ADA Accessibility, Some of the features/functions on the new site include:

- Calendar of Events
- Latest News posted on home page
- Housing Locations Map
- Historic downtown Marion is featured on the homepage

Their new logo features a stylized house and a Palmetto tree representative of the area and the services Marion Housing provides.

Visit their new website to learn more about their agency, MarionHousingSC.org.



Yvonda A. Bean Named Interim CEO

- Columbia Housing
- Cayce Housing

Yvonda A. Bean was unanimously voted as Interim CEO of Columbia Housing. Yvonda Bean (pronounced E-Vonda Bean) has served as Chief Operating Officer since August 2019 and will now lead the Columbia Housing senior team. She will also serve as CEO of Cayce Housing.

Ivory Mathews resigned from the agency in late January upon accepting the Executive Director position at Home Forward (Portland, Oregon).

For more information, please visit ColumbiaHousingSC.org.

Moving to Work 2022 Cohort Announced

- HUD

Several South Carolina Housing Authorities were selected for the 2022 Landlord Incentives Cohort of the HUD Moving to Work Demonstration Program.

- Florence Housing Authority - HAFSC.org
- Greenville Housing Authority - TGHA.net
- Spartanburg Housing Authority - SpartanburgHousing.org

Through this cohort, HUD will evaluate landlord incentives and their impact on participation in HUD's Housing Choice Voucher Program to improve residents' ability to use vouchers in their community. With the addition of the 29 PHAs selected for this cohort, HUD added a total of 70 PHAs to the MTW Demonstration Program since January 2021.

For more information about the moving to work program, visit HUD.gov/mtw.



Excellence On and Off the Court

- Spartanburg Housing

Spartanburg Express Basketball Team is an example of athletic and personal excellence. Originally formed to participate in the Opelika Housing Authority and The Southeastern Regional Council of NAHRO's 30th Annual Martin Luther King Basketball Tournament, the team represents the pride of Spartanburg Housing.

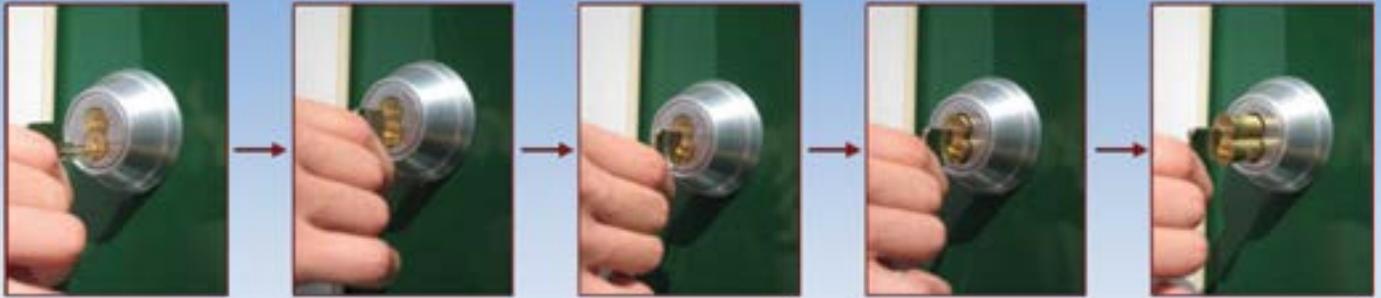
The team has remained dedicated to maintaining their grades, attending weekly practice, and participating in weekly youth development lessons. We are grateful for our partnership with the City of Spartanburg Parks & Recreation for providing coaches and From Boys to Men for providing weekly mentorship for our youth.

For more information about Spartanburg Housing, visit SpartanburgHousing.org.



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2022 Class of EDEP Graduates Announced

- PHADA & Rutgers

PHADA and Rutgers, are pleased to announce the 2022 graduating class of the Executive Director Education Program (EDEP). PHADA and Rutgers congratulate the graduates on this extraordinary achievement and wish them continued success in their careers as housing professionals.

Tennessee Graduates include:

Emel J. Alexander, Director of Community Development at Metropolitan Development and Housing Agency

To learn more about the program, please visit PHADA.org.

Moving to Work 2022 Cohort Selected

- KCDC (Knoxville's Community Development Corporation)

KCDC was selected for the 2022 Landlord Incentives Cohort of the HUD Moving to Work Demonstration Program.

Through this cohort, HUD will evaluate landlord incentives and their impact on participation in HUD's Housing Choice Voucher Program to improve residents' ability to use vouchers in their community. With the addition of the 29 PHAs selected for this cohort, HUD will have added a total of 70 PHAs to the MTW Demonstration Program since January 2021.

