



History

1940~2015



Foreword

Greetings All,

There is something about history in general that has always intrigued me. In my formative years, I would always find myself fascinated regarding how (that by simply reading words and viewing photos of certain past events), I could instantly be transformed from present day to the past. For SERC-NAHRO's 75th Annual Conference, the History/Archives Committee's approach to this event was to not only provide the accomplishments and challenges that our predecessors faced, but we also desired to add a more personal reflection of a portion of a typical "day in the life" during the terms that our past presidents served.

During SERC-NAHRO's 75th Annual Conference, I would have celebrated twenty-two (22) years in the affordable housing industry serving in several capacities including consulting and at the PHA executive levels. My experience in the History/Archives Committee has been very refreshing and rewarding and I am looking forward to continuing my contributions in this prolific organization and in the affordable housing industry.

We (The 2013 - 2015 History/Archives Committee) are proud to continue the efforts of those that have previously provided information to compile the SERC Handbook from its inception to now which includes previous History/Archives Committee members, and other "history buffs".

My personal heartfelt thanks to those in the current History/Archives Committee that assisted in the collection of data, pictures, etc... I will always remember this journey as my **"SERC-NAHRO Time Travel Adventures"**.

We continue to record and archive our history so that we will never forget!!!

Antonio D. Williams, Chair
SERC-NAHRO History/Archives Committee 2013 - 2015



Drawing Strength From A Noble Past As We Move Toward A Brighter Future

PREFACE

Housing officials from the six states of Alabama, Florida, Georgia, North Carolina, South Carolina, and Tennessee met at the Dempsey Hotel in Macon, Georgia on November 19, 1940. They adopted a Resolution which stated that there shall be organized a regional unit of the National Association of Housing Officials, and thus created SERC-NAHRO.

Among those present at this first meeting who would later serve as Presidents of the Council were Ray O. Edwards, W. H. Stillwell, Joseph A. Fowler, Brown Nicholson, H.R. Emory, Thomas A. Dyer, Walter M. Simmons, Walter B. Mills, Jr., R.K. Creighton, Harold J. Dillehay, and Gerald Gimre. Four of these Past Presidents also served as President of the National Association: Joseph A. Fowler, Ray O. Edwards, Brown Nicholson, and Walter B. Mills, Jr..

Since that day in Macon, the states of Mississippi, Virginia, Kentucky, and West Virginia were added to make a total of ten states in the Council.

CHAPTER 1

The Beginning years

1940 - 1945

1940 - Macon, Georgia - Organizational Meeting

Some 50 Housing officials from the six states of Alabama, Florida, Georgia, North Carolina, South Carolina and Tennessee met in Macon, Georgia at the Dempsey Hotel on November 19, 1940. They adopted a Resolution which stated “*Be it Resolved by the Housing Authorities situated within the area comprising Region IV of the United States Housing Authority, assembled in annual session at Macon Georgia, November 19th, 1940, that there shall be organized a regional unit of the National Association of Housing Officials under the following By-Laws....*” Thus the Southeastern Regional Council was created.

There was discussion about the low rent public housing program but the primary purpose of the meeting was the consideration and formal adoption of the By-Laws. Brown Nicholson served as Chairman of a portion of the meeting, along with Ray O. Edwards. H.R. Emory was named acting Secretary. The original By-Laws bore the signatures of the official representatives from the six states: J. C. DeHoll, Alabama; Ray O. Edwards, Florida; Brown Nicholson, Georgia; H.R. Emory, North Carolina; W.R. Geddings, South Carolina; and Gerald Gimre, Tennessee.

Jacksonville, Florida was selected as the Conference City for 1941.

Prior to this important date and event in 1940, there had been informal meetings and conferences following the enactment by Congress of the Housing Act of 1937. The public housing program was underway in the South for the first time, and meetings were held in Atlanta in 1938 and 1939 and in Augusta in April, 1939. The first formal meeting was held in Macon, Georgia on November 19, 1940 which created the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials.

Some 43 Housing Authorities were in operation in 1940 in the six states forming the Council. In the next few years, Mississippi, Virginia, Kentucky and West Virginia were added.

1941 - Delegates Charged \$1.00 For Registration

Approximately 100 delegates met at the Mayflower Hotel in Jacksonville, Florida on November 9th thru 11th, 1941 for the 1941 Region IV Conference. Ray O. Edwards was Chairman, Brown Nicholson, Vice Chairman, and H.R. Emory, Secretary/Treasurer. Other state representatives on the Conference Committee were Walter M. Simmons, G.J. Drake and W.R. Geddings.

The small leaflet program carried a note that stated: *“To meet the incidental expenses of the Conference, the usual registration fee of \$1.00 will be charged. This budget will not permit a published record of the Conference, so a full attendance of key staff members and Commissioners from each Authority is necessary to derive the greatest value from the meeting. Your competent secretary might be of value at this meeting.”*

Conference topics included: “Typical Problem Families — Handling Found Effective”; “Government Procedure Flashes”; “Defense Housing Needs”, and “Management and Rental Problems”.

W. H. Stillwell was elected Chairman for the ensuing year - 1941.

1942 - Emergency - No Meeting - War

The tragedy of Pearl Harbor on December 7, 1941, plunged the country into war and a state of emergency, thus the regular annual meeting was suspended. Many local housing authorities turned their efforts immediately to providing war and defense housing. Many Council leaders and members were on active duty with the Army, Navy and Marines. Others arranged a leave of absence from their jobs to do a war-time assignment.

1943 - Annual Meeting Changed To Spring

Because of the war effort, there were many aspects and problems of war conditions directly affecting housing and of great concern to housing officials. The time of the annual Council meeting was changed from fall to spring and about 150 delegates met March 18-19 in Savannah. Mississippi was welcomed into the Council and W.W. George was named state representative on the Conference Committee.

Program topics included “Post War Planning by Local Authorities”; Priorities for

Management”; “Personnel and Tenant Problems Precipitated by War Conditions”; and Subsidized Housing After the War”.

Joseph A. Fowler was elected Chairman for the following year and on May 21, 1943, he was elected National President at the annual meeting in New York City. W.W. George was elected Vice President and Inez B. Jones was elected Secretary/Treasurer.

1944 - Disposition of War Housing

With limitations of war-time travel again affecting attendance, the Council met March 21-22, 1944 at the Peabody Hotel in Memphis, Tennessee with 150 in attendance. Again, the emphasis was on war conditions and problems.

Brown Nicholson was elected President and there were amendments to the Council By-Laws, including the change of “Chairman” to “President”; “Vice Chairman” to “Vice President” and “Conference Committee” to “Executive Committee”. There was also a unanimous resolution recommending to the Board of Governors of NAHO that the U.S. Congress be memorialized to include local authorities in connection with the program for the disposition of war housing when the same had served the needs of the emergency.

1945 - “Reactivation of Programs”

The Council met at the Piedmont Hotel in Atlanta October 25-26, 1945 with only 74 delegates in attendance due to continued transportation problems. World War II ended in August of this year and program emphasis shifted from war-time problems to “Reactivation of Programs”; “Housing for Peace”; and “Adjusting the Aided Program”. Discussions were held about Title V of the Lanham Act, which would make temporary war housing available to distressed military and veteran families, and about the removal of ineligible over-income families. Thomas A. Dyer reviewed the proposed federal legislation known as the General Housing Act which had been introduced in the U.S. Senate by Senators Wagner and Ellender.

A panel discussion was held on the “Region IV Study Course”, which was the first study course to be sponsored by the Council.

A review of changes occurring in the public housing program in the southeast brought out statistics such as : “During our first term we were working in 43 communities with 43 local housing authorities. There were 109 developments with 28,502 units in

the six states then in Region IV. During the war housing program, 25 local housing authorities were added; there was a total of 149 war housing projects with 51,268 units and 154 aided developments with 35,038 units.”

The State of Virginia was welcomed into the Council to bring the number of states to a total of eight.

Thomas a. Dyer was elected President for the ensuing year. There were amendments to the Council By-Laws including the provisions for voluntary agency dues.

CHAPTER 2

The Post War Years

1946 - 1949

These were the years when there was rejoicing over the happy return of many friends who had been away and returned to some degree of normalcy. They were years when the concentration of efforts turned to the disposition of war housing where it was no longer needed for the emergency and in others, a conversion to temporary or long-range use. Title V of the Lanham Act was of help in the problem of an increased housing shortage with the return of the World War II veterans.

There were hopes each year that Congress would enact a housing bill that would make federal aid available so that blueprints that lay on shelves could be pulled down and, in other cases, plans in the preliminary stages could proceed. It would not be until June 29, 1949 that these hopes and efforts would be realized.

These were the years that were highlighted with two members of the Council being elected and serving as Presidents of NAHO — Ray O. Edwards of Jacksonville in 1948 and Lawrence M. Cox of Norfolk in 1949.

1946 - Post-War Conversion

Delegates met at the Hillsboro Hotel in Tampa, Florida on November 21-22. Discussions centered around reactivation of projects, post-war planning, disposition and conversion of war housing, removal of over-income tenants, and the possibilities of a long-range housing bill.

H.R. Emory was elected President for the ensuing year, but resigned in June 1947 to enter private business. W.W. George succeeded him as President.

1947 - No Regular Annual Meeting Held

As the meeting schedule was being changed from fall to spring, it was decided to suspend the 1947 meeting rather than hold a meeting just six months following the previous one. As all authorities were concerned about ineligible tenants, there was a conference in July 1947 in Atlanta for the purpose of discussing the removal of ineligible, over-income tenants.

1948 - Elimination Of High Income Tenants

Members of the Southwest Council were invited to meet in joint session with the Southeast Council at the Edgewater Gulf Hotel, Edgewater Park, Mississippi, May 20-21, 1948.

Program participants included Ray O. Edwards, National President. Lawrence M. Cox discussed the revision of local authority average annuals and E.J. Dillehay moderated a Management Round Table with the emphasis on elimination of high income tenants.

Lawrence M. Cox was elected President and, at the National Convention of NAHO in October, was honored by being elected National President to become the third National President from the (Southeast) Regional Council.

1949 - “Housing Act of 1949”

The Council met at the McAlister Hotel, Miami, Florida on May 26-27 with Hudson Malone serving as Acting President for President Lawrence M. Cox. Great interest was stimulated by the Housing Act of 1949 — then pending action by the House Rules Committee, already having been passed by the U.S. Senate. *(In just a month following the meeting, the realization of hopes and efforts would come with the final passage on June 29th of the Housing Act of 1949 by a vote of 228 to 185 in the House of Representatives after a crucial vote of 209 to 204 a few hours earlier which restored public housing and slum clearance into the bill).*

The need was stressed for a constructive reorganization of the Public Housing Administration so that the agency would be geared to undertake the tremendous program in the Housing Act of 1949.

Round Table discussion centered around “Preparing for the New Program”. Sessions were held on tenant selection, eligibility and maintenance.

Hudson Malone was elected President for the remainder of the current term expiring December 1, 1949. Officers elected to serve for the next year included W.M. Simmons, President, and H.W. Blandford, Newport News, Virginia, Vice President.

CHAPTER 3

The Years of Expansion and Growth

1950 - 1959

The Housing Act of 1949 was now a reality. Kentucky and West Virginia were added to the Council to make a total of ten states. New authorities were being formed in all of these states.

The early fifties will be remembered for the many new faces among the leadership and members. New words and new accomplishments - “Redevelopment” and “Urban Renewal” entered into the daily operations. Two more “Past Presidents” of the Council served as National President — Brown Nicholson of Columbus, Georgia in 1953 and Walter B. Mills, Jr. of Gadsden, Alabama in 1955. This set a record with the Southeast Council having had five national presidents from one Region.

The late fifties have been noted for the continuing progress and accomplishments, years during which new records were being established, and years during which recognition was given to past service and past achievements.

1950 - 1st Year For Exhibitors

This was the first year that the Council had exhibitors at the annual meeting. The meeting was held at the Cavalier Hotel, Virginia Beach, Virginia. W.M. Simmons presided.

1951 - Education Fund Created

At the annual meeting held May 27-30 at the Edgewater Gulf Hotel, Edgewater Park, Mississippi, the Educational Fund was created from the receipts from exhibitors. In the years that followed, the Fund would prove of substantial benefit to many communities in public relations and educational activities in the Slum Clearance, Urban Redevelopment and Low-Rent Public Housing Programs. Walter B. Mills, Jr., Gadsden, Alabama, presided.

1952 - Asheville Meeting

Annual meeting was held at the Battery Park Hotel, Asheville, North Carolina. President N.H. Dosker presided.

1953 - Nicholson Elected NAHRO President

Brown Nicholson, Columbus, Georgia became the fourth Past President to serve as National President. The Council met at the Sheraton Beach Hotel, Daytona Beach, Florida. Council By-Laws were amended to add 'Redevelopment' to the name of the Council.

Henry A. Johnson succeeded R.K. Creighton, as President. (Mr. Creighton having resigned from the Chattanooga Housing Authority on 4/1/1950).

1954 - Edgewater Park Meeting

Annual meeting was held at the Edgewater Gulf Hotel, Edgewater Park, Mississippi. President Henry A. Johnson presiding.

1955 - Cohen Elected NAHRO President

Council met at the Bon Air Hotel, Augusta, Georgia. President C. Henry Cohen, presiding. Walter B. Mills, Jr., Gadsden, Alabama, became the fifth Past President to serve as National President.

1956 - Tribute to Past Presidents

The Council paid tribute to its Past Presidents at the annual meeting in Daytona Beach, Florida. Each was presented an engraved certificate and desk pen set in recognition of their service. President Merrill B. Satterfield, Atlanta, Georgia presiding.

1957 - Commissioners Honored

At Memphis, Tennessee, President Harold J. Dillehay announced that “Certificates of Service” would be awarded to Housing Authority Commissioners who had served ten years or more. There were 164 Commissioners in the Council who would receive these certificates.

1958 - New Record For Exhibitors

At Miami Beach, Florida the record breaking registration of 550 was established at the Deauville Hotel. President Frederic A. Fay announced a new record for the number of exhibitors - 19 exhibitors paying \$4,900. This was the year of the first full-scale Urban Renewal Workshop conducted in Atlanta, Georgia March 24-25.

1959 - Record Membership

At Savannah, Georgia, the Council was honored by having as guests for the first time the National Officers and Board of Governors of NAHRO.

President Jack B. Bryan announced a new record of voluntary agency memberships in the Council was established with 191 agencies paying a total of \$6,512.16. Another new record was established on total receipts from exhibitors. Eighteen exhibitors paid \$4,950 for exhibition space — three of them being double spaces at \$400.00 with the other fifteen at \$250.00 each.

CHAPTER 4

The Years of Reality and Refinement

1960 - 1969

This was the decade of the reality of living each day at federal funding levels making it necessary to make hard decisions within tight constraints from a range of seemingly unlimited competing demands.

The years when LPA's wanted to produce housing, but had to fight inflation.

The years when LPA's sought to promote social goals in public housing but were constrained by the need to maintain financial solvency.

The years when all were encouraged by promising and flexible new approaches like NDP, but made constantly aware that other equally important renewal activities had to be funded.

The period of the sixties can be characterized as the years of refinement of programs and activities, as well as service to member agencies. It was necessary for the Council to support and promote training programs and enlist the help of Universities and Educational institutions within the Region.

This might all be summarized by the theme of NAHRO's 32nd National Conference — *"A Search for Unity"*.

1960 - SERC's 20th Anniversary

1960 was the 20th Anniversary of the formation of the Southeastern Regional Council. The officers were: President, Gerald Gimre, Nashville, TN; Vice President, Nathan F. S. Porter, Huntsville, AL; Secretary-Treasurer, George Guy, Nashville, TN. Executive Committee members were: Karl T. Tyree, Jr., Florence, AL; Gordon L. Bradley, Sanford, FL; W.T. Johnson, Dalton, GA; Connie R. Griffith, Lexington, KY; Matthew P. Lyons, Biloxi, MS; Wiley A. Smith, Goldsboro, NC; Frank M. Gooch, Spartanburg, SC; Howard R. Poston, Kingsport, TN; Donald J. Balzer, Portsmouth, VA; and Robert N. Trowbridge, Huntington, WV.

The Annual Meeting was held at the Francis Marion Hotel in Charleston, South Carolina. There were 552 members and guests present. Charter Members of the Council were honored and recognized including: Harold J. Dillehay, ED, Charlotte, NC; Walter B. Mills, Jr., ED, Gadsden, AL; Walter M. Simmons, ED, Memphis, TN; George W. McKenny, Commissioner, Columbus, GA; Horace W. Stillwell, Retired, Savannah, GA; Pierce B. Thiot, ED, Brunswick, GA; Hal R. Powell, ED, Augusta, GA; George E. Markwalter, ED, Macon, GA; George R. Williams, Commissioner, Macon, GA; and Gerald Gimre, ED, Nashville, TN.

1960 witnessed another first in Housing with the passage of the necessary legislation for "Housing for the Elderly". During "the year Housing and Urban Renewal Workshops were held in conjunction with the University of Alabama at Tuscaloosa, AL.

The Secretary reported that there were 373 active Housing Authorities with housing and/or renewal programs in our Region, and that 226 Authorities were "dues paying" members, which was a new high for our Council. \$7,368.48 was collected in dues, and \$5,300.00 was collected from exhibitors.

1961 - Council Now Designated “SERC”

The Council, now designated as SERC by the membership, began keeping its members up-to-date on regional activities through its quarterly publication, first published in December of 1961. Originally named the SERC NEWS, its first editor was Dorothy Forbes, and members of the Public Relations Committee served as reporters. This newsletter was a dream of Nathan F. S. Porter. SERC would run a contest to select a permanent name, the result of which would be announced in Miami the following year.

Officers were: President, Nathan F. S. Porter, Huntsville, AL; Vice-President, Haley Sofge, Miami, FL; and Secretary-Treasurer, B. H. Marshall, Jr., Wilmington, NC.

Executive Committee members were: S. T. Windham, Luverne, AL; Gardner E. Dickinson, Panama City, FL; E. B. Hilliard, Camilla, GA; H. M. Booth, Jr., Louisville, KY; Shields Sims, Columbus, MS; C. S. Oldham, Durham, NC; William T. Bolt, Laurens, SC; Howard A. Gossett, Clarksville, TN; David Dick, Newport News, VA; and S. Clyde Jarrett, Charleston, WV.

During the year there were four regular meetings and one special meeting of the Executive Committee. A Workshop, “Building Better Communities” was held during the year at Florida State University at Tallahassee which was most successful and well attended. The Annual Meeting was held at the Alan B. Sheppard Convention Center at Virginia Beach, VA. There was a record attendance of 701 members and guests at this meeting. 388 local Authorities were billed for annual dues, and a new record was set by 236 Authorities paying \$7,523.00 in dues. Income from the sale of exhibit space was \$7,325.00. For the first time, an advanced mail registration policy was put into effect and proved very helpful.

It was pointed out that, in the 10 states making up SERC, there were 604 Housing Projects, and that 385, or 64 percent, had 100 units or less; 105 Authorities had 100 to 200 units; 22 Authorities had 200 to 300 units; and that 92 Authorities had 300 units or more.

The Constitution of our Council was amended to change the organizational structure to coincide with the revisions to the National NAHRO Constitution, and set up divisional Vice Presidents for Housing, Renewal and Codes.

1962 - "The SERCulator" Gets Its Name

805 delegates and guests and 25 exhibitors gathered at the Americana Hotel, Miami Beach, Florida to celebrate the 25th Year of Public Housing at the annual meeting. PHA Commissioner Marie C. McGuire discussed the "Yesterday and Today" section of public housing's history. For the first time, a Sight and Sound Room was set up under the direction of Dorothy Forbes and many interesting and educational films were shown as well as work in the field of Low-Rent, Public Housing, and Urban Renewal.

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Officers were: President, Haley Sofge, Miami, FL; Vice President, Orelle L. Ledbetter, Memphis, TN; and Secretary- Treasurer, B. H. Marshall, Jr., Wilmington, NC. Divisional Vice Presidents were: Housing Division, Matthew P. Lyons, Biloxi, MS; Renewal Division, Karl T. Tyree, Jr., Florence, AL; Codes Division, and Herbert Banks, Chattanooga, TN.

Executive Committee members were: Hugh Denman, Birmingham, AL; C. W. Hickey, Orlando, FL; Raymond A. Guest, Nashville, GA; Harold M. Booth, Jr., Louisville, KY; Anna Caillavet, Clarksdale, MS; Harold J. Dillehay, Charlotte, NC; Robert C. Chamlee, Greenville, SC; James Rhea Clemmons, Lebanon, TN; David Dick, Newport News, VA; and S. Clyde Jarrett, Charleston, WV.

During the year, there were five meetings of the Executive Committee. The By-Laws were further amended to clarify language and to establish a one-year term of office for the officers and members of the Executive Committee. The By-Laws were also amended to adopt a new dues schedule which increased the dues for Authorities with Urban Renewal.

There was a tremendous growth in membership of the Council during 1962 with

539 local public agencies being billed for dues. 321 paid dues in the amount of \$9,056.21. This was an increase of 85 Agencies and a new record high. Another record was established for the number of exhibitors and the exhibitor fees totaled \$6,300.00.

President Haley Sofge announced the newsletter was formally named “The SERCulator”, following a contest in which Franklyn Lambert of Columbus, Georgia submitted the winning entry and received an appropriate prize for naming the newsletter.

HUD Authorizes Authorities to Establish Health Insurance Programs for Employees for First Time

HUD released authority for the local housing authorities (LPA) to establish a Health Insurance Program, including hospital and major medical benefits, for LPA employees, with employers contributing one-half of the cost of such programs, and a committee was appointed to explore the possibilities of a Group Health Insurance Program for our Region. The Committee, which was later appointed the Trustees of the program were: Haley Sofge, Chairman; M. B. Satterfield; Karl T. Tyree, Jr.; and Walter B. Mills, Jr. The establishment of the Health Insurance Program was the culmination of work begun in 1943 by NAHRO under the able chairmanship of Nicholas K. Doskar of Louisville, KY, with Walter B. Mills, Jr. joining the Committee in 1946. The fringe program now includes Social Security, private or public retirement,, and health insurance. The Council paid tribute to Doskar and members of his committee, for their untiring efforts.

1963 - Federal Agencies Refuse to Attend Annual Meeting Because of Hotel's Non-Observance of "Open Occupancy" Policy

Officers were: President, Orelle L. Ledbetter, Memphis, TN; Vice President, Matthew P. Lyon, Biloxi, MS; and Secretary/Treasurer; J. Hal McCall, Tuscaloosa, AL; Divisional Vice Presidents were: Housing Division, B. H. Marshall, JR., Wilmington, NC; Renewal Division, Karl T. Tyree, Jr., Florence, AL; and Codes Division, John E. Acuff, Jr., Nashville, TN.

Executive Committee members were: Hugh Denman, Birmingham, AL; S. E. Lorimier, Jacksonville, FL; W. D. White, Americus, GA; Lucille T. Burckley, Danville, KY; S. J. Jones, Aberdeen, MS; A. P. Winfrey, Jr., Goldsboro, NC; Keith Turner, Gaffney,

SC; James Rhea Clemmons, Lebanon, TN; Lewis T. Booker, Richmond, VA; and Russell C. Mozena, Wheeling, WV.

During the year there were four meetings of the Executive Committee. There was considerable discussion and attempts to further amend the By-Laws to change the annual meeting from a yearly basis to a bi-annual meeting; to modify and further increase the dues, and to make the terms of the officers two years rather than one. All changes were rejected.

1963 was again a banner year on memberships in the council. 600 LPA's were billed for annual dues with 378 paying dues totaling \$10,500.41. This was an increase of 61 new Agencies paying dues.

The annual meeting was held at the Edgewater Gulf Hotel in Biloxi, MS. Income from the sale of exhibit space totaled \$5,500.00. There was in attendance 608 delegates and guests.

For the first time in the history of SERC, there were no representatives from the federal agencies present. The Housing and Finance Agency announced that because the convention hotel did not observe "open occupancy", none of its representatives could attend, thereby posing a nearly impossible job on the Program Committee who had to develop last minute changes in the program. Members of our own Council and Commissioners substituted for the "Feds", and presented an excellent program on Housing for the Elderly, Codes, Urban Renewal, and Public Housing.

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During the year there was an Urban Renewal and Codes Workshop held at the University of Georgia in Athens, and the Council joined with the federal agencies and perfected plans for a workshop on residential rehabilitation which was held in November in Atlanta, GA. The Renewal Workshop set a new record with 200 participants.

Money was appropriated to the Insurance Committee to employ independent actuaries to design a health insurance program for local housing employees, especially adapted to the HUD guideline and to the need of LPA employees. It was hoped that SERC could use the State of Alabama's health insurance program as a basis.

1964 - "Better Public Understanding"

Officers were: President, Matthew P. Lyons, Biloxi, MS; Vice President, Karl T. Tyree Jr., Florence, AL; and Secretary-Treasurer, J. Hal McCall, Tuscaloosa, AL. Divisional Vice Presidents were: Housing Division, B. H. Marshall, Jr., Wilmington, NC; Renewal Division, Franklyn Lambert, Columbus, GA; and Codes Division, John E. Acuff, Jr., Nashville, TN.

Executive Committee members were: Virginia S. West, Sylacauga, AL; James W. Vann, Pahokee, FL; W. D. White, Americus, GA; Lucille T. Burckley, Danville, KY;

G. B. Cousins, Gulfport, MS; C. S. Oldham, Durham, NC; John A Chase, Columbia, SC; John E. Way, Morristown, TN; Lewis T. Booker, Richmond, VA; and Russell C. Mozena, Wheeling, WV.

During the year, there were four meetings of the Executive Committee. At the February meeting, it was called to the attention of the Committee that Nicholas K. Doskar had died on October 23, 1963. A resolution was adopted, eulogizing our Past President and Chairman of our Retirement Committee for the service he had performed for the members of the Council, to his City, State, and nation.

John D. Lange, the Executive Director of National NAHRO, attended the February Executive Committee meeting and reported on the financial stress of NAHRO, asking for financial help. He presented proposals to strengthen the National organization. The Executive Committee voted to cancel a \$2,500.00 loan which had been made to NAHRO from the Council's Educational Fund, and agreed to make further loans to the National organization, up to \$15,000.00 as it was needed. It was recommended that NAHRO give consideration to increasing National dues, but rejected the proposition of sharing the income from exhibitors at our SERC meetings. 378 Agencies paid membership dues in the amount of \$11,939.27. Exhibit space rental totaled \$6,650.00. The only change in the By-Laws that was approved by the membership was the establishment of a Budget Committee to establish an operating budget for the conduct of business affairs of the Council.

The By-Laws Committee recommended that the By-Laws be amended to employ a full-time Executive Director who would act as Secretary and Treasurer of the Council so that all records could be maintained in one location. The recommendation was rejected by the Executive Committee.

SERC adopted a resolution reciting the contributions of the Honorable Albert Rains, Chairman of the Housing and Urban Renewal Sub-Committee of the Banking and Currency Committee of the House of Representatives upon his retirement. The Council voted to extend a Life Membership to Congressman Rains and authorized the presentation of a plaque commemorating his services.

Haley Sofge reported for the Insurance Committee on the action of the committee since the last meeting on the employment of actuaries and insurance consultants, their work, and reported that after soliciting bids from insurance carriers, the committee recommended the award of our Hospital and Major Medical Insurance to Travelers Insurance Company. The recommendation was approved.

“Better Public Understanding” was the theme of the 24th Annual Meeting held June 14-17 at the Robert Meyer Hotel in Jacksonville, Florida. Commissioner Marie C. McGuire delivered the major address. Congressman Claude Pepper, Florida, was the keynote speaker for the 609 delegates and guests. A. R. Hansen, Director, PHA, Atlanta Region Office, received a surprise presentation in honor of his “11 years of patience and understanding”.

More than 20 Commissioners whose length of service to local authorities had passed the 15 year mark were honored. It was announced that HUD had entered into an agreement with the Department of Health, Education, and Welfare to provide cooperative service between these two departments in the field of Low-Rent, Public Housing and Urban Renewal.

In October at the meeting of the Executive Committee, which was held in Detroit, MI in connection with the National NAHRO workshop on Housing, the plaque was awarded to Congressman Albert Rains at a special dinner.

1965 - “Rx: Human Dignity”

Officers were: President, Karl T. Tyree, Jr., Florence, AL; Vice-President, B. H. Marshall, Jr., Wilmington, NC; and Secretary-Treasurer, J. Hal McCall, Tuscaloosa, AL. Divisional Vice Presidents were: Housing Division, Harold M. Booth, Jr., Louisville, KY; Renewal Division, Franklyn Lambert, Columbus, GA; Codes Division, John VanderWier, Frankfort, KY.

Executive Committee members were: Marion Hyatt, Opelika, AL; George W. Lubke, Jr., Daytona Beach, FL; James L. Mann, Newman, GA; Lloyd T. Spies, Louisville, KY; G. B. Cousins, Jr., Gulfport, MS; William C. Gordon, High Point, NC; G. F. Doscher, Jr., Charleston, SC; C. L. Fairless, Jr., Trenton, TN; J. A. Charles, Newport News, VA; and Russell C. Mozena, Wheeling, WV.

During this year, the Civil Rights Act of 1965 was passed by congress; implementation of same commenced with directives from the Public Housing Administration, and in a number of special meetings of the Executive Committee with Ray Hanson and his PHA staff, much agreement was reached. By the end of the year Statements of Compliance had been achieved from all but one or two of the Southeastern Region Housing Authorities.

SERC held its 25th Annual Meeting at the Americana Hotel, Miami Beach, June 13-16, with more than 800 delegates attending. The Hon. Albert Raines, Dean of Congressman supporting housing, gave the Keynote Address and was introduced by Ira Robbins, National President of NAHRO. The NAHRO Board of Governors held its meeting simultaneously with the Council and shared the Americana facilities.

With “Rx : Human Dignity” as the theme, 28 round table discussions were held on subjects ranging from new federal aid for code enforcement projects to those stimulating interest in garden clubs and yard improvement programs. The Honorable Albert Raines, Dean of Congressmen supporting Housing, gave the Keynote Address and was introduced by Ira Robbins, NAHRO President.

This meeting served as the platform for unveiling the new SERC emblem, designed by Anthony A. Amato, urban planner with URA Regional Office, Atlanta, Georgia.

1966 - Workshop Held At University of Georgia

Officers were: President, B. H. “Humpy” Marshall, Jr., Wilmington, NC; Vice President, Harold Booth, Jr., Louisville, KY; and Secretary-Treasurer, Franklyn Lambert, Columbus, GA. Divisional Vice Presidents were: Housing Division, Robert B. Partrea, Norfolk, VA; Renewal Division, Vernon Sawyer, Charlotte, NC; and Codes Division, J. W. Parker, Memphis, TN.

Executive Committee members were: J. B. Walker, Huntsville, AL; George W. Lubke, Jr., Daytona Beach, FL; Frank K. Butler, Savannah, GA; Ruben L. Boswell, Henderson, KY; Robert O. Lund, McComb, MS; J. A. Chalk, Wilson, NC; Fred A. Cogdell, Union, SC; Robert E. Crownover, Nashville, TN; J. Allen Charles, Newport News, VA; and S. Clyde Jarrett, Charleston, WV.

The year began with a 2-day SERC Workshop January 2-3 held at the Center for Continuing Education, University of Georgia, Athens, Georgia.

The June 12-15 Annual Meeting was held at the Kentucky Hotel, Louisville, Kentucky, with 700 delegates in attendance. Senator John J. Sparkman (D), Alabama, was featured speaker. Sixteen Past Presidents received PHD (Pioneer in Housing & Urban Development) Certificates.

1967 - Congressman Hale Boggs Speaks

Officers were: President, Harold N. Booth, Jr., Louisville, KY; Vice President, Franklyn Lambert, Columbus, GA; and Secretary/Treasure, Robert B. Partrea, Norfolk, VA. Divisional Vice Presidents were: Housing Division, Virginia S. West, Sylacauga, AL; Renewal Division, Jack D. Leeth, Louisville, KY; and Codes Division, J. W. Parker, Memphis, TN.

Executive Committee members were: L. D. Akridge, Boaz, AL; Martin Fine, Miami, FL; Randall R. Clements, Valdosta, GA; Reuben L. Boswell, Henderson, KY; L. H. Oakley, Booneville, MS; James K. Haley, Winston-Salem, NC; Sarah H. Bush, Aiken, SC; A. E. Cornett, Johnson City, TN; Wilbert L. Sawyer, Richmond, VA; and S. Clyde Jarrett, Charleston, WV.

The Annual Conference attendance rose to 1000 at the June 11-13 meeting at the Roosevelt Hotel, New Orleans, LA. Major addresses were delivered by HUD Under Secretary Robert C. Wood and Congressman Hale Boggs (D), Louisiana.

During the period of July 30 through August 20, SERC financed the ***“local share”*** of the cost of four separate 2-week training programs in “Management of the Elderly”. Groups of 30 in each series met at the Georgia Center for Continuing Education, Athens, GA.

1968 - Gold Medal Awards Presented

Officers were: President, Franklyn Lambert, Columbus, GA; Vice-President, Jack D. Leeth, Louisville, KY; and Secretary-Treasurer, Virginia S. West, Sylacauga, AL. Divisional Vice-Presidents were: Housing Division, Norman V. Watson, Miami, FL; Renewal Division, John E. Acuff, Jr., Nashville, TN; Codes Division, James K. Haley, Winston-Salem, NC.

Executive Committee members were: James R. Alexander, Jr., Mobile, AL; Henry A. Simpson, Sanford, FL; Brown Nicholson, Jr., Columbus, GA; Carl W. Marquesa, Pudacah, KY; Alfred E. Rushing, Gulfport, MS; William C. Gordon, High Point, NC; Robert G. Chamlee, Greenville, SC; Samuel E. Null, Memphis, TN; Jack H. Shriver, Hampton, VA; and Robert N. Trowbridge, Huntington, WV.

More than 1000 delegates gathered at the Americana Hotel, Miami Beach, Florida, June 16-19 for the Annual Meeting. Keynote speaker Roger Starr, Executive Director,

Citizens Housing and Planning Council of New York, received a standing ovation on his speech, *“Stand Firm and Don’t Make Promises”*. Gold Medal awards went to Miami for design excellence for low and high-rise apartments.

SERC had already sponsored a Regional Urban Renewal & Codes Workshop on January 28-30 in Durham, North Carolina at the Jack Tar Hotel with 200 participants. SERC went on that year to sponsor its second in-service training institute in cooperation with HUD/University of Georgia.

1969 - “Plans for Progress”

Officers were: President, Jack D. Leeth, Louisville, KY; Vice-President, John E. Acuff, Jr., Nashville, TN; and Secretary-Treasurer, Norman V. Watson, Miami, FL. Divisional Vice Presidents were: Housing Division, James R. Alexander, Mobile, AL; Renewal Division, Virginia S. West, Sylacauga, AL; and Codes Division, James K. Haley, Winston-Salem, NC.

Executive Committee members were: Melba B. Moebes, Birmingham, AL; Paul S. Buchman, Plant City, FL; William N. Emery, Toccoa, GA; Ralph L. Barnard, Jr., Sterling, KY; Alfred E. Rushing, Gulfport, MS; Dorothy O. Forbes, Wilmington, NC; Neil Browning, Gaffney, SC; Robert C. Hembree, Knoxville, TN; Jack H. Shiver, Hampton, VA; and Russell C. Mozena, Wheeling, WV.

“Plans for Progress” was the theme of the June 15-19 Annual Meeting held at the Holiday Inn - Rivermont, Memphis, TN, with 835 delegates in attendance. Highlights of the meeting included the address by Assistant Secretary for Housing and Renewal Assistance, Lawrence M. Cox, who discussed in detail the concept of decentralization.

Keynote Speaker Hugh McDade, ALCOA’s Tennessee Operations, spoke on the new progressive movement, and H.M. “Happy” Lee, a former minister, college Vice President, and Human Relations Specialist, spoke on “Social Goals”.

During this year, SERC sponsored two workshops on Urban Renewal and two for the purpose of examining and exploring dynamics related to housing, planning and renewal activities.

CHAPTER 5

The Years of Freezes and Feds

1970 - 1979

The seventies will go down in history as the years of turmoil. During these years housing and redevelopment officials saw the erosion of local responsibility and the take-over of the operation of many programs by more and more federal regulations. There was a freeze on new programs and an impoundment of low rent public housing and urban renewal. Spiraling inflation in spite of a recession in the economy brought many public agencies to the brink of bankruptcy. These conditions brought about the necessity of operating subsidies with the new restrictions that greatly affected many programs. These were the years of multiple legislation, litigation, conferences and compromises.

1970 - New Employee Benefit Plan

Officers were: President, John E. Acuff, Jr., Nashville, TN; Vice-President, Virginia S. West, Sylacauga, AL; and Secretary-Treasurer, Jack H. Shriver, Norfolk, VA; Divisional Vice Presidents were: Housing Division, Charles H. Parker, Decatur, AL; Renewal Division, Brown Nicholson, Jr., Columbus, GA; and Codes Division, Frank K. Butler, Savannah, GA.

Executive Committee members were: George Brakefield, Huntsville, AL; Paul S. Buchman, Plant City, FL; Elbert A. Stapleton, Athens, GA; G. W. "Bud" Hoffman, Somerset, KY; Robert W. Brumfield, MS; Ray H. Wheeling, Monroe, NC; Marion Bryson, Spartanburg, SC; Samuel Null, Memphis, TN; and A. E. Arrington, Charlottesville, VA; (WV not listed).

SERC held its 30th Annual Conference at the Marriott Hotel in Atlanta, GA. Whitney M. Young, Jr., Executive Director of the National Urban League, decried past performances by American society in segregating housing by race and income. Dr. Noah Langdale, Jr., President, Georgia State University, inspired the more than 1000 delegates with his keynote address.

Virginia West, Executive Director, Sylacauga, Alabama, was singularly honored by being the first woman to be elected as Council President.

SERC-NAHRO endorsed an improved new employee benefit retirement plan developed by SERC, "Housing-Renewal & Local Agency Retirement Plan", made available throughout the country.

1971 - Record 1400 Conference Attendance

Officers were: Virginia S. West, Sylacauga, AL; Vice-President, Jack H. Shriver, Norfolk, VA; and Secretary-Treasurer, Russell R. Lawson, Louisville, KY. Divisional Vice-Presidents were: Housing Division, Charles H. Parker, Decatur, AL; Renewal Division, Brown Nicholson, Jr., Columbus, GA; and Codes Division, Ray H. Wheeling, Monroe, NC.

Executive Committee members were: Catherine G. Clark, Columbiana, AL; S. E. Lorimer, Jacksonville, FL; David Smotherman, Decatur, GA; G. W. Hoffman, Somerset, KY; Howard D. Long, Tupelo, MS; James K. Haley, Winston-Salem, NC; Allen Thompson, Laurens, SC; Randall A. P. Johnson, Memphis, TN; and A. E. Arrington, Charlottesville, VA.

A record was set with 1400 delegates in attendance at the June 20-23 meeting at the Americana Hotel, Miami Beach, Florida. Keynoter was Senator Fred R. Harris (D), Oklahoma, who was introduced by Congressman Claude D. Pepper (D), Florida. Attendees heard from three HUD Assistant Secretaries.

In 1971, SERC-NAHRO officials incorporated SERC-Inc., a non-profit corporations for financial and tax purposes.