To learn more about KCDC's plans for implementation, please visit KCDC.org.



Strategies for Success Spring Workshop Hosted

- TAHRA (Tennessee Association of Housing and Redevelopment Authorities)

TAHRA will hold our 2022 Spring Workshop April 11th - 13th at the Embassy Suites in Franklin, TN.

Attendees can download a registration form on the TAHRA Website within the Members Only Section. Should you need to reset your password Please call Brooks Jeffrey Marketing (TAHRA's website firm)

& ask for Katie (800) 506-8064.

We are excited for this opportunity to come together to learn new strategies for our agencies.

More information about online registration, hotel blocks, and vendor opportunities can be found on the TAHRA website, TAHRAnet.org.

BancorpSouth Grant Awarded

- FHA (Franklin Housing Authority)

"We are pleased to support the valuable work you do in our communities to support education, youth, and families by presenting you with a contribution in the amount of \$4,000 for the FHC Financial Literacy Empower Program in Williamson County."

"Organizations like yours are key partners as we work together to create economic resilience and financial mobility for families across our footprint. We sincerely value your mission and are honored to advance your efforts to reach our community's most vulnerable."

Summary for Funds:

The funds will be used to purchase financial literacy materials, provide transportation and gas for tours to potential careers, companies, or educational and financial sites, along with meals, social programs, and refreshments, annual zoom fee for virtual workshops, incentives for participants to open a savings account and maintain by adding funds for a 12 to 24-month consecutive period depending on establishing a financial goal. If the participant does not meet the savings goal in the specified time, then the incentive will be transferred into the FOURS scholarship fund to continue assisting youth with higher education to

fill the financial gap that is not covered by grants and other scholarships.

Purpose of Funds:

- 1) Empower and educate youth through financial education and assistance during/ after high school.
- 2) Empower and educate adults through financial education and assistance with obtaining Individual Development Accounts.
- 3) Provide insight and potential career opportunities through tours of companies and education sights that include STEM curriculum.
- 4) Etiquette workshops and workshops provided through the Department of Labor with American Job Center & BancorpSouth.
- 5) Bank tours, financial education workshops, first-time home buyer's classes
- 6) Empower families above age 60+ with social outings, games/prizes, entertainment, and food.

To learn more about FHA, please visit FranklinHousingAuthority.com.



Housing Forms, Inc.

Housing Forms, Inc. has served HUD housing agencies for over 50 years supplying HUD, S8 and PH forms. We're your best one-stop source for the ever-evolving forms you need to run your agency.



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All HUD agencies are pre-approved for credit.

Feel free to call with any questions and we'll be glad to help.



Housing Forms, Inc.

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Capital Fund Program Online Training and Certification Opportunity

- VAHCDO (Virginia Association of Housing and Community Development Officials)

VAHCDO and Nan McKay and Associates, Inc. Invite you to attend the Online Capital Fund Program Training (with trainer John Murphy).

The training will be held via zoom, May 10th -11th.

All registrants will receive an email from the webinar team 2-3 days before the training with a link to the zoom course and the pdf file with course materials and instructions.

Schedule:

- 8:00 am: Seminar Begins
- 10:15 am: Morning Break
- 12:00 pm: Lunch, on your own
- 2:30 pm: Afternoon Break
- 5:00 pm: Seminar Ends
- **Registration Fee: \$700.00**
- **Examination Fee: \$150.00 (Online Certification Exam) (Optional)**

Please make checks payable to: VAHCDO, Attn: Lisa Artis, P.O. Box 797, Newport News, VA, 23607.

Please submit registration and payment no later than April 25th, 2022. Registration fee includes training, instruction materials, workbook, and Certification of Completion.

To find out more and to register for this event, please visit the VAHCDO website, VAHCDO.org/Trainings.html



VAHCDO Conference, April 20-22, 2022

- VAHCDO (Virginia Association of Housing and Community Development Officials)

VAHCDO is excited to host our annual conference at the Sheraton Norfolk Waterside, April 20-22, 2022.

Norfolk with great entertainment options, many restaurants, and experiences right outside your door!