1972 - “Now Is The Time To Do It”

Officers were: President, Jack H. Shriver, Norfolk, VA; Vice-President, James K. Haley, Winston-Salem, NC; and Secretary-Treasurer, Russell B. Lawson, Louisville, KY. Divisional Vice-Presidents were: Housing Division, Ralph W. Carey, Miami, FL; Renewal Division, Brown Nicholson, Columbus, GA; and Codes Division, Ray H. Wheeling, Monroe, NC.

Executive Committee members were: Catherine Clark, Columbiana, AL; Herbert L. Underwood, Jacksonville, FL; Howard T. Walpole, Gainesville, GA; George A. Smith, Newton, MS; Hunter D. Burton, NC; A. J. Tamsberg, Charleston, SC; Eugene M. Beck, Springfield, TN, and Harland K. Heumann, Alexandria, VA.

“NOW Is The Time To Do It”, was the theme of the Annual Conference held June 11-14 at the Roosevelt Hotel, New Orleans, Louisiana. 1300 delegates heard Floyd H. Hyde, HUD Assistant Secretary & Community Development, stress the need for increased support for Public Housing and Urban Renewal, with particular emphasis on Public Housing which was facing a financial crisis because of mandated losses in rental income.

1973 - “The Future Is Now”

Officers were: President, James K. Haley, Winston-Salem, NC; Vice-President, Russell R. Lawson, Louisville, KY; and Secretary-Treasurer, Walter M. Phillips, Jr., Charlotte, NC. Divisional Vice-Presidents were: Housing Division, Ralph W. Carey, Miami, FL; Renewal Division, Herbert L. Underwood, Jacksonville, FL; and Codes Division, Brown Nicholson, Jr., Columbus, GA.

Executive Committee members were: Paul E. Carpenter, Dothan, AL; Frank S. Crabtree, Jr., FL; Madden Reid, Augusta, GA; Jack D. Leeth, Louisville, KY; Mary Davis, Picayune, MS; Vernon L. Sawyer, Charlotte, NC; A. J. Tamsberg, SC; Dorothy Gibbs, Nashville, TN; and Robert C. Wilson, Hampton, VA.

“The Future Is Now” was the theme of the June 10-13 Annual Meeting at the Executive Inn, Louisville, Kentucky. A high attendance of 1500 was noted. Senator Marlow W. Cook (R), Kentucky, delivered the keynote address. Featured speakers included NAHRO President John B Williams and HUD Assistant Secretary H.R. Crawford.

1974 - Memorial

Officers were: President, Russell R. Lawson, Louisville, KY; President (Succeeding) Ralph W. Carey, Miami, FL; and Secretary-Treasurer, Ray H. Wheeling, Monroe, NC. Divisional Vice-Presidents were: Housing Division, Madden Reid, Augusta, GA; Renewal Division, Marvin W. Lee, Norfolk, VA; and Codes Division, Paul E. Carpenter, Dothan, AL.

Executive Committee members were: Burke E. Langhorn, Chickasaw, AL; Howard Harris, Tampa, FL; E. R. Flemming Gibson, Waycross, GA; Charles Dunlap, Louisville, KY; Andrew J. Waite, Jr., Laurel, MS; Vernon L. Sawyer, Charlotte, NC; John McDaniels, Florence, SC; Dorothy Gibbs, Nashville, TN; and Robert C. Wilson, Hampton, VA.

Russell R. Lawson, SERC President, died May 12, 1974. He served as SERC Secretary/Treasurer from 1970-72, Vice President from 1972-73 and as President for 1973-1974 until his resignation due to health reasons at the end of 1973.

The Regency Hyatt House, Atlanta, Georgia was the site of the June 30 - July 3rd SERC Annual Conference, with 1100 delegates in attendance. Congressman Thomas L. Ashley (D), Ohio, was the featured speaker, along with HUD Assistant Secretary,

H.R. Crawford.

A number of Seminars and Workshops sponsored by SERC were held in 1974, including: May - "Housing Management Seminar", University of Georgia, Athens, GA; October - "Renewal Workshop", Athens Georgia and November - "Maintenance

1975 - "Adjust - Managing Change"

"Adjust - Managing Change", was the theme of the June 15-18, 35th Annual Conference held at the Americana in Miami Beach, Florida. Some 1200 delegates heard President Jimmy Carter (then a candidate for the 1976 Democratic presidential nomination) give the keynote address. The emphasis of the Conference centered on Section 8 and Community Development.

Ten awards for outstanding achievement in management were presented by HUD Assistant Secretary, H.R. Crawford to: Jack Shiver, Norfolk, Virginia, Bart Frye, Portsmouth, Virginia, Melvin J. Adams and Ralph Carey Miami, Florida; Lester H. Persells and Ernest C. Jackson, Atlanta, Georgia; Fred Faye, Richmond, Virginia; Chelsea M. Riley, Jefferson City, Alabama; Eloise K. Beverly, Doerun, Georgia; and Roger Nichols, Lexington, North Carolina.

Marvin Lee, Assistant Director, Redevelopment, Norfolk, Virginia was elected President; Ray H. Wheeling, Senior Vice President; Madden Reid, Secretary/Treasurer; James E. Kerr, Durham, North Carolina, Mary E. Davis, Picayune, Mississippi and David Smotherman, Decatur, Georgia were elected Vice Presidents.

A number of workshops and seminars were sponsored by SERC during the year: February - "Maintenance Workshop", Auburn, Alabama, April - "Legal Considerations in Housing", Athens, Georgia and a "Housing Management Seminar", Athens, Georgia.

The Trustees of SERC's retirement plan entered into a new retirement contract to provide a guaranteed investment return for participants. The plan, issued through John Hancock Mutual Life Insurance Company, provided for a 9% annual rate of return beginning January 1, 1975, and guaranteed return of the principal.

1976 - Housing Management Institute Created

Officers were: President, Marvin W. Lee, Norfolk, VA; Senior Vice-President, Ray H. Wheeling, Charlotte, NC; and Secretary-Treasure, J. Madden Reid, Augusta, GA. Vice-Presidents were: Mary E. Davis, Picayune, MS; James E. Kerr, Durham, NC; and David L. Smotherman, Decatur, GA.

Executive Committee members were: Joseph A. Maddox, Phenix City, AL; Calvin P. Ogburn, Tallahassee, FL; William H. Hunt, Rome, GA; Hubert D. Burton, Harrisburg, KY; Melton H. Moore, McComb, MS; Joseph M. Laney, Greenville, NC; John M. Daniels, Florence, SC; Elizabeth Robinson, Paris, TN; and Robert S. Everton, Richmond, VA.

The 36th Annual Conference was held at the Omni International Hotel, Norfolk, Virginia, with 1200 delegates registered. Using “Heritage” as the theme, the keynote speaker was Leon Weiner, President, National Housing Conference, Washington, D. C.

A resolution was passed to accept NAHRO members in the U.S. Virgin Islands as SERC-NARHO members.

Workshops sponsored by SERC included: Two workshops on “Management for Housing Personnel”, Athens Georgia, A seminar of “Aging”, Athens Georgia, “Legal Aspects of Housing, Athens, Georgia, and a “Joint Venture Workshop” on Community Development, Norfolk, Virginia.

In April, the first class graduated from the newly created Housing Management Institute operated by SERC-NAHRO, located in Norfolk, Virginia. The initial class

1977 - “New Plateaus”

Officers were: President, Ray H. Wheeling, Charlotte, NC; Senior Vice-President, J. Madden Reid, Augusta, GA; and Secretary-Treasurer, James E. Kerr, Durham, NC. Vice-Presidents were: Mary E. Davis, Picayune, MS; D. Bart Frye, Portsmouth, VA; and Margaret Ross, Atlanta, GA.

Executive Committee members were: Chelsea M. Riley, Fultondale, AL; John Vann Ness, Jacksonville, FL; Donald E. Naismith, Savannah, GA; Rueben Boswell, Henderson, KY; Barrow Cousins, Gulfport, MS; Joseph M. Laney, Greenville, NC; William F. Slack, Charleston, SC; James G. Driver, Summerville, TN; Michael A. Kay, Portsmouth, VA; and Alda M. Monsanto, St. Thomas, Virgin Islands.

The Sheraton Towers, Orlando, Florida was the site of the SERC 37th Annual Conference held June 12-15, with 1100 delegates in attendance. “New Plateaus” was the theme of the meeting. Featured speaker was Carl Coan, Jr., National Housing Conference Legislative Council, who addressed the group on the effect of Community Development on builders and developers.

1978 - “Win, Place or Draw”

Officers were: President, Madden Reid, Augusta, GA; Senior Vice-President, James Kerr, Durham, NC; and Secretary-Treasurer, Mary Davis, Picayune, MS. Vice-Presidents were: D. Bart Frye, Jr., Portsmouth, VA; David Smotherman, Decatur, GA; and John Van Ness, Jacksonville, FL.

Executive Committee members were: A. W. “Gus” Kuhn, AL; Frank C. Shavers, FL; Jane J. Hamilton, GA; Guy L. Best, KY; Arthur W. Richardson, MS; William H. Andrews, NC; William F. Stack, SC; Billy C. Cooper, TN; Eugene O. Lamb, VA; Dr. W. K. Elliott, WV; and Alda M. Monsanto, Virgin Islands.

The 38th Annual Conference was held at the Galt House in Louisville, Kentucky June 11-14 with 886 delegates in attendance. Irvin R. Levine, NBC Economic Affairs Correspondent, was the keynote speaker. The theme of the meeting was appropriately tabbed “Win, Place or Draw”.

1979 - Two-Year Terms For SERC Officers

Officers were: President, James E. Kerr, Durham, NC; Senior Vice-President, Mary E. Davis, Picayune, MS; and Secretary-Treasurer, David L. Smotherman, Decatur, GA. Vice Presidents were: John Van Ness, Jacksonville, FL; and A. E. Arrington, Charlottesville, VA.

Executive Committee members were: A. W. “Gus” Kuhn, Bessemer, AL; Dean S. Robinson, Pinellas County, FL; George H. Green, Marietta, GA; Julia M. May, Prestonburg, KY; Arthur W. Richardson, Meridian MS; William H. Andrews, Winston-Salem, NC; Billy C. Cooper, Chattanooga, TN; Herbert D. McBride, Roanoke, VA; Dr. W. K. Elliott, Huntington, WV; and Alda Monsanto, St. Thomas, Virgin Islands.

SERC-NAHRO met June 15-18 at the Americana Hotel, Miami, Florida. Congressman Thomas L. Ashley (D), Ohio, Chairman of the House Banking, Finance and Urban Affairs Committee, was the featured speaker.

The Council voted to adopt two-year terms for SERC officers, beginning in 1980.

CHAPTER 6

The Winds of Change - A New Beginning

1980 - 1985

The major issues confronting the housing programs during the 1980's are as easy to list as they are difficult to solve. The problem of inadequate operating subsidies, particularly in the areas of energy cost, must be met and solved. In addition to that is the continual effort to successfully conserve and strengthen the aging public housing stock. A central task of management is meeting the increasingly high tenant demands for improved services — demands ranging from better maintenance to better security, to more stringent tenant selection procedures and increased tenant involvement in the day-to-day operations.

1980 - “Performance IS The Thing”

Officers were: President, Mary Davis, Picayune, MS; Senior Vice-President, David Smotherman, Decatur, GA; and Secretary-Treasurer, John Van Ness, Jacksonville, FL. Vice Presidents were: A. E. Arrington, Charlottesville, VA; Dorothy Forbes, Wilmington, NC; and William H. Andrews, Winston-Salem, NC.

Executive Committee members were: C. R. Neill, Decatur, AL; Nan Gordon, Palatka, FL; Hazel H. Mosley, Jasper, GA; Austin Simms, Lexington, KY; Mike Proffitt, Brookhaven, MS. Dolores Dough, Plymouth, NC; James W. Greer, Greenville, SC; W. G. Bernhardt, Tullahoma, TN; Rudy Walker, Portsmouth, VA; Roger W. Switzer, Charleston, WV; and Alda Monsanto, St. Thomas, Virgin Islands.

The 40th anniversary of SERC-NAHRO was observed at the Annual Conference held at Opryland Hotel, Nashville, TN, with 950 delegates in attendance. The keynote speaker was Abner Silverman, HUD. The theme of the program was “Performance IS The Thing”.

1981 - “Promises To Keep”

Officers were: President, Mary Davis, Picayune, MS; Senior Vice-President, David Smotherman, Decatur, GA; and Secretary-Treasurer, John Van Ness, Louisville, KY. Vice-Presidents were: Housing Division, A. E. Arrington, Charlottesville, VA; Member Services Division, Dorothy Forbes, Wilmington, NC; Professional Development Division, William H. Andrews, Winston-Salem, NC; and Community Revitalization & Development Division, A. W. “Gus” Kuhn, Bessemer, AL.

Executive Committee members were: Paula Jones, Childersburg, AL; Ron Rotella, Tampa, FL; Hazel Mosley, Jasper, GA; Austin Simms, Lexington, KY; Mike Proffitt, Brookhaven, MS; David Jones, Asheville, NC; John B. Sutton, Greenville, SC; Betty Cheatwood, Knoxville, TN; David Rice, Norfolk, VA; and Roger Switzer, Charleston, WV.

“Promises to Keep” was the theme of the 41st Annual Conference, at the Peachtree Plaza, Atlanta, Georgia, with 600 delegates in attendance. The keynote speaker was Leon Weiner, National Housing Conference President. The conference was dedicated to Walter B. Mills, Jr., retired Executive Director of the Greater Gadsden, Alabama Housing Authority. Mr Mills was a charter member of SERC and served as NAHRO President in 1955.

1982 - “The Winds Of Change ”

Officers were: David L. Smotherman, Decatur, GA; Senior Vice-President, John Van Ness, Louisville, KY; and Secretary-Treasurer, A. E. Gene Arrington, Charlottesville, VA. Vice-Presidents were: Housing Division, A. W. “Gus” Kuhn, Bessemer, AL; Member Services Division, Dean S. Robinson, Clearwater, FL; and Community Revitalization & Development Division, Betty B. Cheatwood (Smith), Knoxville, TN.

Executive Committee members were: Joseph A. Patridge, Brent, AL; Jerry E. Lang, Daytona Beach, FL; Paul A. Pierce, Decatur, GA; Willard M. Martin, Winchester, KY; Thomas M. Coleman, Corinth, MS; M. Henry Leggett, Jr., Williamston, NC; John B. Sutton, Greenville, SC; Carmen Troy, Dyersburg, TN; L. Judson Barrett, Suffolk, VA; and Roger F. Switzer, Charleston, WV.

The 42nd Annual Conference met at the New Orleans Hilton on June 27-30.

“The Winds of Change - A New Beginning for the 80s” was the theme for the meeting. Charles Edson, Editor in Chief, *Housing & Development Reporter* was the keynote speaker.

1983 - Housing Development Initiatives

Officers were: David L. Smotherman, Decatur, GA; Senior Vice-President, John Van Ness, Louisville, KY; and Secretary-Treasurer, A. E. Gene Arrington, Charlottesville, VA. Vice-Presidents were: Housing Division, A. W. “Gus” Kuhn, Bessemer, AL; Member Services Division, Dean S. Robinson, Clearwater, FL; and Community Revitalization & Development Division, Betty B. Cheatwood (Smith), Knoxville, TN.

Executive Committee members were: Margaret Whitfield, Tarrant, AL; Paul W. Tanner, Silver Springs, FL; Roy Lane, Albany, GA; Robert L. Astorino, Louisville, KY; Thomas M. Coleman, Corinth, MS; J. Alan Jones, Wilmington, NC; William R. Ballou, Columbia, SC; Carmen Troy, Dyersburg, TN; Neva J. Smith, Hampton, VA; and Roger F. Switzer, Charleston, WV.

The Annual Conference, held June 26-29, at the Hyatt Orlando, Florida, emphasized Housing/Development Initiatives, Existing Section 8, Management, Maintenance and Community Services, as well as Community Revitalization and Development.

1984 - A New Spirit

Officers were: President John Van Ness, Louisville, KY; Senior vice-President, A. E. Arrington, Charlottesville, VA; and Secretary-Treasurer, Frank N. Gooch, Spartanburg, SC. Vice-Presidents were: Housing, A. W. "Gus" Kuhn, Bessemer, AL; Member Services, Dean S. Robinson, Clearwater, FL; Professional Development, Mike Proffitt, Brookhaven, MS; and Community Revitalization & Development, Betty G. Smith, Knoxville, TN.

Executive Committee members were: Margaret Whitfield, Tarrant, AL; Paul W. Tanner, Silver Springs, FL; Roy Lane, Albany, GA; Robert L. Astorino, Louisville, KY; Thomas M. Coleman, Corinth, MS; J. Alan Jones, Wilmington, NC; William R. Ballou, Columbia, SC; Carmen Troy, Dyersburg, TN; Neva J. Smith, Hampton, VA; and Roger F. Switzer, Charleston, WV.

The 44th annual conference was held June 24-27 at the Omni International Hotel Norfolk, Virginia. A total of 822 delegates, commissioners, exhibitors, professionals, and spouses attended. Delegates were welcomed by Norfolk's Mayor, Vincent J. Thomas. The theme "A New Spirit" was addressed by keynote speaker Lieutenant Governor Richard J. Davis. A highlight of the President's Banquet was the presentation of plaques honoring 11 SERC-NAHRO Life Members.

1985 - "Focusing On The Future"

Officers were: President John Van Ness, Louisville, KY; Senior Vice-President, A. E. Arrington, Charlottesville, VA; and Secretary-Treasurer, Frank N. Gooch, Spartanburg, SC. Vice-Presidents were: Housing, A. W. "Gus" Kuhn, Bessemer, AL; Member Services, Dean S. Robinson, Clearwater, FL; Professional Development, Mike Proffitt, Brookhaven, MS; and Community Revitalization & Development, Betty G. Smith, Knoxville, TN.

The 45th SERC-NAHRO Annual Conference was held at the Hyatt Regency Hotel in New Orleans, Louisiana, July 7-10. The conference theme was “Focusing On The Future”. Presiding over the conference was SERC President John Van Ness of Louisville, Kentucky. The conference opened with a General Session on Monday morning. Conference topics featured were Community Revitalization and Development, Section 8, Housing Production and Modernization, Public Relations, Human Services, and Housing Management and Maintenance.

Concluding the meetings was a Legislative Breakfast on Wednesday morning. Paul Pierce of Decatur, Georgia, Chairman of the Legislative Committee, presided over the breakfast.

Chapter 7

Moving Toward SERC's Golden Anniversary 1986 - 1990

The 80's began as a decade which would create new and interesting challenges for those in the fields of housing and community revitalization. We saw first hand the harsh realities of reductions in the funding of housing and community development programs. Federal commitment to a decent home and suitable living environment for every American family is eroding. Federal programs in general to aid cities have been cut by 50 percent. These and other factors make more evident than ever the need for members to band together for information and idea sharing with a common goal as we approach our 50th anniversary.

1986 - NAHRO's M. Justin Herman Memorial Award

The 46th SERC-NAHRO Annual Conference was held at the Hyatt Regency Hotel in Lexington, Kentucky, June 15-18, 1986. Presiding over the Conference was SERC President A.E. (Gene) Arrington, Deputy Executive Director of the Charlottesville Redevelopment and Housing Authority, Virginia. The Conference opened with a General Session on Monday morning. The Opening Session had Neal Pierce, syndicated columnist and recipient of NAHRO's M. Justin Herman Memorial Award, as keynote speaker. (Established in 1975, the M. Justin Herman Award is NAHRO's highest honor and most prestigious award and was established to provide a living

acknowledgement for the standard of excellence M. Justin Herman established in the field of housing and community development. It recognizes an exceptionally qualified person who has made outstanding contributions to the quality of life through service in the field of housing or community development).

Conference sessions included Management Evaluation and Improvement System (MEIS), Community Revitalization, Section 8, Public Relations, Human Services, and Housing Management and Maintenance.

The Conference ended with a Legislative Breakfast on Wednesday morning. Guest speaker was Robert Snead, Chief Budget Analyst for Senator Fritz Holins of South Carolina.

1987 - Nuts and Bolts

Officers were: President, A. E. Arrington, Charlottesville, VA; Senior Vice-President, Betty G. Smith, Knoxville, TN; and Secretary-Treasurer, A. W. "Gus" Kuhn, Bessemer, AL. The 46th SERC-NAHRO Vice-Presidents were: Housing, Elaine Ostrowski, Greensboro, NC; Member Services, David Jones, Asheville, NC; Professional Development, Dean S. Robinson, Clearwater, FL; and Community Revitalization & Development, Herbert D. McBride, Roanoke, VA.

The 47th SERC-NARHO Annual Conference was held at the Hyatt Regency in Crystal City, Virginia, June 28 through July 1. Presiding over the Conference was SERC President A.E. (Gene) Arrington, Charlottesville, Virginia. About 200 Executive Directors and Commissioners attended the conference. Meetings began Monday morning with the Opening Session and concluded with a Legislative Breakfast on Wednesday.

This was a "nuts and bolts" type conference, with sessions holding appeal for everyone in attendance. New session formats were introduced, and those in attendance seemed to like the way the conference was presented.

The SERC-NAHRO Annual Workshop was held at the Birmingham Hilton located in the University of Alabama (UAB) Medical Complex. The workshop featured topics such as Personnel Management taught by the UAB staff, Housing Decontrol, Fraud and Mismanagement, Drug Prevention, Lead Based Paint Vouchers, TAR's Procedures, and Stress Management.

1988 - Kissimmee

Officers were: President, Betty G. Smith, Knoxville, TN; Senior Vice-President, A. W. "Gus" Kuhn, Bessemer, AL; and Secretary-Treasurer, Herbert D. McBride, Roanoke, VA. Vice-Presidents were: Housing, Elaine Ostrowski, Greensboro, NC; Member Services, David Jones, Asheville, NC; Professional Development, Mike Proffitt, Brookhaven, MS; and Community Revitalization & Development, Paul A. Pierce, Decatur, GA.

State Representatives were: Edgar Langston, AL; Richard L. Bowers, FL; Ronald K. Reagin, GA; Peggy Burch, KY; Beverly Romeo, MS; Lawrence E. Holt, NC; Donald J. Cameron, SC; William H. Holman, TN; William L. Hawkins, VA; and Roger F. Switzer, WV.

The 48th SERC-NAHRO Annual Conference was held at the Hyatt Orlando Hotel in Kissimmee, Florida, June 26-29.

Later in the year, November 13-15, the SERC-NAHRO Annual Workshop was held at the Grove Park Inn, Asheville, North Carolina. The workshop featured topics such as "Commissioners' Public Relations", "Economic Development", "Drug/Crime Prevention", "Federal Preference Rules", "Rehabilitation", "Tenant Fraud", "Section 8 Certificates", "Community Development Computerization", "Non-profit Corporations" and "Section 8 Training", by Nan McKay and Associates.

1989- Opryland Hotel Hosts Annual Conference

Officers were: President, Betty G. Smith, Knoxville, TN; Senior Vice-President, A. W. "Gus" Kuhn, Bessemer, AL; and Secretary-Treasurer, Herbert D. McBride, Roanoke, VA. Vice-Presidents were: Housing, Elaine Ostrowski, Greensboro, NC; Member Services, David Jones, Asheville, NC; Professional Development, Mike Proffitt, Brookhaven, MS; and Community Revitalization & Development, Paul A. Pierce, Decatur, GA.

In 1989, the SERC-NAHRO Annual Conference was held at Opryland, in Nashville, Tennessee, July 9-12. President Betty G. Smith presented the membership with the annual report summarizing some of the major activities and accomplishments of the year. An entire issue of *The SERCulator* was used to present information, history, and structure and recognize the SERC Leadership Team and Committees working on behalf of all the membership.

1990- 50th Anniversary Celebration

Of course this was a great year for SERC as she celebrated her 50th Anniversary. The Annual Conference was held at the Galt House in Louisville, Kentucky, June 16-20. Everything was “done-up in style”. A grand registration included refreshments and music of the 1940’s with special hospitality for spouses. A regal Opening Ceremony featuring a parade of flags, opening words from President A.W. (Gus) Kuhn and the singing of the National Anthem by Shirley Hider. Finishing with a Grand Banquet with balloons and dancing into the night to the music of the 1940’s.

SERC-NAHRO President A.W. “Gus” Kuhn spoke and offered a special “Toast to SERC-NAHRO”:

May what SERC-NAHRO and all its members have created and accomplished in the past 50 years be a bright beacon — a beautiful monument — and a great example to our present members for the purpose of guiding them in what they can do — what they should do — and what they must do today and in the future.

May the blessings, the guidance and the best wishes of all our great SERC-NAHRO leaders of the past, our faithful departed and those still living, be ever with us in all we do, so that all our endeavors will be dedicated — so that all our objectives will be right and true — and so that all our actions will be strong in that great cause for which we all labor: a decent, safe and sanitary home in a suitable living environment in a community fully developed for that purpose for all the citizens of this great nation.

Please raise your glass and join with me in this grand toast to SERC-NAHRO on the occasion of this 50th Anniversary, and may the next 50 years be as exciting and full of accomplishments as the first 50 years. May God bless us all and all those we serve. SALUTE!

CHAPTER 8

Making Tomorrow a Better Day

1991 - 1995

Beginning with the Grand Celebration of SERC's 50th Anniversary in 1990, a renewed spirit of cooperation and teamwork emerged in the early 1990's. The recurrent theme of pursuit of unity, striving for excellence and boldly moving ahead spurs members on to greater heights.

1991 - "Caring, Daring, Sharing"

"Caring, Daring, Sharing" was the theme of the SERC Annual Conference in New Orleans, Louisiana July 19-23.

1992 - "Caring, Daring, Sharing"

The 52nd SERC-NAHRO Annual Conference was held July 26-29 at the Clarion Plaza Hotel in Orlando, Florida. David Jones, Jr., Program Chairman wrote of that years theme and logo "This year's theme — *Excelsior...Upward...Onward...Higher* — is designed to be inspirational, motivational and uplifting. The balloon signifies soaring to greater heights — "the sky's the limit" and a "we can do it" — attitude. Join us in making this year's theme a working reality."

Herbert D, McBride, SERC-NAHRO President, wrote in his "Message From The President" ... "The conference theme for this year, "*Excelsior...Upward...Onward...Higher*", is reflective of the attitude that SERC-NAHRO wants you to have when you leave this conference. All of the topics presented during this convention will prepare you to move upward, onward, and higher when you return to your communities."

Opening Session entertainment was provided by the Naval Training Center Band, Orlando, Florida Naval Training Center. LTJG Peter J. Tassey was Officer in Charge.

Welcoming remarks were given by Joseph Schiff, Assistant Secretary for Public and Indian Housing, Department of Housing and Urban Development, Washington, D. C., and Jack Quinn President of NAHRO and Executive Director, Pueblo Housing Authority, Colorado.

Keynote Speaker was Lester Brown (nationally applauded motivational speaker)

whose address was entitled *“The power of Belief” and The Wizard of OZ*”

A Dinner/Dance was held on Tuesday evening July 28th including “Life Membership Recognition”. Music was provided by “Paul Stenzler and Rhythm Release”.

Wednesday morning’s Legislative Breakfast featured Richard (Rick) Y. Nelson, Jr., Executive Director of NAHRO, presenting the “Washington Legislative Outlook and predictions from the NAHRO perspective.

1993 - “Let’s Put Our Heads Together”

The 53rd SERC-NAHRO Annual Conference was held in Lexington, Kentucky on June 27-30, at the Triple Crown Convention Center. The theme for the conference was “Let’s Put Our Heads Together”.

The Opening Session included remarks from Mike Janis, Deputy Assistant Secretary of Public and Indian Housing for HUD, and Robert L. Armstrong, Senior Vice President of NAHRO and Chief Executive Officer of the Omaha Housing Authority, Nebraska. An inspiring Keynote Address was given by Sheila Murray Bethel, Chair and co-founder of the Bethel Leadership Institute in Burlingame, California.

Topics for Concurrent Sessions included: Grant Writing, Commissioners Seminar, Asbestos Inspections, Human Services Success Stories, Single Family Affordable Homeownership, HUD Environmental Review Requirements, and Section 504 Regulations.

Entertainment on the evening of June 28 included the Exhibitor’s Reception and the Riverboat Gala sponsored by Rick Gentry, who is running for Senior Vice President of NAHRO.

The General Session on June 29 concentrated on the SERC Human Service Awards and “Success Stories” from the SERC member agencies. There were many quality presentations and programs showcased. Entertainment on the evening of June 29 included a Dinner/Dance and tour at the Lexington Horse Park. The food was delicious, the music was great and everyone had a delightful time.

The SERC Annual Business Meeting was held on the morning of June 30, with an update on HUD issues and the meeting concluded with the election of the SERC Officers for the 1993-1995 term: Elaine T. Ostrowski, President; Paul A. Pierce,

Senior Vice President; Zelma D. Boggess, Treasurer; Austin J. Simms, Secretary; Pat Clark, V.P - Professional Development; Terry Thomas, VP - Commissioners; Marilyn Phillips, VP - Member Services; Donald J. Cameron, VP - Housing; and William L. Hawkins, Jr., VP - Community Revitalization and Development.

In an earlier Executive Committee session, SERC By-Laws had been amended to create the new position of Vice President of Commissioners in order to give commissioners better representation. Terry Thomas, long-time Commissioner with the Starkville, MS, Housing Authority was nominated to be SERC-NAHRO's first VP of Commissioners.

David Jones, Jr., Executive Director of the Asheville Housing Authority, North Carolina, became editor of The SERCulator in the fall of this year and, for the first time, a professional journalist and desktop publisher, Kara Hagan, was contracted to do the publication.

1994 - Massive State Letter Writing Campaign

As the threat of Budget cuts looms, SERC responded with a massive letter writing campaign. At the February SERC Executive Committee meeting in Savannah, Georgia, President Ostrowski appointed each SERC State Representative to serve as chair of his/her state's letter-writing campaign committee. Each State Representative formed a committee to oversee their respective state's campaign. These committees actively contacted every housing authority in their state with a full package of informational material and sample letters. Each housing authority addressed their concern to the ranking Congressional Appropriations Committee members and their own state representatives in Congress. Letter-writing campaigns were mounted among their residents and their Section 8 landlords as well; and letters secured from their mayors and other local officials and agencies were also included.

This year's Annual Conference theme, "Not The Same Old Song and Dance", recognized the huge amount of changes taking place in HUD, in Housing and Community Development, in the workforce, and in the political arena. Held June 13-15 at the Stouffer Nashville Hotel Downtown, Nashville, Tennessee, this year's conference in Music City, USA, gave members the opportunity to savor "Southern Hospitality" reminiscent of a by-gone era.

Sessions of interest to Commissioners, as well as sessions covering topics including Financial, Legal Community Development, Maintenance, Section 8/Public Housing and discussions regarding Cultural Diversity highlighted the Conference.

SERC's Fall Workshop was held on Hilton Head Island November 13-15. Concurrent Sessions included: "Diversity and Differences in Our Communities", "Managing Maintenance", "How to Handle Difficult People", "Roles and Responsibilities of Commissioners", "Financial Management", "Housing Isn't Just Housing Anymore", "Why Kids Use Drugs, and "Lease Enforcement".

1995 - "Change Has Changed"

"*Change Has Changed*", was the theme for the SERC-NAHRO Annual Conference held June 18-21 in Orlando, Florida.

"It's a roller coaster year and ***change is constantly changing***. Change is more complex, more turbulent, more rapid and more unpredictable than it has ever been before", said Keynote Speaker. Chic Thompson, founder and president of Creative Management Group — trainers in creativity, entrepreneurship and continuous improvement. Thompson worked with NASA, the FBI, the CIA, and numerous other federal and state agencies.

New officers for 1995-1997 were elected at the Annual Business Meeting including: Paul A. Pierce, President; Austin J. Simms, Senior Vice President; Zelma D. Boggess, Secretary; William L. Hawkins, Jr., Treasurer; John V. Nolen, VP - Professional Development; Terry Thomas, VP - Commissioners; Marilyn Phillips, VP - Member Services; Don J. Cameron, VP - Housing; and Dan Tiller, VP - Community Revitalization and Development.

SERC held a special Legislative Breakfast March 23 in conjunction with the NAHRO Legislative Conference in Washington, DC. President Ostrowski indicated that we must work together to convince Congress to eliminate unreasonable and unworkable rules and regulations, to direct funding and program/policy decision making to well-run local housing authorities and impose specific time schedules and performance requirements for troubled authorities and projects.

The Fall Workshop was held November 12-14 at the Hyatt Regency, Savannah, Georgia. Learning opportunities included: Human Services Certification, Financial Management, Enhancing Your Professional and Organizational Image, Interviewing Techniques, Time Management, Preventive Maintenance/Competing in the Private Market, and Conflict Resolution and Violence Prevention. There were also courses for Commissioners, Section 8 Roundtable discussions, and for all, "Job Burn Out".

CHAPTER 9

A Deep Breathe, a Renewed Dedication and A New Awakening

1996 - 2000

There was a man who lived along the ocean. One morning, at about 5 AM, when he could sleep no longer, he decided to take a walk along the beach. It was a foggy morning, and the first rays of sun were slipping above the horizon. The man enjoyed the walk; it was as if the beach belonged to him. He glanced down on the beach and saw a figure that seemed to be dancing. He wondered why anyone would be on the beach so early. His curiosity caused him to quicken his pace.

As he drew nearer, he realized that the figure was that of a young man, but he wasn't dancing — he was picking starfish off the beach and tossing them back into the water.

“Why are you throwing starfish into the water?” he asked. “The tide is going out, the sun is rising, and the starfish that are left on the beach will surely die,” answered the young man, continuing with his task. “But that seems like such a waste of time and energy! There are so many starfish and there are miles and miles of beach. What difference does it make anyway?” the man asked. The young man thought for a moment. Then, as he reached down to pick up another starfish, he said “It makes a difference to this one.”

So it is with the mission of public housing professionals. Each person that they help, **MAKES A DIFFERENCE**. SERC members are committed to providing more than “just housing”. The programs and opportunities being developed during this period of history are giving residents the hope they need to become self-sufficient, contributing members of society.

1996 - “Reawakening Our Spirit - Renewing Our Vision”

SERC's 56th Annual Conference was held at the Hyatt Regency, Crystal City, Virginia. The theme for the conference was “Reawakening Our Spirit - Renewing Our Vision”.

As change and uncertainty virtually paralyzed many public housing authorities across the nation, SERC representatives pledged their resolve to meet head on the challenges of this historic time for assisted housing — confident that with training, ingenuity and teamwork, they will survive and thrive in the industry that most have devoted their life's work to perfecting. The year's Annual Conference Coordinator Frank Lofurno and Program Coordinator Tina Akers did a remarkable job of providing the training sessions and motivational speakers needed to help PHA's understand and envision new ways of going about their business of maintaining and providing housing while promoting self-sufficiency and resident empowerment opportunities.

A musical prelude by the world famous "The President's Own", a detachment of the US Marine Band, followed by the impressive presentation of SERC's ten state flags marked the beginning of SERC's 56th annual gathering. "Making the Most of Your Best" was the message of Dr. Bobbe L. Sommer, Ph.D. as she humorously inspired listeners during opening session to learn how to shape their perceptions to find optimism and success in life. Other conference speakers included such notables as Deputy Director of NAHRO Michael Nail, Mike Janis, HUD Deputy Assistant Secretary, David Horn, Congressional Aide to Rick Lazio, Chair of the House Sub-Committee on Housing and Community Opportunities, NAHRO President Rick Gentry, Julio J. Barreto, Jr., NAHRO Director of Legislation and Program Development, and NAHRO Legislative Network Task Force Chair Richard A. Leco. Wednesday's Annual Breakfast Meeting was addressed by Frank Shafroth, Director of Policy and Federal Regulations, National League of Cities.

Breakout sessions reflecting today's issues in Public Housing and Section 8 included such topics as : New Technologies, Non-Profit Housing. Thinking Out of the Box - Developing A Marketplace Strategy, Mastering the Power Within, Strategic Planning, and Tax Credit Tips. More tracts covered topics related to Homeownership Programs, leadership and commissioner training, along with regulatory updates by Nan McKay, HUD Deputy Assistant Secretary Mary Russ, and others.

Tuesday evening's banquet took advantage of the Conference's red, white and blue patriotic theme with entertainment by Fat Ammon's Band.

SERC's Fall Workshop was held in Biloxi, Mississippi. Theme for the workshop was "Changing Environment - Opportunities & Challenges.

1997 - “Building Communities and Opportunities”

SERC’s 57th Annual Conference was held at the Hyatt Regency, Atlanta, Georgia, June 8-11. The theme for the conference was “Building Communities and Opportunities”. Presiding over the conference was SERC President Paul Pierce.

“Of History and Hope”

This is the text of the 1997 inaugural poem by Miller Williams. SERC President Paul A. Pierce read the poem during the Council’s Annual Conference opening session in Atlanta.

We have memorized America, how it was born and who we have been and where
In ceremonies and silence we say the words, telling the stories, singing the old songs.

We like the places they take us. Mostly we do.
The great and all the anonymous dead are there.
We know the sound of all the sounds we brought.
The rich taste of it is on our tongues.

But where are we going to be, and why, and who?
The disenfranchised dead want to know.
We mean to be the people we meant to be, to keep on going where we meant to go.
But how do we fashion the future? Who can say how except in the minds of those who will
call it Now?

The children. The children.
And how does our garden grow
With waving hands - oh, rarely in a row - and flowering faces.
And brambles, that we can no longer allow.

Who were many people coming together cannot become one people falling apart.
Who dreamed for every child an even chance - Cannot let luck alone turn doorknobs or not.
Whose law was never so much of the hand as the head cannot let chaos make its way to
the heart.
Who have seen learning struggle from teacher to child cannot let ignorance spread itself
like rot.

We know what we have done and what we have said, and how we have grown, degree
by slow degree, believing ourselves toward all we have tried to become - just and
compassionate, equal, able and free.

All this in the hands of children, eyes already set on a land we never can visit - it isn’t there
yet - but looking through their eyes, we can see what our long gift to them may come to be.
If we can truly remember, they will not forget.

New officers were elected during the Annual Business Meeting for 1997-1999: Austin J. Simms, President; Zelma D. Boggess, Senior Vice President; William L. Hawkins, Jr., Secretary; Donald J. Cameron, Treasurer; John V. Nolen, VP - Professional Development; Bob McKemy, VP - Commissioners; Tina Akers, VP - Member Services; Thomas Coleman, VP - Housing; and Dan Tiller, VP - Community Revitalization and Development.

The SERC Fall Workshop was held on Hilton Head Island, South Carolina with its theme of “Staying Informed To Be Competitive” Sessions were held on the following topics: Resident Initiatives with Nancy Stoudenmire, Public Housing Occupancy with Nan McKay, Managing Security with Harold a. Wright, Section 8 Assisted Housing, PHMAP with Sawyer Shirley, Commissioner’s Training, and Customer Service Training.

The Annual SERC Basketball Tournament was established this year.

1998 - “Leadership Under Construction - Leadership Under Renovation”

SERC’s 58th Annual Conference was held at the fabulous Opryland Hotel, Nashville, Tennessee, June 28 - July 1, SERC President Austin J. Simms presiding. The theme for the conference was “Leadership Under Construction - Leadership Under Renovation”

Opening the Conference was “Operation Patriotism”, presented by the Tennessee Air National Guard — a flag presentation staged by members of the 118th Airlift Wing and the Tennessee Air National Guard. This program has been performed hundreds of times over the past 25 years at government events, civic gatherings, patriotic celebrations, schools, and churches. First, it offers a brief narrative of some of the prominent flags from our nation’s past. The audience is then treated to a trip through the past with “Old Glory” sharing the memories of its life as our nation’s great flag. The program is powerful, emotional and designed to keep the patriotic fires burning.