We are looking forward to taking in the views of Historic downtown Norfolk, Virginia and the beautiful Elizabeth River. We are located in the heart of

To find out more, please visit the VAHCDO website, VAHCDO.org/Conferences.html

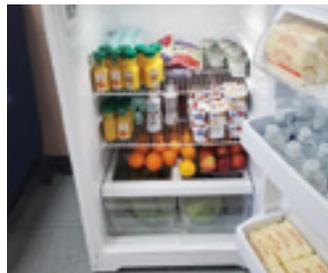


Chorey Park Apartments Community Fridge and Safety Net Pantry Introduced

- SRHA (Suffolk Redevelopment & Housing Authority)

SRHA and Healthy Suffolk are pleased to offer a community fridge and safety net pantry at Chorey Park Apartments, providing the 110 senior and disabled residents an opportunity to access fresh produce and shelf stable pantry items during times of critical need. Each month, the pantry will be stocked with items to support residents who may experience an emergency food need or who may lack a critical ingredient to complete a meal. Fresh vegetables, fruit, eggs, butter, dried beans, and canned goods will be stocked in the fridge and pantry.

The Chorey Park Apartments Community Fridge and Safety Net Pantry is made possible thanks to the generous donations of the Louis & Mary Haddad Foundation, the Healthy Suffolk Board of Directors & Coalition, and individual donors.



The fridge/pantry located in the community room will be accessible throughout the day and evening, seven days a week on the honor system.

In addition, the community room will also be utilized to offer cooking classes, nutritional classes, and health literacy presentations.

Since the inception of the Safety Net Pantry, Healthy Suffolk has partnered with Wanchese Fisheries to provide fresh seafood to the residents monthly. The first month, Suffolk RHA received salmon for each resident and most recently, Suffolk residents received scallops.

For more information about SRHA, please visit their website: SuffolkRHA.org.



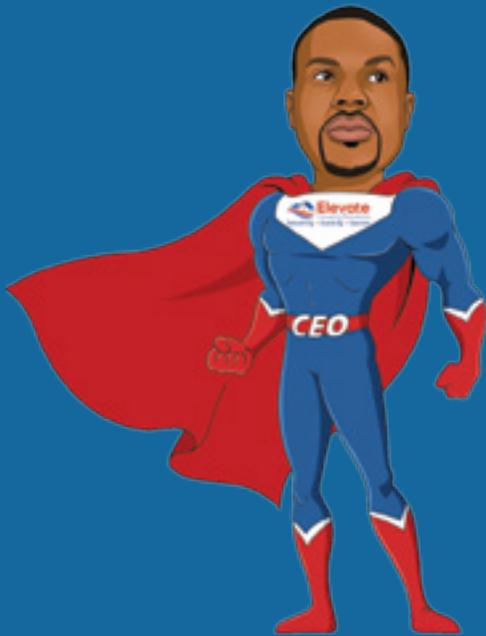
From left to right, Regina Hall, SRHA Resident Commissioner, Robert Rhodes, Past Chairman of Healthy Suffolk, Regina Brayboy, Healthy Suffolk VA, Tracey C. Snipes, Executive Director.



Get Ready to Experience the Affordable Housing Game Changer!

The Price of Bureaucracy: Removing Section 8 Landlord Pain Points through the Investment in Technology

is an urgent call to address the phenomenon of landlords leaving the Section 8 Housing Choice Voucher Program.



Each year since 2009, 10,000 landlords have withdrawn from the Section 8 program due to negative experiences and having to deal with the bureaucratic red tape, which has ultimately reduced the number of housing choices for voucher holders.

Dr. Michael C. Threatt felt compelled that this was a perfect time for a “superhero” moment to solve this problem and address landlord pain points from a multifaceted perspective.

This book is based on Dr. Threatt’s research on landlords’ opinions of improving the Section 8 program by streamlining operations through technology to remove the bureaucracy.

The book provides innovative solutions to increase landlord satisfaction, improve communication, and enhance customer service to cultivate better public housing authority-landlord relationships by investing in technology.

Register to get your copy of this book online:
<https://bit.ly/thepriceofbureaucracycomingsoon>

Contact Dr. Michael C. Threatt today for a free consultation on how to Attract, Recruit, & Retain landlords, investors, and property management companies for your Section 8 HCV program!

mthreatt@elevatehousing.com
ElevateHousing.com
(205) 552-9491

Dr. Michael C. Threatt
CONSULTANT





2021, A Year of Successes Through Partnerships

- Williamson Housing Authority (WHA)

WHA has always appreciated the value of partnerships and 2021 was no exception.

With the help of Veolia Water, WHA distributed 6,000 food boxes, containing 180,000 pounds of food, valued at over \$200,000. The food giveaways were made possible through funding from Save the Children.

Because of our success with those early food giveaways, WHA was awarded additional grant funding from Save the Children® to host a fresh food initiative over the summer. Between June and August, WHA delivered weekly food bags to children living in public housing, ultimately distributing enough food to make up 7,305 meals.