After two days of intense training and discussions SERC honored its own for the good works that so often go unrecognized at the Gala Black-Tie Annual Banquet. The Gala Awards Banquet entertainment was centered around recognizing the significance of achievement among professional housing and redevelopment officials from all over the Southeast who are members of SERC. Four categories

of awards were represented - The NAHRO Awards of Excellence Nominees... The SERC Outstanding Newsletter Award... The Human Service Awards... and, for the first time, the SERC President's Award.

In his opening remarks, SERC President Austin Simms remarked, "Let me welcome you to this our annual banquet and to this first star-studded gala awards presentation. I think you all would agree that our industry suffers probably more than most in receiving positive recognition. Therefore, it is incumbent on us as a professional organization in the field of housing and community development to pause and recognize and salute our own. That's what this night is all about."

The Fall Workshop, "*Improving & Enhancing Leadership Capacity Through Training*", was held in Daytona Beach, Florida, November 8-10.

1999 - Approaching The New Millennium

SERC's 59th Annual Conference was held at the Holiday Inn Four Seasons/Joseph S. Koury Convention Center, Greensboro, North Carolina June 27-30, Conference sessions had something for everyone with information on policy changes, program initiatives, and legislative proposals. Austin J. Simms, President, presided.

SERC held its first Annual Golf Tournament, the Tournament, open to all delegates, commissioners, vendors, and guests, was held at the Forest Oaks Country Club, renowned home of the Greater Greenboro Chrysler Classic PGA golf tournament.

Several SERC members were recognized with special resolutions honoring their service to SERC and their local housing authorities during the Conference. A resolution memorializing Karl Tinnon Tyree, Jr., was forwarded to Mrs. Tyree recognizing and paying tribute to "one of its (SERC's) most distinguished members and former officers. Mr. Tyree died October 29, 1998, at the age of 73.

New officers for 1999-2001 were elected at the Annual Business Meeting: Zelma Boggess, President; Donald J. Cameron, Senior Vice President; Daniel W. Tiller, Secretary; Tina Akers, Treasurer; Jacob L. Oglesby, VP - Professional Development; William Andrews, VP - Commissioners; Estelle Brooks, VP - Member Services; John Nolen, VP - Housing; and Frank Lofurno, Jr. VP - Community Revitalization and Development.

The Fall Workshop that year was held at the Grand Casino Hotel, Biloxi, Mississippi.

2000 - 60th Anniversary and A New Millennium

SERC's 60th Annual Conference was a benchmark in history as SERC moved forward with confidence and competence to become the *"New Housing Force of the New Millennium!"* Presiding was President Zelma Boggess.

"Celebrating Success!", was the theme for the 60th Annual Conference held July 9-12 at the Hilton New Orleans Riverside, New Orleans, Louisiana. Training tracks included, Maintenance and Me, Filling the Gap, Basic Training for Commissioners, Admission and Occupancy Procedures, Coping with Memory Loss, HA's-Higher Education, and Resident Initiative Success Stories.

During opening remarks, President Zelma D. Boggess told delegates, "This conference is a celebration of 60 years of professional development and networking to equip communities with knowledge and power in the Housing and Community Development field. Those who formed the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials over 60 years ago had the vision to see the benefit to communities through our region." Delegates also enjoyed a video presentation about the History of SERC.

Terry Thomas, Commission Chair, Starkville Housing Authority, Mississippi, gave us this to ponder.

"Anniversaries present a great opportunity to recall things past, to reflect on past achievements as well as failures, to take stock of ourselves, to take stock of SERC-NAHRO and our state organizations and ask if we are satisfied with our course. I have been involved in public housing in one way or another for 25 years, mostly as Chairman of a Board of Commissioners.

As we celebrate 60 years of service to the low-income families in our communities, forgive me if I become a bit chauvinistic as I think of the dedicated service our state and regional organizations have given to our communities and nation. That dedicated service deserves a bit of chauvinism.

Though anniversaries are as American as apple pie and baseball they should not be just a celebration of the past but, to put it in sporting terms, a pep rally for the future. The founders of our professional organizations saw something worth doing and did something about it. That tradition of "doing something" has carried for those 60 years. Our professional organizations have been pioneers for education and training in the Public Housing field and have vastly improved the lives of the low-income families. When Self-Sufficiency (programs) for residents became a part of public housing, the response and enthusiasm generated made the programs successful. We made them work. Just refer to the compilation of programs highlighted in the little pamphlet "SERC Success Stories", published a few years ago. And we just celebrated

more innovative people and professional excellence.

Celebrating with a "pep rally for the future" means resolving to expand on our achievements. We must build on our experience gained over time. Our mission becomes more relevant and more urgent with each passing year. We dare not fail. Our country demands it, our communities demand it and human concern demands it."

Life membership was bestowed upon Dean S. Robinson of Clearwater, Florida, and Robert A. Haneline of Nashville, Tennessee.

The Council's new internet website was launched this year — www.serc-nahro.org.

CHAPTER 10

Striving for Excellence

2001 - 2008

On September 11, 2001, a terrorist attack brought down the Twin Towers of the World Trade Center in New York City, killing thousands of Americans. On that same day, a plane was flown into the Pentagon in Washington, DC, and another plane crashed before it could hit its target. These tragic events ignited a sense of unity and patriotism in our country unparalleled in many years.

The following was written by SERC President Donald J. Cameron in his first message:

"I am honored to assume the presidency of our ten state regional association. Your trust in me to be a good steward of the office and the organization truly overwhelms me. I trust that two years from now when the next president in on the eve of their assumption of office that we will be stronger and healthier as a profession.

I write this two days following the horrific events of the terrorist attack upon our nation. My words really seem irrelevant in light of the awful tragedy being experienced by so many of our countrymen.

It is my prayer that you and I will do our part as citizens, leaders and public servants to be role models of what it means to be a participating American Citizen. By that I mean, we have a sacred duty to guard the public trust in what and how we do business, we have a responsibility to provide opportunities on behalf of our society to those men, women and children less economically blessed than we are, and we have been entrusted with a stewardship of being

role models of leadership.

This last element is, I believe, very important in our world today. Recently, The Harvard Business Review had a piece on morality, ethics and leadership. One tiny but significant sentence said, "The quiet prevention of injustice occurs daily." That action is performed by you, me, and millions of people every day. We need to focus on that prevention. It is so much easier to deter something than to correct it after the fact.

2001 - First Scholarship Golf Tournament

The SERC-NAHRO Annual Conference and Trade Show, was held at the Harbor Beach Marriott, Ft. Lauderdale, Florida, July 8-11. Tracks ranged from Section 8, Finance, Community Service Plans, Methamphetamine Labs, and Stress Management. President Zelma Boggess presided.

Receiving "Life Membership" awards for "Meritorious and Unselfish Service" to SERC-NAHRO, at the Annual Black Tie President's Awards Banquet were: Elaine T. Ostrowski, William L. Hawkins, Jr., and David L. Smotherman.

Building on the format of the first Annual SERC Golf Tournament held in Greensboro, North Carolina in 1999, Rich Carroll organized SERC's first "**Scholarship**" Golf Tournament in 2001. Carroll was a representative of Siemens Build Technologies, Inc. Proceeds from that golf tournament were \$2,425.00 and will be the beginning of SERC's Scholarship Trust Fund.

New officers were elected for 2001-2003 during SERC's Annual Business Meeting: Donald J. Cameron, President; Daniel W. Tiller, Senior Vice President; Tina Akers, Secretary; John Nolen, Treasurer, Frank Lofurno, Jr., VP - Professional Development; Max G. Wells, VP - Commissioners; Michael Robertson, VP - Member Services; Estelle Brooks, VP - Housing; Montez Martin, VP - Community Revitalization and Development.

2002 - "Stepping Up To The Challenge"

SERC-NAHRO's 62nd Annual Conference was held in Lexington, Kentucky, June 16-19. Speaking at the conference were Alphonso R. Jackson, Assistant Secretary of HUD, Kurt Creager, NAHRO President, and Rob Love, the Keynote Speaker. President Donald J. Cameron presided.

The keynote address was "***If It's To Be, It's Up To Me - Overcoming the Longest Odds***". Bob Love was the greatest player ever to wear a Chicago Bulls uniform

before Michael Jordan, Bob scored 12,263 points in his career. A three-time NBA All-Star who averaged 23 points per game over eight seasons, Bob had his jersey retired by the Chicago Bulls on January 14, 1994.

Few life stories are as dramatic as Bob Love's. One of 14 children growing up in rural Louisiana, he could not speak without stuttering. After injuring his back in an NBA game, doctor's told him he would never walk again. Bob found himself washing dishes in a restaurant after seven years without a steady job. With the help of a speech therapist, at the age of 45, Bob realized his dream of speaking without stuttering. Bob returned to the Chicago Bulls as Director of Community Relations and earns his salary speaking about the Bulls and his inspirational life story.

The conference included numerous educational tracks as well as a debate regarding the one-strike policy. Entertainment at the Awards Banquet was provided by the fabulous Platters.

The 2nd Annual Scholarship Golf Tournament, was held at "The Bull at Boone's Trace in Historic Richmond, Kentucky netting \$2,317.00 for the SERC Scholarship Trust Fund. The Scholarship Committee also held its first Red Ribbon Sale, where red lapel ribbons were sold for \$5.00 each.

2003 - "FUN . . . RELEVANCE . . . EXCELLENCE"

More than 700 delegates from all 10 member states experienced the best in training and fellowship during SERC-NAHRO's 63rd Annual Conference in Biloxi, Mississippi, June 22-25. Held at the beautiful Beau Rivage Resort & Casino, the conference theme, "*Excellence — "Can you hear me now?"*", summed up the impressive range of training topics for every segment of the Public Housing and Community Development industry.

As President Don Cameron said, "It was planned with fun in mind during and after sessions, relevant training for our work and agencies, and intended to inspire through the excellence of our peers." The Conference Planning Team "Knocked our socks off" with quality sessions and events throughout the conference. Topics ranged from "Theory takes a back seat to common sense", Family-Self-Sufficiency", How to operate a weed and seed program", and "Mold and Mildew: What is it and how to get rid of it".

Opening Session Keynote Speaker, Dr. Dale Henry, truly wowed the audience with

his humorous presentation on serving others. “Never say it’s not my job, Never say I wish I had”, emphasized Dr. Henry.

NAHRO Executive Director, Saul N. Ramirez, Jr., provided a legislative update during the Opening Session and Brian Noyles, HUD Regional Director, spoke about current issues affecting our profession. Rich Carroll of Siemens Building Technologies, Inc once again used his organizational skills to coordinate a successful 3rd Annual SERC-NAHRO Scholarship Golf Tournament.

New Officers for 2003-2005 were elected during the Annual Business Meeting: Daniel W. Tiller, President; Tina Akers Brown, Senior Vice President; John Nolen, Secretary; Frank A. Lofurno, Jr., Treasurer; Michael Robertson, VP - Professional Development; Leonard Venter, VP - Commissioners; Sam Brunson, VP - Member Services; Abraham Williams, VP - Housing; and James Fair, VP - Community Revitalization and Development.

2004 - Chart A Course For Success

SERC-NAHRO’s 64th Annual Conference was held in Norfolk, Virginia, June 20-23. The theme for the conference was “*Chart a Course For Success*”. President Daniel W. Tiller presided.

Scholarship Committee members and Chair Lynda Hinckley’s dream of establishing a Scholarship Foundation to benefit residents of Public Housing got a lot closer to becoming reality thanks to the bigheartedness of delegates and sponsors during Annual Conference at Norfolk..

Committee members brainstormed to come up with something new to encourage conference goers to donate to the fund, including a popular 50/50 Raffle. Holder of the winning ticket, Winston Henning, Executive Director of the Jackson Housing Authority in Jackson, Tennessee, donated his winnings back to the Scholarship Fund — adding a grand total of \$1,150 to the cause. The traditional sale of red Scholarship ribbons netted the fund another \$1,130 and the Annual Scholarship Golf Tournament added \$2,975 for a grand total of \$5,255.00 Coming into the conference, the Foundation had \$17,572, according to Chair, Linda Hinckley, The final total was then \$22,827, just \$ 2,173 shy of the \$25,000 needed to start the Foundation. SERC also donates \$25,000 for scholarships which is divided equally between its 10 member states for distribution to worthy candidates.

2005 - “Unmask Your Potential”

SERC-NARHO's 65th Annual Conference, was held at the Hilton New Orleans Riverside Hotel, New Orleans, Louisiana, June 19-22. A “Town Hall Meeting” was held to provide conference participants with answers to all their affordable housing inquiries. The panel provided HUD, legislative and housing perspective. Numerous Educational and Motivation Tracks were provided. Presiding was President Daniel W. Tiller.

Attendance at the Annual Conference in the “Big Easy” was almost 800 delegates. The Marine military band gave a stirring kick off at the opening session, the Keynote Speaker, Bruce Wilkinson, was inspirational, and the Crewe Zulu performers brought the crowd to its feet at the Gala Annual Banquet.

The news from the SERC Scholarship Committee was all good. Another innovative idea was added during the Annual Conference in New Orleans — A gigantic gift basket including cash, gift certificates, and items from each of SERC's 10 member states was raffled off. The basket raffle raised \$2,166. The 50/50 raffle netted \$1,150, and once again the Annual Scholarship Golf Tournament showed big with nearly \$3,000, raised.

Three outstanding retired members received special awards for their contributions, talents and dedication to SERC throughout their many years in Housing: David Jones, Jr., Asheville, North Carolina Housing Authority, was awarded Life Membership. Milo (Doc) Pearson, North Port, Alabama Housing Authority, and Mary Jane Smith, Newberry, South Carolina Housing Authority, both received the “Distinguished Service Award”.

New officers for 2005-2007 were elected during the Annual Business Meeting: Tina Akers-Brown, SERC's first African American woman President; Frank Lofurno, Jr., Senior Vice President; John Nolen, Secretary; Michael Robertson, Treasurer; Abraham Williams, VP- Housing; James Fair, VP - Member Services; Cora Wade-Seals, VP - Commissioners; Shirley Cook, VP - Professional Development; and Sam Brunson, VP - Community Revitalization and Development.

Due to the untimely death of Treasurer, Michael Robertson, James Fair stepped up to become Treasurer and Gail Monahan became VP - Member Services. Robertson was memorialized during the Fall Workshop November 13-15 in Ponte Vedra, Florida.

Past President Donald J. Cameron was elected President of NAHRO in October.

2006 - “Training That Revolves Around You”

SERC-NAHRO’s 66th Annual Conference was held at Lake Buena Vista, Florida, June 18-21, with more than 600 delegates. The theme for the conference was *“Training That Revolves Around You”*, President Tina Akers Brown presiding.

An impressive Presentation of Colors was performed by the Orlando Police Department at Opening Session. History was made when the Executive Directors of CLPHA, NAHRO, NOAAH, and PHADA — all four of the nation’s most renowned professional Housing organizations — were present to answer questions relating to affordable housing from each of their unique perspectives during a “Town Hall Meeting”.

President Tina Akers Brown initiated a new “40 Leaders Under 40” campaign to interest younger Public Housing professionals in participating in SERC leadership roles.

2006 - Fall Workshop “Be the Best”

The Fall Workshop was held in Myrtle Beach, South Carolina, November 5-7 at the Myrtle Beach Marriott at Grand Dunes. Session topics included Gang Activity and Meth Labs, Tips on Communicating With Your Representatives In Washington, Project Based Management and Accounting, Energy Performance and Safety, and New Regulations for Section 8 Eligibility, Occupancy and Rent Calculation.

“BE THE BEST” was the theme keynote speaker Harvey Alston brought to the SERC Fall Workshop held in Myrtle Beach, SC, November 5-7. Harvey Alston, a remarkable communicator, has authored four books, including “Be the Best”

President Tina Akers Brown presided over this gathering of current and Life members of SERC as they participated in training to update and hone their skills. The dedication shown by SERC membership to remain on the cutting edge of their industry is one of the things that makes them and their PHA’s the “BEST”

The SERC Fall Workshop was attended by over 500 members.

2007 - “The Source for Excellent Training”

“SERC’s 67th Annual Conference, with the theme “The Source of Excellent Training”, was exactly what the theme suggests. The Conference Sessions were outstanding. Don Bartlette delivered a moving Opening Session story of his life which we could all relate to, the Exhibition Show was informative and fun, and the Gala (Awards Banquet) was a grand event in traditional form...” wrote President Tina Akers Brown.

There were over 600 in attendance at the Veranda Hotel at the Grand Casino & Resort, in Tunica, Mississippi June 24-27 as members gathered to meet, to learn, and of course to honor the “Best of the Best” at SERC’s Gala Awards Banquet. Entertainment for the evening included the John Birdsong Quartet from Nashville, TN and the Tip Tops from Mobile, AL.

President Tina Akers Brown’s 40 under 40’ initiative brought together a group of fresh faces for a training session on Friday and Saturday before the Conference, covering topics of interest to the newcomers about the Organization’s history, structure and relationship to NAHRO.

New officers for 2007-2009 were elected during the Annual Business Meeting: Frank A. Lofurno, Jr., President; John Nolen, Senior Vice President; James Fair, Secretary; L. Thomas Rowe, Treasurer; Abraham Williams, V P Professional Development; Marijo Denson, V P Commissioners; Lynda Hinckley, V P Member Services; Tony Bazzie, V P Housing; and Brenda Willis, V P CR&D.

2007 - Transition Meeting

SERC’s new President, Frank A. Lofurno, Jr., hosted a Transitional Meeting designed to help new committee chairs get acquainted and gear up for service over the next two years. The new leadership team met October 7 and 8 at the Williamsburg Woodlands Hotel in historic colonial Williamsburg in the president’s home state of Virginia.

Frank Lofurno spoke on the three R’s that would be the theme of his presidency:

Relevance - Maintain Relevance to our membership.

Responsiveness - Responsive to membership and issues.

Relaxation - Make what we do to enjoyable.

2007 - Fall Workshop

SERC President Frank Lofurno hosted the Fall Workshop at the Marco Island Marriott Resort & Spa, Marco Island, FL, November 4-6. Training included: Section 8; HCV; Resident Services; PHA Accounting and Financial Management; Project Based Management; Commissioners Workshop; and a Maintenance Seminar.

2008 - “Going the Distance”

SERC’s 68th Annual Conference was held June 15-18 at the Sawgrass Marriott Resort, Pointe Vedra Beach, FL. Training was designed to provide the most up-to-date information for today’s Public Housing & Redevelopment Industry.

With over 500 in attendance, SERC’s Annual Conference was a great success. In the words of SERC President Frank A. Lofurno, Jr., “The presenters were great and sessions were very well attended. Our banquet and entertainment by the O’Kaysion’s provided an opportunity for attendees to experience camaraderie in a social setting”.

The “40 under 40” Committee continues to grow. The Committee’s primary goal it to achieve 40 new potential leaders during this term of office. Over the past year, this committee has grown from 15 members from 5 states to 23 members representing 7 states. The group, Chaired by Mark Stalvey, came to the Conference a day early to participate in a day of leadership training by John Johnson of TouchStone Consulting Services in Hampton, VA. The workshop focused on multiple generations and diversity in the workplace. SERC’s “40 under 40” initiative has been adopted by NAHRO in an effort to refresh its leadership pool.

2008 - Fall Workshop

500 plus delegates attended excellent training during the 2008 Fall Workshop themed SERC and You, A Winning Combination held November 9-11 at the Beau Rivage Hotel and Casino in Biloxi, MS. Training topics included “Preparing for REAC Physical Inspections, How to Increase Your Scores”, “Public Housing Hot Topics”, HQS, PIC and DHAP for Section 8; “Commissioner Responsibilities”; “Serving Gang Involved Families”; “Gang Intervention Through Targeted Outreach”; “Gangs and the Internet/Gang Migration Trends”; Preparing Financial Data and HUD Accounting”; “Affordable Housing Resource Café ”.

2007 Fall Workshop Marco Island, Florida

About the meeting:

Theme	Exceeding Expectations
Dates	November 4-6, 2007
Location	Marco Island, FL
Hotel	Marco Island Marriott Resort
Attendees	

Special Guests/ Keynote/Events Speaker

- Jane Jenkins Herlong—
Former Miss South Carolina and Miss America Pageant contestant

From the President

Fellow Sercians-

"Exceeding Expectations" – what a GREAT theme for a GREAT workshop that is being planned in a GREAT location – the Marco Island Marriott Resort in Marco Island, FL. - white sands, crystal blue water, and warm temperatures. What a FABULOUS environment to hold our Annual Workshop in November. What a WONDERFUL place to be to expand our knowledge of housing and community development, to make contacts, and to rekindle friendships. As usual, there is something on the program for everyone.



you will make plans to attend the SERC Annual Workshop this year.

So come on down to the sunny south. We know that

this workshop will in fact "Exceed your Expectations"

Sincerely,

Frank Lofurno,
President

The Professional Development Committee has worked hard to provide you with excellent training at an affordable cost. We hope that

Training Sessions

Maintenance—

- Techniques of Maintenance Management

Public Housing—

- Latest information on project-based management

Section 8—

- Rules and regulations
- HCV Ownership Training
- Eviction policies and procedures

Commissioners—

- Latest news from HUD

Accounting—

- PHA Accounting and Financial Management

Resident Services—

- Prevention and Eradication of Gang Violence

JUNE 15-18, 2008

SERC-NAHRO

Going The



Distance

2 0 0 8 S E R C A N N U A L C O N F E R E N C E

About the Meeting:

Theme: Going the Distance

Dates: June 15-18 2008

Location: Ponte Vedra Beach, Florida

Attendees: 610

SPECIAL GUESTS

Walter Bond

President and CEO

Walter Bond Seminars

FROM THE PRESIDENT

Welcome to SERC's 68th Annual Conference here at the Sawgrass Marriott Resort and Spa in Ponte Vedra Beach, Fl.

The Annual Conference Committee, chaired by Shirley Cook along with LaNelle Davis, Program Chair has planned an outstanding conference centered around the theme of "Going the Distance." I am excited about having Walter Bonds as our keynote speaker to set the tone for our conference. If you have not heard Walter before, you are in for a real treat. The Conference offers a wide variety of training sessions and excellent presenters. Topics will focus on several aspects of Asset Management, Section 8, Procure-

ment, and Organizational Development, along with training for Executive Directors and Commissioners

This is a wonderful setting for our June Meeting, and offers a wide variety of ways to relax in our free time. There is something for everyone—whether it is golfing, fishing, sailing, swimming, the beaches, tennis, shopping or a visit to a historic St Augustine—America's oldest city. As usual, we will have our banquet and dance on Tuesday night, featuring the O'Kaysions.

The Annual Conference Committee has worked hard to again provide you with excellent training. I would like to

personally thank Shirley, LaNelle, Jan, and Madelyn and ALL of the members of the Annual Conference Committee for all of their hard work in making our 68th Annual Conference so successful.

I hope that you will avail yourself of another great opportunity to learn, make contacts, and rekindle friendships.

Sincerely,
Frank Lofurno
President

Training Sessions

Housing Development—

Making Neighborhood Revitalization Happen.

Commissioners—

Building an effective work environment

Public Housing—

Introduction to PHAS recertification's and reviews

Maintenance—

Managing Maintenance

Executive Director Training—

Employment agreements

Mixing Four Generations in the Workplace—

Self-Awareness of diversity

SAS—

New Auditing Standard

Section 8 Financial

Fall Workshop 2008

Beau Rivage

Biloxi, Mississippi

From the President

This year's SERC Annual Workshop will be held at the Beau Rivage in Biloxi, MS. This is our first trip back to Biloxi since June 2003. It is also our first meeting in the Gulf Coast area since June, 2005 – just a few short months prior to Katrina. For those of you who have not had the opportunity to visit the area since then, you will definitely notice some changes.

The workshop theme is appropriately titled "SERC and You, A Winning Combination". The conference will focus on what it takes for housing and community development agencies to continue to provide our services to our customers and our communities, and the sessions planned will be relevant and responsive to our needs in these rapidly changing times.



The hotel is a fabulous venue. We will begin our opening session on Sunday afternoon with our Keynote speaker. On Monday evening we will have our dinner and the entertainment will be the SugarBees – the same band that we had last year at Marco Island. The Workshop will conclude on Tuesday at noon.

The Professional Development Committee has worked hard to again provide you with excellent training at an affordable cost. We hope that you will make plans to attend this year's SERC Annual Workshop and to avail yourself of another great opportunity to learn, make contacts, and rekindle friendships.

I look forward to seeing you all in November.

Sincerely,

Frank Lofurno

President

Special Guests/Keynote

- * Jan Piersol, National Anthem
- * Renee Rocker, NAHRO Pres.
- * Calvin Mackie, PHD, Keynote



Training Sessions

Maintenance

- * REAC – How to Increase Your Scores

Public Housing

- * Hot Topics
- * Fair Housing

Section 8

- * PIC
- * HQS
- * DHAP

Commissioners

- * Commissioner Responsibilities Accounting

Resident Services

- * 3 Sessions with Gang Information

Finance

- * Preparing Financial Data & HUD

Affordable Housing

- * Resource Café'

SERC History Overview

2009 - 2011

2009 - 2011 found our nation in a serious economic decline, with record unemployment and the need for Affordable and Public Housing services offered by SERC member agencies greater than ever. President Frank A. Lofurno, Jr. (2007-2009) summed it up when he said, “If we are going to get out of this mess, people (that’s us) have to step up and believe and make it happen. That is our challenge today. Not to buy into conventional wisdom, but rather to believe and then do everything in our power to make that belief a reality.”

According to SERC’s Legislative Committee Chair William Dotson, “The 2008 Presidential election was an historic event of epic proportions for our country. President Barrack Obama (America’s first Black president), in his bid for presidency, stated his agenda for affordable housing for the country and subsequently for our region, which will dramatically improve our options for successfully carrying out programs and missions in affordable housing. In March of 2009, Congress enacted the American Recovery and Reinvestment Act (ARRA) which included significant funds for a variety of Housing and Community Development programs.

In October, 2009, Akinola Popoola, Executive Director of the Housing Authority of Opelika AL, was elected President of NAHRO.

President John Nolen, 2009-2011, chose “Serving Needs and Providing Opportunities” for his motto. SERC members were congratulated by HUD and NAHRO for obligating all their ARRA funds by March 17, 2010 for capital improvements in their developments.

2009 **SERC Executive Committee Meeting**

Myrtle Beach Marriott

March 6-8 Myrtle Beach, SC

2009 **69th SERC Annual Conference**

"Always In Rhythm" Memphis Marriott

June 21-24 Memphis, TN

2009 **SERC Fall Workshop**

"Energizing Your Future" Hilton Head Marriott

November 8-10 Hilton Head, SC

2010 **70th SERC Executive Committee Meeting**

Renaissance Ross Bridge Golf Resort & Spa

March 5-7 Birmingham, AL

2010 **70th SERC Annual Conference**

"Expect More" Marco Island Marriott

June 6-9 Marco Island, FL

2010 **SERC Fall Workshop**

"Navigating Seas of Change" Myrtle Beach Marriott

November 7-9 Myrtle Beach, SC

2011 **71st SERC Annual Conference**

"Cruising the Seas of Change" Marriott Doral Golf Resort
and Spa

June 19-22 Miami FL

ABOUT THE MEETING

Theme:

Always in Rhythm

Dates:

June 21-24, 2009

Location:

Memphis

Hotel:

Memphis Marriott

Attendees:

525

Special Guests/ Speakers

Keynote Speaker:

**Ollie Avery
Mannino**

SERC-NAHRO

ANNUAL CONFERENCE 2009

JUNE 21-24, 2009

ALWAYS IN RHYTHM

President's Message

The 2009 Annual Conference will be held at the Memphis Marriott in Memphis, TN, June 21st through the 24th. The conference theme is appropriately entitled "Always in Rhythm." The Annual Conference Committee promises to bring you worthwhile sessions and to have a conference that goes "over the top." Sessions will focus on what it takes for housing and community development agencies to continue to provide our services to our customers and our communities, and the sessions planned will be relevant and responsive to our needs in these dynamic times. The hotel is a wonderful place to stay and the convention center located directly across the street) offers a very pleasant environment to hold our conference sessions. The facility is conveniently located within easy walking access to Beale St. and so many historic

areas and restaurants which all afford an exciting environment to relax and rejuvenate. Memphis offers something for everyone to see in their free time, including: the night life of Beale St.; the wonder of Graceland; a variety of museums including the Memphis Rock 'n' Soul Museum; the



Peabody Hotel; the Memphis Zoo; the National Civil Rights Museum located in the Lorraine Motel; the Botanic Gardens; St. Jude's hospital; or Mud Island River Park. Memphis has preserved the housing area where Elvis Presley grew up, which is located across the street from

the hotel. Memphis has it all and most of this is located within walking distance of the hotel.

The Annual Conference Committee has worked hard to again provide you with excellent training at an affordable cost. This year's conference has a few changes from the previous years. The annual golf tournament is being planned for Sunday afternoon immediately prior to the start of the conference. The awards ceremony will be held at the luncheon on Monday and the annual banquet will be "Dazzle N Denim and promises to be an exciting and entertaining evening.

We have that you will make plans to attend the SERC Annual Conference. Another SERC opportunity to learn, make contracts, and rekindle friendships

I look forward to seeing you in June. Frank LoFurno

Conference Sessions

- NAHRO Procurement
- PH Accounting Update
- Essentials for Commissioners. By Betty Turner of Nan McKay
- HCV Financial Management By Ray Adair
- 40 Things you may not know about Housing Agency Procurement
- Maintenance: Are you running maintenance or is it running you?
- Small, Medium, and Large Agency Form
- Low Income Tax credits
- Security —Now more than Ever Presented by Gordon Sjaggs and Jeff Rager of Matco, Inc.



Fall Workshop Hilton Head, SC

From the President

This year, SERC's Annual Fall Workshop will be held at beautiful Hilton Head Island at the Hilton Head Marriott Resort and Spa. If you have never been there you should not miss this opportunity. In addition to the training and all there is available to do at Hilton Head, the hotel is fabulous and your stay there will be as comfortable as possible.

This year's theme is "Energizing Your Future through SERC". This is so appropriate considering all the economic problems facing our country. As a regional organization we certainly need to be energized in order to face some of our every day concerns, not to mention the every day problems our communities face. This workshop is focused on providing energy to renew your efforts and to better prepare you for the challenging future.

A lot of hard work and effort has been put into the planning of this workshop at an affordable cost to the membership. I hope you will take advantage of this and make your plans early to attend the 2009 Fall Workshop. It's a great time to learn, meet new people and visit with old friends in a beautiful setting.

This will be my first meeting as your President and I look forward to seeing everyone there.

Sincerely,
John Nolen
President

Theme: Energizing your Future

Dates: November 8-10, 2009

Location: Hilton Head, SC

Hotel: Hilton Head Marriott

Attendees: 525

Keynote Speaker, AL Walker, CSP, CPAE

Mr. Walker's firm is dedicated to helping businesses solve problems through professional speaking.

Training Sessions

Assisted Housing-Housing Choice Voucher updates.

Finance- Internal Controls and Preparing for an Audit. Hud updates Section 8 and Public Housing.

Resident Services-Understanding Poverty.

Cultural Diversity

C R & D- Mixed Finance Basics. Going Green-Financial Resources and Incentives.

Public Housing-Quality Control Techniques.

Maintenance-Practical Energy Efficiency.

Commissioners-Roles and Responsibilities.



SERC Fall Workshop
November 8 - 10, 2009
Hilton Head Marriott Resort & Spa
Hilton Head, South Carolina

Expect more!



Marco Island Marriott Beach Resort
Marco Island, Florida
June 6-9, 2010



Come and enjoy the relaxing tropical sounds of the fabulous "Papa Grande" duo including steel pan, guitar and vocals.



Capt. Josh, a solo act, offers live entertainment specializing in Jimmy Buffet and his beach/country/pop friends. Capt. Josh is a member of, and the regular entertainer for, the Parrotheads of Central Florida and other PH clubs around the state.

- * Life Membership presented to Dan Tiller
- * Over 48 Exhibitors
- * Great prizes
- * Parade of State Flags

Session Topics Included:

Policies and Practices; Internal Control; Year End Accounting; Ethics; Comprehensive Maintenance Plan; IT; Voucher Utilization; Tax Credits; FSS, Roundtable; New PHAS; Section 3; Updates on Legislation, ARRA, CR&D

MESSAGE FROM THE PRESIDENT

PRESIDENT'S MESSAGE



Welcome to beautiful Marco Island, Florida for SERC's 70th Annual Conference. I hope your attendance here will be fruitful, fun and the theme "Expect More" will be achieved beyond all your expectations.

The Annual Conference Committee, Chaired by Jan Piersol, along with Shannon Biggs, Program Chair, have put together a complete training package for all aspects of our job. There is something here for everyone and I'm happy you are here to take advantage of it. I encourage you to look through the program agenda and participate in everything you can. I promise you won't be sorry. Please note one change from past conferences. We will close out the conference on Tuesday night at the end of the banquet. We will have our annual business meeting Tuesday morning after breakfast. This way you are back to your home on Wednesday. From the training sessions to the entertainment, Jan and the Committee members have thought of everything and have brought us one of the best conferences I have ever attended. "Expect More", they really meant it!

I am so proud to be a part of this organization and the people like you who make it what it is. Thank you for being involved in SERC and participating in the 70th Annual Conference.

John Nolen
 SERC President

KEYNOTE SPEAKER



Carl Hurley "is probably the most played artist on XM's Laugh USA." He is good clean fun. He makes you laugh and appreciate life at the same time. Carl is the funny uncle we all wish we had in our family . . . he is one of a kind.

Drawing from his roots in the tradition of such other American humorists as Andy Griffith and Garrison Keillor,

Carl delights audiences with a healthy clean sense of the absurd. At 5 feet 6 inches, he's rotund and jolly, with a mischievous twinkle in his eye, a sublime sense of the ridiculous and an ever-ready punch line.

Carl has 15 comedy recordings and is the author of a book growing up in Appalachia entitled "We Weren't Poor - We Just Didn't Have Any Money."

- * Jan Piersol, Conference Coordinator
- * Shannon Biggs, Program Chair
- * LaNelle Davis/Marilyn Medley, Exhibits
- * Montez Martin, Opening Ceremony



See You In 2011

SERC FALL WORKSHOP

Myrtle Beach, 2010

From the President

This year we have an excellent location for our Fall Workshop, the Marriott Myrtle Beach Resort and Spa. Some of you have already attended meetings at this great location. For others, I'm sure that you will be very pleased with this facility. There will be great training, and as a bonus, you will have the opportunity to experience the excitement of Myrtle Beach.

Our Theme, "Navigating Seas of Change" is most appropriate for the state of our industry. It seems that we are always facing change, but now more than ever there is much to consider such as the new PHAS, TRA, Green Housing and SEVRA to mention just a few areas of concern and opportunity. Many of the training sessions at this conference will focus on these changes.

Much planning and hard work by the Professional Development Committee and others has gone into the preparations for this Fall Workshop. It will be a great bargain for the price. So, come join me in learning about issues that face us, meeting new friends and renewing old acquaintances in this beautiful location.

Looking forward to seeing everyone there!

John Nolen
President



Training Sessions

- ◆ Commissioners
- ◆ Assisted Housing
- ◆ Finance
- ◆ Resident Services
- ◆ C R & D
- ◆ Public Housing
- ◆ Maintenance

SERC-NAHRO

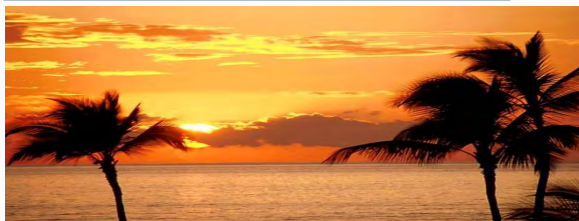
Theme: Navigation Seas of Change

Dates: November 7-9, 2010

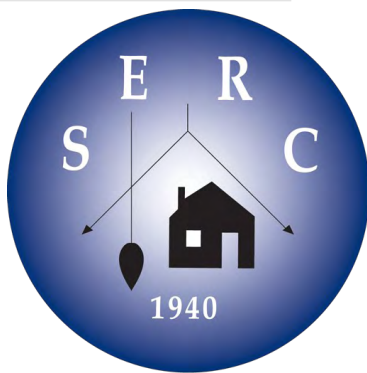
Location: Myrtle Beach, SC

Hotel: Marriott Resort and Spa

Attendees: 435



Fall Workshop
Myrtle Beach Marriott Resort and Spa
November 7-9, 2010
Myrtle Beach, South Carolina



2011 -Annual Conference

Miami, Florida

From the President

Theme: Cruising the Seas of
Change in Housing and Community
Development

Dates: June 18-21, 2011

Location: Miami, FL

Hotel: Marriott Doral Gold Resort

Once again it's time to start making your plans for our SERC Summer Conference. This year we will be meeting in sunny Miami, Florida at the Marriott Doral Golf Resort, home of the Blue Monster golf course and the famous PGA Tournament. Our theme this year is "Cruising the Seas of Change in Housing and Community Development". Major changes have occurred in the makeup of Congress, as a result of the elections this past November, and many of the issues we face in our industry will be debated and possibly affected by these changes. SERC committees have been busy addressing these issues and making our representatives aware of our positions. Come participate in the conference and take advantage of the professional development trainings to be offered that will address any changes or issues that we face. Our ultimate goal is to serve your needs and provide you the opportunities to stay abreast of all concerns that affect housing and community development.

One change that will definitely take place this year will be the change in our leadership at NAHRO in October. The announced candidates as of this writing for the 2011 elections are: For President: Betsey Martens, Executive Director, Boulder, Colorado, Boulder Housing Partners. For Senior Vice President: Stephen W. Merritt, Executive Director, Norwood (Mass.) Housing Authority; Preston Prince, Executive Director, Housing Authorities, City and County of Fresno (Calif.). All three of these candidates have received and accepted SERC's invitation to attend our conference in Miami, and make presentations regarding their platforms at the opening session on Sunday afternoon. As leaders in our industry we need to be especially interested in who our top leadership will be and where they want to take our industry. Come and meet these candidates and get to know them.

Once again I would like to invite you to participate in any of our business meetings on Friday and Saturday, June 17, 18, 2011. Any member is welcomed to sit in on any meeting. Also, our Annual Meeting time will be Monday morning after breakfast. This year our new slate of officers for 2011-2013 will be presented by the Nominating Committee and voted on by the membership at this meeting. Looking forward to seeing you in Miami, Florida.

the Conference dates will be June 19-21, 2011.

I still say ROLL TIDE but War Eagle's not bad either.

Go ALABAMA.





2011 –Fall Workshop Point Clear, Alabama

From the President

Theme: Pointing to a Clear Future
for Housing and Community
Development

Dates: November 6–8, 2011

Location: Point Clear, AL

Hotel: Grand Hotel Marriott Resort

This year we have an exciting new location for our Fall Workshop, the Marriott at Point Clear, Alabama. Some of you may have already attended meetings at this great location, but this will be the first time for SERC. I am sure that you will be very pleased with this location. The Professional Development committee has been eagerly working to make this venue an educational/learning experience for all with the great training sessions they have planned.