WHA's "Summertime Fresh Food Initiative" was so successful that Save the Children sent a film crew in to capture our efforts, ultimately producing a

two-minute promotional video celebrating the program.

The University of Pikeville sent two social work interns who were completing their graduate studies. These students coordinated the Summer Fresh Food Initiative, participated in summer festivals, established weekly MARA meetings and bi-monthly playgroups for parents with young children, counseled our residents, hosted numerous school supply giveaways and vaccination clinics, and established a blessing box at the EnVision Center.

In the spring of 2022, WHA will employ additional interns from UPike, giving college students the opportunity to gain real work experience and while polishing their leadership skills.

They were awarded an AmeriCorps*VISTA position to assist with grant writing and program development, including

coordinating a summer leadership camp in cooperation with Energy Express and an after-school program.

The City's Fire and Police Departments sent officers to participate in their summer camps. These officers/superheroes engaged dozens of at-risk children in fun, positive learning experiences.

Their maintenance staff turned 84 apartments. In return, their leasing staff provided homes to 81 low-income families. These same staff conducted countless inspections, hosted dozens of orientations, made cosmetic improvements throughout our projects, and most notably completed no less than 1,270 emergency and non-emergency work orders.

WHA's success in 2021 is as always, the direct result of our dedicated staff of housing professionals. The Commissioners are quite proud of all that WHA accomplished in 2021, as no doubt you are as well.

To keep up with them in 2022, please visit their website: WilliamsonHousing.org.



Graham Godwin Named Executive Director

- Randolph County Housing Authority (RCHA)

RCHA is pleased to announce the hiring of Graham Godwin as the new Executive Director, beginning January 3, 2022.

Graham was previously the Director of Research at Orion Strategies headquartered in Buckhannon, West Virginia, an organization that specializes in strategic communications, research, government relations, grassroots advocacy, and polling.

Prior to Orion Strategies, Graham worked as a Grant Administrator for World Vision and as an NGO Development Consultant with the United States Peace Corps in Kyrgyzstan.

The Board of Directors and staff at RCHA welcome Graham Godwin to the RCHA team!

For more information about Randolph County Housing Authority, please visit their website: RCHAWV.org.



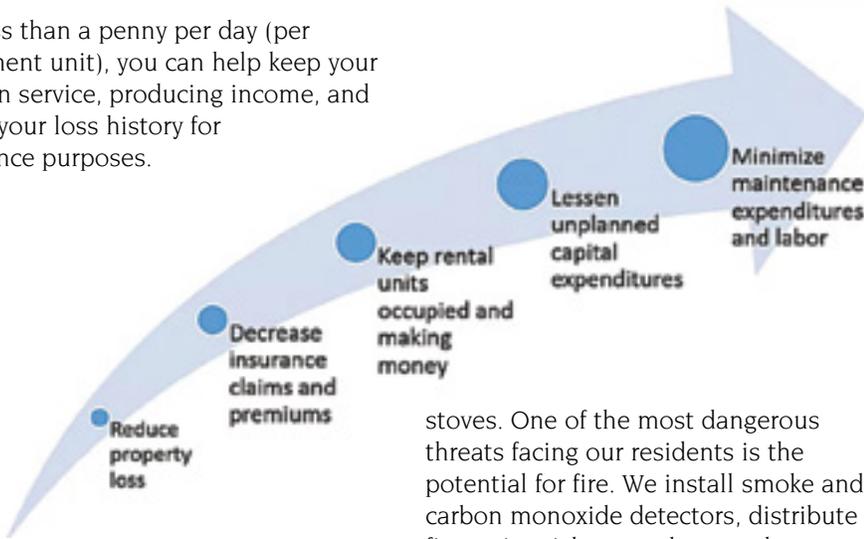


Increasing Your Net Operating Income by Keeping Your Units Safe and Occupied

by Auto-Out® Cooktop Fire Protection - Fort Worth, TX

Loss of rental income, expensive rebuilds, and increased insurance premiums; cooking fires are detrimental to your agency's bottom line.

For less than a penny per day (per apartment unit), you can help keep your units in service, producing income, and limits your loss history for insurance purposes.



Auto-Out, can help improve claims records, resident relations, and profitability.