Our Theme, “Pointing to a Clear Future for Housing and Community Development,” is most appropriate given the state of our industry. It seems that now days we are always trying to figure out how to “Point to a Clear Future with HUD.” The workshop sessions will concentrate on the changes in HUD that we are facing and will provide us with insight as to how to move toward a prosperous future.

Pointing to a Clear Future for Housing and Community Development



Much planning and hard work by the Professional Development Committee and others has gone into the preparations for this Fall Workshop. It is a great bargain for the price. So, join me in learning about issues that face us, meet new friends and renew old acquaintances in this beautiful location.

Looking forward to seeing everyone there!

Thomas Rowe
SERC President-Elect

SERC-NAHRO

ANNUAL CONFERENCE 2012

June 24-26, 2012

Celebrating the Sounds of Change

Theme:

***Celebrating the
Sounds of Change***

Dates:

June 24-26, 2012

Location:

New Orleans

Hotel:

***New Orleans
Marriott***

Attendees:

725

Exhibitors:

57

Special
Guest/Speakers

Keynote Speaker:

Glen Ward

President's Message

Welcome to SERC's 2012 Annual Conference in the Fun and Exciting City of New Orleans. STOP, LOOK and LISTEN as the SERC Family "Celebrates the Sounds of Change". The Annual Conference Committee has been busy at work for many months preparing a conference that will allow you to relax, have fun, but most importantly to gain a wealth of knowledge as the sessions prepare you for the Sounds of Change that we deal with daily in the Housing arena.

I would like to take this opportunity to "Thank" those who have worked so diligently on this conference; Conference Co-Chairs, Shannon Biggs and Jan Piersol; Program Co-Chairs, Shaundra Clark and Connie Howard; Exhibitors, Marilyn Medley; Opening Session, Gerald Board; Registration, Jake Oglesby and Angie Strickland; Ushers, Edwina Burnette; Golf Tournament, Tom Wach.

Thank you for attending this year's Annual Conference and I know you will leave having gained a wealth of knowledge from the sessions as well as from the camaraderie with your colleagues. Please take a moment to let the Annual Conference Committee know how you have enjoyed the conference.

L. Thomas Rowe
President

Conference Sessions

- Commissioners Policies & Practices
- PIC
- Mental Health Issues
- CR&D 15 Year Low Income Housing Tax Credits
- Section 8
- Public Housing Finance
- Internal Audits
- Green Physical Needs Assessment
- EIV Issues
- Peaks & Pitfalls of Property and Asset Management
- Hearing Officers
- Executive Management – "Enhance Your Leadership Style"
- Fair Housing & ADA Laws
- Integrated Pest Management
- Technology in the Workplace
- Rental Integrity Monitoring (RIM)
- Legislative Update
- Section 3

SERC-NAHRO FALL CONFERENCE 2012

November 4-6, 2012

Your Bridge to the Future

Theme:

***Your Bridge to the
Future***

Dates:

***November 4-6,
2012***

Location:

Savannah, GA

Hotel:

***Marriott Savannah
Riverfront***

Attendees:

425

Exhibitors:

0

Special
Guest/Speakers

Keynote Speaker:

Terrance Garrick

President's Message

This year our SERC Fall Workshop is being held in the beautiful and historic Savannah, Georgia at the Marriott on the riverfront. What an exciting city to visit! The Professional Development Committee has been hard at work planning educational packed sessions, making SERC, "Your Bridge to the Future".

The Professional Development Committee works hard to provide training that will give you the cutting edge information regarding HUD and focusing on making SERC, "Your Bridge to the Future". The workshop sessions will concentrate on the changes from HUD that we are facing and will provide us with insight as to how we will move toward a prosperous future.

Much planning and hard work, by the Professional Development Committee and others, has gone into the preparations for this Fall Workshop. Please take this opportunity to mingle with your colleagues and learn from the host of knowledgeable trainers. I look forward to joining you in Savannah as we discuss and learn about the issues that face us, as well as meeting new friends and renewing old acquaintances in this beautiful location.

Looking forward to seeing you there!

L. Thomas Rowe

Conference Sessions

- FEMA Public Assistance Program
- HCV Updates, Performance Measures and Hot Topics
- Understanding UPCS
- Making Resident Participation Meaningful
- The Public Housing Sphere of Influence
- Exploring Principles of Accountability, Compliance and Transparency
- Public Housing Finance-The Latest
- The Housing Authority's Role in Low Income Housing Tax Credit Transactions
- Protecting the PHA in Community Development Transactions
- Communication and Tracking EID
- RAD: What We Have Learned and Where Are We Now

SERC-NAHRO

Annual Conference

June 23-25, 2013

Encouraging a New Sound

Theme:

Encouraging a New Sound

Dates:

June 23-25, 2013

Location:

Atlanta, GA

Hotel:

Atlanta Marriott Marquis

Attendees:

592

Exhibitors:

62

Special
Guest/Speakers

Ed Jennings
HUD Regional
Administrator

Entertainment

"Infinity Show Band"

***"A Night at the
Ryman"
with
"Always Patsy Cline"***

Message From the President

Welcome to SERC's 2013 Annual Conference in the sophisticated, Metropolitan, Mega City of Atlanta, Georgia, a City that has something for everyone. The Annual Conference committee has been hard at work, planning educational packed sessions that will help you "Celebrate the Sounds of Change" which we see happening all around us in affordable housing.

I would like to take this opportunity to "Thank" those who have worked so diligently on this conference: Conference Co-Chairs, Shannon Biggs and Jan Piersol; Program Co-Chairs, Shaundra Clark and Connie Howard; Exhibitors, Susan Lillis, Jennifer Fielder and Marilyn Medley; Opening Session, Gerald Board; Registration, Jake Oglesby and Angie Strickland; Ushers, Edwina Burnett; Golf Tournament, John Black.

Thank you for attending this year's Annual Conference and I know you will leave having gained a wealth of knowledge from the sessions as well as from camaraderie with your colleagues. Please take a moment to let the Annual Conference Committee know how you have enjoyed the conference.

I would like to "THANK" everyone for your support over the past two years during my Presidency of SERC. It has truly a life rewarding experience. I have made many new friends and attended many excellent conferences across the SERC Region over the past two years and look forward to attending many more conferences in the Region as I wind down my Presidency. Thank you again and enjoy the conference.

L. Thomas Rowe
President

Conference Sessions

- ➡ Commissioners Round Table
- ➡ Seniors Aging in Place
- ➡ The Addictive Process and Synthetic Drugs
- ➡ High Performance Management
- ➡ Section 8 Occupancy
- ➡ Financial Updates for Public Housing and Section 8
- ➡ Mixed Operations Finance
- ➡ Section 3
- ➡ How To Treat Our Customers
- ➡ Green Physical Needs Assessment
- ➡ CR & D LIHTC
- ➡ SEMAP
- ➡ Fraud – A Discussion with the OIG
- ➡ Get Your "Stay out of Jail Free Card"
- ➡ PHAS & More
- ➡ Healthcare Reform Requires What??????



2013 -Fall Workshop Hilton Head, SC

From the President

This year's SERC Fall Workshop will be held in the unparalleled low county beauty of Hilton Head, South Carolina. We invite you to join us here for a Fall Workshop to remember.

The Professional Development Committee has been hard at work planning educational sessions to ensure SERC is "Rising to the Challenge." The Professional Development Committee works extremely hard to provide training that will give you the most current information regarding our industry that focuses on your success. The workshop sessions will concentrate on the changes that we are facing at HUD and will provide us with insight to help us move toward a prosperous future.

Much planning and hard work by the Professional Development Committee and others has gone into the preparations for this Fall Workshop. It will give you an opportunity to meet with your colleagues and learn from the most knowledgeable trainers. I look forward to you joining us at Hilton Head as we discuss and learn about the issues that face us, as well as meeting new friends and renewing old acquaintances in this beautiful location.

Looking forward to seeing you there!

Ailrick D. Young



Theme: Rising to the Challenge

Dates: November 10-12, 2013

Location: Hilton, Head, SC

Hotel: Hilton Head Marriott Resort & Spa



Theme: *Rockin' through the Budget Crisis*

Dates: *June 15-17 2014*

Location: *Orlando, FL*

Hotel: *Orlando Marriott World Center Hotel*



Annual Conference, Orlando, FL

From the President

This year's Annual Conference will be held in Orlando, Florida at the Orlando World Center Marriott. We invite you to join us there in Orlando, home of America's greatest theme parks, with an average temperature of 82 degrees. The conference theme is "Rockin' Through the Budget Crisis".

Much planning and hard work by the Annual Conference Committee and others has gone into the preparations for this year's Conference. Many of the educational sessions will concentrate on the specific challenges we are currently facing. This conference will give you an opportunity to meet with your colleagues and learn from the most knowledgeable trainers. While you attend the Conference and receive valuable tools for success, you can also make the most of your time after the training sessions. This location, newly renovated, boasts 10 restaurants/lounges, 18-hole championship golf, rejuvenating spa, iconic pool complex with slide tower, two 200-foot waterslides and one 90-foot speed slide, dedicated kid's splash park and poolside dining.

I am looking forward to you joining us for another outstanding SERC Annual Conference at the World Center Marriott in Orlando, one of America's best vacation locations.

See you there!
Ailrick D. Young



*Rockin' through
the Budget Crisis*

2014 SERC-NAHRO Annual Conference

June 15-17, 2014

*Orlando Marriott World Center Hotel
Orlando, Florida*



Fall Workshop Charleston, SC

From the President

Our 2014 Fall Workshop will be held in Charleston, the oldest and second-largest city in South Carolina. For the second consecutive year, Charleston was voted the No. 1 City in the U.S. and Canada according to Travel and Leisure's 2014 World's Best Awards. Charleston also ranked as the No. 2 City in the World in the magazine's annual readers' poll, (July 2, 2014). We invite you to join us at the wonderful Historic Coastal Destination of Charleston, South Carolina in November for our Fall Workshop.

The Professional Development Committee, under the leadership of Buddy Oldfield and Vice President of Professional Development, Marilyn Medley, has been hard at work planning educational sessions for this Workshop. This Committee works extremely hard to provide training that will give you the most relevant information regarding the issues that we are facing in our industry. They have planned workshop sessions that will concentrate on the most current issues to ensure your Housing Authority continued success during these challenging times. Please make plans now to join us in this fabulous location to learn from the most knowledgeable industry trainers.

I look forward to seeing you in Charleston!
Ailrick D. Young

Theme: Transforming The Future

Dates: November 2-4, 2014

Location: Charleston, SC

Hotel: Charleston Marriott

Training Sessions

Assisted Housing-HCV Updates, Performance Measures and Hot Topics
Finance- Advanced PHA Budgeting, Accounting and Reporting
Resident Services-Coping with Mental Illness and Family Conflicts
C R & D- Financing Affordable Housing, RAD
Public Housing-Ethics and Professionalism for a Legal Perspective, Employment Law
Maintenance-Role of the Maintenance Worker
Commissioners-Commissioner Basics, The Benefits of a Non-Profit, Dealing with Elected Officials, Understanding Your Authorities
Finances



APPENDIX A

Previous **FORWARDS** to SERC History

FOREWARD by Margret B. Ross

Atlanta, Georgia

1985

FOREWARD

This bit of history of the Southeastern Council of the National Association of Housing and Redevelopment Officials (SERC) has been prepared with the hope that it will be of service to the Council membership and its affiliates. I have tried to record some of the important events that have occurred since the creation of SERC in November, 1940.

Grateful acknowledgement is made to those who took time enough to read the script and give me the benefit of their criticisms, revisions, and suggestions. For this, especial thanks are due John Van Ness, Art Meginley, Karl Tyree and Dorothy Forbes. More thanks to Inez B. Jones, who compiled the SERC HANDBOOK through 1959.

My personal thanks to those who asked my assistance in gathering this information. The research took me on a nostalgic and sentimental trip down memory lane - particularly during the years I was active in SERC, 1966 through 1976.

Margret B. Ross

FOREWARD by Walter B. Mills, Jr.

NOTE TO ALL READERS:

The attached page and a half entitled “FOREWARD” was prepared in the late seventies by our man for all these years, Walter B. Mills, Jr., of Gadsden. He was unable to complete the history but much of the framework came from his files and his initial work that Margret and I built upon.

For this reason we felt he should be recognized and his Forward included with the complete History.

Karl T. Tyree, Jr.

FOREWARD

This History of the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials was originally issued as a part of the Handbook in December 1959 by Mrs. Inez B. Jones of Raleigh, North Carolina, with grateful acknowledgement of help from many outstanding members and past Presidents of our Council.

In April, 1964 the History was updated and revised by Mrs. Dorothy O. Forbes of Wilmington, North Carolina, as a part of the revised Handbook, again with grateful acknowledgement to outstanding members, past Presidents and Secretaries of our Council.

At a meeting of the Executive Committee of the Council held in Gatlinburg, Tennessee in September 1971, it was agreed the Handbook and History of the Council should again be revised and updated. At a meeting of the Council held in January 1972, President Jack Shiver appointed a committee to revise the Handbook and (suggested) that the Handbook should be divided into two sections. One, a History of the Council, its By-Laws, and the Educational Fund, and the other to be

a Handbook on Organizational Structure, duties and responsibilities of the officers, the Executive Committee, the standing committees and special committees. I was appointed to reissue the Handbook on the History of the Council, and the Handbook on Organizational Structure, duties and responsibilities of the officers and the Executive Committee would be edited by Virginia West of Sylacauga, Alabama.

Then began the search for copies of the minutes of the meetings of the Council and the Executive Committee., and the compiling of these reports has been long and tedious, since no one person has all these reports, and I am grateful for the help of all the past Presidents in providing information and help in the preparation of the History of the Council. It is the hope of this Revision Editor that permanent files be established in the office of some member who will act as the Historian, and that copies of the minutes of all the meetings of the Council and its Executive Committee be deposited in permanent files. In this way, History can be updated from year to year, whereby the experience and actions of the Council are readily available to the membership and for the officers and Executive Committee of the Council.

The Southeastern Regional Council has a long and outstanding history for significant contributions through the years, both in the way of worthwhile accomplishments, such as Study Courses, Maintenance and Management Clinics and Workshops, Urban Renewal and Public Housing Workshops, as well as contributions of outstanding leadership in service, in both the Regional Council and the National Association. Six past Presidents of our Council, Joseph A. Fowler, Ray O. Edwards, Brown Nicholson, Lawrence M. Cox, Walter B. Mills, Jr., and Frederic A. Fay have served with distinction as Presidents of the National Association which brought to the Council the honor of having the largest number of National Presidents to serve from any one Region. Many of our members have served as members of the Board of Governors, officers, and chairmen of the National Association. The roll of honor is long for those who have made outstanding contributions, who have given unselfish service in their own States and communities.

Walter B. Mills, Jr.
Gadsden, Alabama

FOREWARD

This history of the Southeastern Council of the National Association of Housing and Redevelopment Officials (SERC) has been prepared with the hope that it will be of service to the Council membership and its affiliates. We have drawn heavily on a previous version presented by Margret B. Ross, commemorating the forty-fifth anniversary of the creation of SERC (November, 1940), dated June, 1985, and give credit as well to those who provided special assistance to her in that version.

Drawing from the forward written by Margret B. Ross as she wrote:

“This history hopefully sets the mood for the observance of 45 years of unrelenting public service in supplying decent, safe and sanitary housing for American families of low income.

It brings back the memory to some of that historic day of September 1, 1937, when President Franklin D. Roosevelt affixed his signature to the Wagner-Steagall Act and thereby made doctrinized the theory that every American family should live decently, safely, and healthfully in sound neighborhoods.”

Now, on our sixty-seventh anniversary, we have undertaken to update the record of our organization and those who serve it. The SERC History/Archives Committee is honored to have undertaken this task.



President Franklin D. Roosevelt

AKINOLA POPOOLA, Chair, 2005-2007
SERC History/Archives Committee

Foreword

One thing that fascinates me as I read through the history of SERC-NAHRO is the cyclic nature of our profession. It seems that many of the challenges we face today are similar to the trials our predecessors have encountered. Shrinking budgets and growing regulations seem to be a recurring theme throughout the years. As we find ourselves negotiating the changes we see today, it can be helpful to look back at where we have been to get an idea of what may lay in store for us.

It also fills me with a sense of pride as I see the commitment of the member agencies and the individuals who give of their time and talents to help make SERC-NAHRO the organization it is today. Reading through the accomplishments and seeing the people who have served SERC, our past reveals the dedication of the members and what we can accomplish when we are working together.

We have continued the effort of Margret B. Ross - published in 1985 - by furthering the documentation of our history. As we approach our seventy-first anniversary, I hope you enjoy reading this document as much as our committee has enjoyed putting it together.

Douglas Freeman, Chair
SERC-NAHRO History/Archives Committee

APPENDIX B

In Honor of All SERC-NAHRO Past Presidents

1st President — Ray O. Edwards, from Jacksonville, Florida, served 1940-41

2nd President — W. H. Stillwell, Savannah, Georgia, served 1942-43

3rd President — Joseph A. Fowler, Memphis, Tennessee, served 1943-44

4th President — Brown Nicholson, Columbus, Georgia, served 1944-45

5th President — Thomas A. Dyer, Tampa, Florida, served 1945-46

6th President — H. R. Emory, Wilmington, North Carolina, served 1946-47

7th President — W. W. George, Meridian, Mississippi, served 1947-48

**8th President — Lawrence M. Cox, Norfolk, Virginia, who served in 1948 and was
shortly afterward elected as the President of NAHRO**

9th President — Hudson Malone, Albany, Georgia, served 1949-1949

10th President — W. M. Simmons, Memphis, Tennessee, served 1949-50

11th President — W. B. Mills, Jr., Gladsden, Alabama, served 1950-51

12th President — N. H. Dosker, Louisville, Kentucky, served 1951-52

13th President — R. K. Creighton, Chattanooga, Tennessee, served 1952-53

14th President — Henry A. Johnson, Asheville, North Carolina, served 1953-54

15th President — C. Henry Cohen, Spartanburg, South Carolina, served 1954-55

16th President — M. B. Satterfield, Atlanta, Georgia, served 1955-56

17th President — Harold J. Dillehay, Charlotte, North Carolina, served 1956-57

18th President — Frederick A. Fay, Richmond, Virginia, served 1957-58

19th President — Jack B. Bryon, Lexington, Kentucky, served 1958-59

20th President — Gerald Gimre, Nashville, Tennessee, served 1959-60

21st President — Nathan F. S. Porter, Huntsville, Alabama, served 1960-61

22nd President — Haley Sofge, Miami, Florida, served 1961-62

23rd President — Orelle L. Ledbetter, Memphis, Tennessee, served 1962-63

24th President — Matthew P. Lyons, Biloxi, Mississippi, served 1963-64

25th President — Karl T. Tyree, Jr., Florence, Alabama, served 1964-65

26th President — B. H. Marshall, Jr., Wilmington, North Carolina, served 1965-66

27th President — Harold M. Booth, Louisville, Kentucky, served 1966-67

28th President — Franklyn Lambert, Columbus, Georgia, served 1967-68

29th President — Jack D. Leeth, Louisville, Kentucky, served 1968-69

30th President — John E. Acuff, Jr., Nashville, Tennessee, served 1969-70

31st President — Virginia S. West, Sylacauga, Alabama, served 1970-71

32nd President — Jack H. Shiver, Norfolk, Virginia, served 1971-72

33rd President — James K. Haley, Winston-Salem, North Carolina, served 1972-73

34th President — Russell R. Lawson, Louisville, Kentucky, served 1973-73

35th President — Ralph W. Carey, Miami, Florida, served 1973-75

36th President — Marvin W. Lee, Norfolk, Virginia, served 1975-76

37th President — Ray H. Wheeling, Charlotte, North Carolina, served 1976-77

38th President — J. Madden Reid, Augusta, Georgia, served 1977-78

39th President — James E. Kerr, Durham, North Carolina, served 1978-79

40th President — Mary E. Davis, Picayune, Mississippi, served 1979-81

41st President — David L. Smotherman, Decatur, Georgia, served 1981-83

42nd President — John Van Ness, Louisville, Kentucky, served 1983-85

43rd President — A. E. (Gene) Arrington, Charlottesville, Virginia, served 1985-87