Auto-Out uses an easy to clean non-toxic fire suppressant powder to smother stovetop fires as they start. The device is triggered by the flames of a fire, meaning it will not accidentally be triggered due to smoke or heat. The system is installed with commercial strength magnets, allowing for your maintenance

department to install Auto-Out in your exiting venthood quickly and easily. Auto-out also offers a microwave version for units with a microwave over their

stoves. One of the most dangerous threats facing our residents is the potential for fire. We install smoke and carbon monoxide detectors, distribute fire extinguishers, and stress the importance of fire safety but we can never eliminate the ever-present threat.

Cooking is the leading cause of residential fires, and unattended equipment on the stovetop is the leading factor contributing to cooking fires, fire injuries, and deaths.

Auto-Out helps you keep your residents safe while protecting your Agency's bottom line. After all, prevention is the first step in protecting your units from fires.

"In 2014 we made a substantial investment by installing Auto-Out's in apartment units in the DFW area. Over the last few years, we experienced several kitchen fires in our

"In March, there was a kitchen fire at one of our Dallas properties. The Auto-Out extinguished the flame immediately and prevented what could have been a major loss. The total damage was less than \$1,000! Our investment paid off handsomely."

- John Gillespie, President of WAK Management Company

properties and hoped that your product would help prevent future losses. In March, there was a kitchen fire at one of our Dallas properties. The Auto-Out extinguished the flame immediately and prevented what could have been a major loss. The total damage was less than \$1,000! Our investment paid off handsomely."

John Gillespie, President of WAK Management Company

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"I can't say enough about how good the new LHA website looks! Brooks Jeffrey exceeded my expectations. You and your team are so easy to work with. Working - since 2017 - with you on the CCHRCO website has been a great experience as we continue to improve CCHRCO's digital presence. Thank you so much!"

- Michael Dineen, ED, Lenoir Housing, NC
LenoirHousing.org
CCHRCO President CarolinasCouncil.org

Custom Form Builder CMS* Module:

Create responsive, custom forms - fillable & submit online, encrypted to your website

Payment Standards -

Interactive Zip Code Map CMS* Module:

Rent subsidies, payment standards, flat rent - you can update in-house

Online Scheduling Module:

Schedule appointments for applicants, residents & wait list

News (Bulletin Board) CMS* Module:

Publishes to your home page

Calendar of Events CMS* Module:

Home page postings

Alerts CMS* Module:

Unlimited scrolling homepage banners

BOC, Staff & Landlord CMS* Module:

Private login access to the information you need to share with a group of users

Procurement CMS* Module:

Post procurement opportunities; register and manage vendors

Customer Service Survey CMS* Module:

Gather resident feedback on your property management with data visualization reporting (**charts & graphs**)

Interactive Property/Rentals Map

CMS* Module:

Showcase your properties: share photos, floor plans, amenities & more

Integrated Social Media CMS* Module:

Update your website & social media simultaneously

Newsletter CMS* Module:

Responsive with unlimited articles

Text & Email Notifications CMS* Module:

Send messages 24/7 to one or all groups; Residents, Participants, Wait List, Staff, BOC, Landlords, Vendors, etc.

Rent Calculator CMS* Module:

Allows HCV participants (and landlords) to estimate rent affordability/HAP subsidy

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Nationwide References Available

REACH OUT TO US: YOUR SERC OFFICERS



SENIOR VICE PRESIDENT
Anthony Goodson, Jr. (NC)

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



SECRETARY
Michael Wong (VA)

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



TREASURER
Cindy Preast Harrington (WV)

Bluefield Housing Authority
Executive Director
BluefieldHousing.com
cindybha@comcast.net
304.325.9653



VP OF HOUSING
James Cox (NC)

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



PRESIDENT
Shaundra Clark (GA)

Tifton Housing Authority
Executive Director
TiftonHousing.org
sclark@tiftonhousing.org
229.382.5434

VP PROFESSIONAL DEV.
Connie Howard (SC)

Fort Mill Housing Authority
Executive Director
FortMillHousing.com
choward@fortmillshousing.com
803.547.6787



VP MEMBER SERVICES
Mike Sweet (AL)

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



VP CR&D
Dannie Walker (AL)

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



VP COMMISSIONERS
Harry Howe (VA)

Marion Housing Authority
Board Chairman
hacm@marionhousing.org
276.783.3381



SERC-NAHRO Scholarship

Masquerade Ball & Pageant Dinner

Tuesday, June 21, 2022

State contestants will be
in the lobby before dinner

*Dress to Impress & Wear
Your Masquerade Mask*

50/50 Raffle

During Tuesday's Dinner

- Wing Span \$20
- Arm Length \$10
- 6 Tickets \$5

Each state will be represented,
let's see which one wears the crown.