44th President — Betty G. Smith, Knoxville, Tennessee, served 1987-89

45th President — A. W. (Gus) Kuhn, Bessemer, Alabama, served 1989-91

46th President — Herbert (Herb) D. McBride, Roanoke, Virginia, served 1991-93

47th President — Elaine T. Ostrowski, Greensboro, North Carolina, served 1993-95

48th President — Paul A. Pierce, Decatur, Georgia, served 1995-97

49th President — Austin J. Simms, Lexington, Kentucky, served 1997-99

50th President — Zelma D. Boggess, Charleston, West Virginia, served 1999-2001

51st President — Donald J. Cameron, Charleston, South Carolina, served 2001-03

52nd President — Daniel W. Tiller, Knoxville, Tennessee, served 2003-05

53rd President — Tina Akers Brown, Greensboro, North Carolina, served 2005-07

54th President – Frank A. Lofurno, Jr., Hampton, Virginia, served 2007-09

55th President – John Nolen, Alexander City, Alabama, served 2009-11

56th President – L. Thomas Rowe, Fort Mill, SC, served 2011-13

57th President – Ailrick Young, Laurel, MS, served 2013-15

In Honor of All SERC-NAHRO Life Members

Gerald Gimre, formerly of Nashville, TN
Orelle L. Ledbetter, Memphis, TN
Frederick A. Fay, Richmond, VA
Harold M. Booth, Jr. Louisville, KY
Jack D. Leeth, Louisville, KY
John E. Acuff, Jr. Nashville, TN
M.B. Satterfield, Atlanta, GA
Jack H. Shiver, Hampton, VA
James Haley, Winston-Salem, NC
Lawrence M. Cox, Suffolk, VA
Dorothy Forbes, Wilmington, NC
Franklyn Lambert, Columbus, GA
A.E.(Gene) Arrington, Charlottesville, VA
Ray Wheeling, Charlotte, NC
Arthur Meginley, Chesapeake, VA
Karl T. Tyree, Jr., Florence, AL
Virginia West, Sylacaugua, AL
Marvin W. Lee, Sr., Norfolk, VA

Madden Reid, Augusta, GA
Betty Smith, Knoxville, TN
John Van Ness, Louisville, KY
A.W."Gus" Kuhn, Bessemer, AL
David Smotherman, Decatur, GA
Herbert McBride, Roanoke, VA
William Andrews, Winston-Salem, NC
Dean S. Robinson, Clearwater, FL
Robert Haneline, Nashville, TN
Elaine Ostrowski, Greensboro, NC
William L Hawkins, Jr., Newport News, VA
David Jones, Jr., Asheville, NC
Dan Tiller, Knoxville, TN
Frank Lofurno, Hampton, VA
John Nolen, Alexander City, AL
Paul Pierce, Decatur, GA
Mary E. Davis, Picayune, MS

APPENDIX C

Genealogy of SERC Leadership

1985 – 2015

The following pages reprinted from the SERCulator comprise the Genealogy of the SERC Leadership beginning in 1985 and bringing us up to the 2013-2015 term.

OFFICERS, EXECUTIVE COMMITTEE AND COMMITTEE CHAIRPERSONS: 1985-1987

Southeastern Regional Council National Association of Housing and Redevelopment Officials



PRESIDENT

A.E. (Gene) Arrington
Deputy Executive Director
Charlottesville Redevelopment
and Housing Authority
Post Office Box 1405
Charlottesville, Virginia 22902



SENIOR VICE PRESIDENT

Betty G. Smith
Deputy Executive Director
Knoxville Community Development
Corporation
Post Office Box 3629
Knoxville, Tennessee 37917



SECRETARY-TREASURER

A.W. (Gus) Kuhn
Executive Director
Bessemer Housing Authority
1100 Fifth Avenue North
Bessemer, Alabama 35020

VICE PRESIDENTS

Housing



Elaine Ostrowski
Executive Director
Greensboro Housing Authority
Post Office Box 21287
Greensboro, North Carolina 27420

Member Services



David Jones, Jr.
Executive Director
Asheville Housing Authority
165 South French Broad
Asheville, North Carolina 28801

Community Revitalization & Development



Herbert D. McBride
Executive Director
Roanoke Redevelopment and
Housing Authority
Post Office Box 6359
Roanoke, Virginia 24017

Professional Development



Dean S. Robinson
Executive Director
Pinellas County Housing Authority
209 S. Garden Avenue
Clearwater, Florida 33516

PAST PRESIDENTS

First

John Van Ness, Louisville, Kentucky

Second

David L. Smotherman, Decatur, Georgia

Third

Mary E. Davis, Picayune, Mississippi

STATE REPRESENTATIVES

Alabama

Florida

Georgia

Kentucky

Mississippi

North Carolina

South Carolina

Tennessee

Virginia

West Virginia

A.A. Roberts, Jr.

Juanita J. Holloway

Barbara Hilliard

Mary Snorton

Arthur W. Richardson

H. Ken Martin

Fred L. McIntyre

Glen Ford

Edward E. Gross

Robert F. Switzer

COMMITTEE

Annual Conference Coordinator

Conference Chairman

Exhibits

Exhibitors Representative

Hospitality

Opening Ceremonies

Coordinator

Program

Registration — 1986

Ushers

Budget

Commissioners

Community Revitalization

and Development Committees

CDBG Entitlement and

Small Cities

Communication

Economic Development/

Infrastructure

Rehabilitation

Housing Committees:

Human Services

Maintenance

Management

Production

Section 8 Existing

Insurance Trustees

Member Services Committees

Member Services

Membership

Administrative Practices

Public Relations

Legislative

Professional Development

Committees:

Housing Management

Institute Trustees

Scholarship

Nominating

Policy Advisory

Resolutions

Site Selection

1986-87

1988-89

1990-91

SERC Representatives to
NAHRO Board of Governors

CHAIRPERSONS

David L. Smotherman

David L. Smotherman

J. Alan Jones

Tom Harris

Jane Hamilton

George M. Green

Arthur G. Meginley, Jr.

Austin Simms

Harland Heumann

Margaret G. Whitfield

Franklin W. Thornton

Cliff Bright

Lucille Yancey

William L. Hawkins

Bruce Gerwig

Peggy Owens

John Rochell

Samuel A. Hider

Rubin Boswell

William R. Ballou

Karl T. Tyree, Jr.

William G. Pierce

Paul A. Pierce

Thomas M. Coleman

Edward R. Jagnandan

Roy Lane

Frank C. Chavers

Mike Proffitt

Evan E. Becker

John Van Ness

Karl T. Tyree

Frank M. Gooch

David L. Smotherman

and J. Madden Reid

John Van Ness & John Acuff

David L. Smotherman

and A.E. Arrington

David L. Smotherman

Karl T. Tyree

John Van Ness

OFFICERS, EXECUTIVE COMMITTEE AND COMMITTEE CHAIRPERSONS: 1987-89

Southeastern Regional Council National Association of Housing and Redevelopment Officials



PRESIDENT

Betty G. Smith
Deputy Executive Director
Knoxville Community Development
Corporation
Post Office Box 3629
Knoxville, Tennessee 37927



SENIOR VICE PRESIDENT

A.W. "Gus" Kuhn
Executive Director
Bessemer Housing Authority
1100 Fifth Avenue North
Bessemer, Alabama 35020



SECRETARY-TREASURER

Herbert D. McBride
Executive Director
Roanoke Redevelopment and
Housing Authority
P.O. Box 6359
Roanoke, Virginia 24017



VICE PRESIDENTS

Housing

Elaine Ostrowski
Executive Director
Greensboro Housing Authority
Post Office Box 21287
Greensboro, North Carolina 27420



Member Services

David Jones, Jr.
Executive Director
Asheville Housing Authority
165 South French Broad
Asheville, North Carolina 28801



Community Revitalization & Development

Paul A. Pierce
Housing Authorities of the
City of Decatur and
County of DeKalb
P.O. Box 1627
Decatur, Georgia 30031



Professional Development

Mike Proffitt
Executive Director
Housing Authority of Brookhaven
501 Brookman Drive
Brookhaven, Mississippi 39601

PAST PRESIDENTS

First

A.E. (Gene) Arrington, Charlottesville, Virginia

Second

John Van Nes, Louisville, Kentucky

Third

David L. Smotherman, Decatur, Georgia

STATE REPRESENTATIVES

Alabama
Florida
Georgia
Kentucky
Mississippi
North Carolina
South Carolina
Tennessee
Virginia
West Virginia

Edgar Langston
Richard L. Bowers
Ronald K. Reagin
Peggy Burch
Beverly Romeo
Lawrence E. Holt
Donald J. Cameron
William H. Holman
William L. Hawkins
Roger F. Switzer

COMMITTEE

Annual Conference Coordinators

Exhibits
Exhibitors Representative
Hospitality
Opening Ceremonies Coordinator
Program — 1988
Program — 1989
Registration — 1988
Registration — 1989
Ushers — 1988
Ushers — 1989
Resolutions

Budget
Policy Advisory
Nominating
Site Selection 1990-91
1992-93

Commissioners

Legislative

Members Services Committees

Member Services
Public Affairs
Administrative Practices
Membership
Plan Benefit Board

Housing Committees:

Housing
Management
Maintenance/CIAP
Rental Assistance
Human Services

Community Revitalization
and Development

Housing Production

Professional Development

Housing Management Institute Board
Scholarship

AD HOC Committees:

Crime/Drug Abuse - Public Housing
Conference Guidelines
Risk Management

CHAIRPERSONS

John Acuff
John Van Ness
John Rochelle
Tom Harris
Arthur G. Meginley, Jr.
Dan Tiller
Roy Lane
Glenn Ford
Juanita Holloway
Mary Burton
Paul Tanner
Eleanor Hill
Lanelle Davis
Zelma Boggess
Karl Tyree
A.E. Arrington
David Smotherman
A.E. Arrington
A.E. Arrington
Arthur G. Meginley, Jr.
James T. Crowe
Walter Lambert

David Jones
Arthur G. Meginley, Jr.
John Nolen
Margaret Whitfield
Kary Tyree

Elaine Ostrowski
Frank Chavers
Austin Sims
Bob Caldwell
Edwina Burnette
Paul Pierce
Roland Turpin
Mike Proffitt
Frank Gooch
Bob Pless

Fred DeBruhl, Sr.
Alan Jones
H. Ken Martin

OFFICERS, EXECUTIVE COMMITTEE AND COMMITTEE

CHAIRPERSONS: 1989-91

SOUTHEASTERN REGIONAL COUNCIL NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS



PRESIDENT

A. W. "Gus" Kuhn
Executive Director
Bessemer Housing Authority
1100 Fifth Avenue, North
Bessemer, Alabama 35020



SENIOR VICE PRESIDENT

Herbert D. McBride
Executive Director
Roanoke Redev. & Hous. Auth.
P. O. Box 6359
Roanoke, Virginia 24017



SECRETARY-TREASURER

Elaine T. Ostrowski
Executive Director
Greensboro Housing Authority
P. O. Box 21287
Greensboro, North Carolina 27420

VICE PRESIDENTS

Housing

Austin J. Simms
Executive Director
Lexington-Fayette Hous. Auth.
635 Ballard Street
Lexington, Kentucky 40508



Member Services

Lanelle Davis
Executive Director
Long Beach Housing Authority
P. O. Box 418
Long Beach, Mississippi 39560



Community Revitalization & Development

Zelma D. Boggess
Executive Director
Jackson County Housing Auth.
Tanglewood Via, Whispering Wy
Ripley, West Virginia 25271



Professional Development

Paul A. Pierce
Housing Authority of the City
of Decatur and City of DeKalb
P. O. Box 1627
Decatur, Georgia 30031



PAST PRESIDENTS

First

Betty G. Smith, Knoxville, Tennessee

Second

John Van Ness, Louisville, Kentucky

Third

David L. Smotherman, Decatur, Georgia

STATE REPRESENTATIVES

Alabama
Florida
Georgia
Kentucky
Mississippi
North Carolina
South Carolina
Tennessee
Virginia
West Virginia

J. C. Miller, Jr.
Larry Shoeman
Margaret Tidwell
Onelta Perry
Thomas Robinson
Nancy Walker
Donald Cameron
Janice Platt
Danny Cruce
Manuel Cartelle

COMMITTEE

Annual Conference Coordinators

Exhibits
Exhibitor's Representative
Hospitality

Opening Ceremonies
Program
Registration - 1990
Registration - 1991

Ushers

Resolutions
Budget
Policy Advisory
Nominating
Site Selection - 1992-93
1994-95

Commissioners Legislative

Member Services:
Public Affairs
Administrative Practice
Membership
Plan Benefit Board

Housing:

Management
Maintenance/CIAP
Rental Assistance
Human Services

C R and D: CR & D

Housing Production
Professional Development:
Professional Development

Housing Mgmt Inst. Board
Scholarship

AD HOC Committees:

Crime/Drug Abuse-Public Hous.
Deinstitutionalization &
Homeless
Disasters

CHAIRPERSONS

Eleanor Hill
Margaret Whitfield
Reynolds Jones
Robert Crownover
Jane Hamilton
Milo "Doc" Pearson
Edgar Langston
Frank Chavers
Austin Simms
Beverly Romeo
Lanelle Davis
Hazel Mosley
Margaret Tidwell
James Meacher
Thomas Robinson
Karl Tyree, Jr.
Betty Smith
A. E. Arrington
Betty Smith
John Acuff
Walter Lambert
Robert Pless

John Collier
William "Bo" Pierce
George Smith
Michael Proffitt

Dean Robinson
Glen Ford
Edwina Burnett
Carolyn Beaman

William Hawkins
Frank Gooch

John Nolen
Robert Taylor
Michael Proffitt
Doris Jeffries

Samuel Hider
Donald Cameron

OFFICERS, EXECUTIVE COMMITTEE AND COMMITTEE CHAIRPERSONS: 1991-93
SOUTHEASTERN REGIONAL COUNCIL NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS



PRESIDENT

Herbert D. McBride
 Executive Director
 Covington Redev. & Housing Auth.
 158 North Court Avenue
 Covington, Virginia 24426



SENIOR VICE PRESIDENT

Elaine T. Ostrowski
 Executive Director
 Greensboro Housing Authority
 P. O. Box 21287
 Greensboro, North Carolina 27420



SECRETARY-TREASURER

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 Housing Authority of the City
 of Decatur and City of DeKalb
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VICE PRESIDENTS

Housing

Zelma D. Boggess
 Executive Director
 Charleston Housing Authority
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Member Services

Lanelle Davis
 Executive Director
 Long Beach Housing Authority
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Community Revitalization & Development

Larry Shoeman
 Palatka Housing Authority
 P. O. Box 1277
 Palatka, Florida 32077



Professional Development

Austin J. Simms
 Executive Director
 Lexington-Fayette Hous. Auth.
 635 Ballard Street
 Lexington, Kentucky 40508



PAST PRESIDENTS

First

A. W. "Gus" Kuhn, Bessemer, Alabama

Second

Betty G. Smith, Knoxville, Tennessee

Third

John Van Ness, Louisville, Kentucky

STATE REPRESENTATIVES

Alabama
 Florida
 Georgia
 Kentucky
 Mississippi
 South Carolina
 North Carolina
 Tennessee
 Virginia
 West Virginia

Audrey C. Franklin
 Marilyn Phillips
 Charles L. Cheeves, Sr.
 Don Rogers
 Thomas Robinson
 Edwina A. Burnett
 Carolyn Beaman
 Fred O. DeBruhl, Sr.
 Frank A. Lofurno, Jr.
 Shelia C. Dyche

COMMITTEE

Annual Conference Coordinators

Exhibits
 Exhibitors Representative
 Hospitality

Opening Ceremonies

Program
 Registration - 1992
 Ushers

Resolutions

Budget
 Policy Advisory
 Nominating
 Site Selection Multi-year

Commissioners

Legislative
 Member Services:

Public Affairs & Serculator
 Administrative Practices

Membership
 Plan Benefit Board

Housing:
 Housing Management
 Maintenance/CIAP

Rental Assistance
 Human Services

C R and D:

C R & D

Housing Production

Professional Development:

Professional Development

Housing Management Inst. Board

Scholarship

AD HOC Committees:

Self-Sufficiency

Insurance

CHAIRPERSONS

David Smotherman
 John Nolen
 John Rochelle
 A. F. Casey
 Jane Hamilton
 Doc Pearson
 Hazel Mosley
 Jim Meacher
 Joe Alexander
 Dan Tiller
 David Jones
 Tommy Robinson
 Carolyn Beaman
 Nancy Walker
 Lonnie Smith
 Tina Akers-Shade
 David Smotherman
 A. W. "Gus" Kuhn
 John Acuff
 Betty Smith
 Terry L. Thomas
 Robert Pless

Neva J. Smith
 Floyd Johnson
 Edwina Burnett
 Karl T. Tyree, Jr.

Thomas Coleman
 Carl F. Brinkley
 Bruce Gerwig
 Donald J. Cameron

William L. Hawkins, Jr.
 William L. Hawkins, Jr.

Pat Clark
 Richard C. Gentry
 Robert Taylor

Betty Smith
 Mike Proffitt

STATE PRESIDENTS

Alabama (Tuskegee)
 Florida (Northwest Florida Regional)
 Georgia (Milledgeville)
 Kentucky (Madisonville)
 Mississippi (Starkville)
 Carolinas Council (Burlington)
 Tennessee (Paris)
 Virginia (Newport News)
 West Virginia (Keyser)

Lonnie Smith
 Jean Kelly
 Charles L. Cheeves, Sr.
 Rita Oates
 Floyd Johnson
 Carolyn Beaman
 Roland Parkhill
 Karen R. Wilds
 Sheila C. Dyche



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President
Elaine T. Ostrowski



Senior Vice President
Paul A. Pierce

1993 - 1995
**SERC
OFFICERS
&
EXECUTIVE
COMMITTEE**



Treasurer
Zelma D. Boggess



Secretary
Austin J. Simms



VP - Prof. Development
Pat Clark



VP - Commissioners
Terry Thomas



VP - Member Services
Marilyn Phillips



VP - Housing
Donald J. Cameron



VP - CR & D
William L. Hawkins, Jr.

State Representatives

ALABAMA
Milo "Doc" Pearson
FLORIDA
Jean Kelly
GEORGIA
Jake Oglesby
KENTUCKY
Anita Jenkins
MISSISSIPPI
Floyd Johnson
NORTH CAROLINA
David Meachem
SOUTH CAROLINA
Edwina A. Burnett
TENNESSEE
Robert Wilson
VIRGINIA
Helen Shober
WEST VIRGINIA
Tina Akers-Shade

State Presidents

ALABAMA
Joe Alexander
FLORIDA
Karen Godley
GEORGIA
Jake Oglesby
KENTUCKY
Nyla Small
MISSISSIPPI
Robert Caldwell
CAROLINAS COUNCIL
Edwina Burnett
TENNESSEE
O'Neil Caraway
VIRGINIA
Helen Shober
WEST VIRGINIA
Tina Akers-Shade

Committee and Chairperson

<p>CONFERENCE COORDINATOR John Rochelle 1994 Larry Shoeman 1995 John E. Acuff, Jr. Co-Chair 1994 - 1995 PROGRAM 1994-1995 Peggy Burch OPENING CEREMONIES Dan Tiller EXHIBITS Milo "Doc" Pearson REGISTRATION 1994 Mary Burton and Martha Brown REGISTRATION 1995 Ray McDaniel, Jr. USHERS Joe Alexander Montez Martin RESOLUTIONS Carolyn Flagg HOSPITALITY Aldeen Robbins Edwina A. Burnett Mike Proffitt Betty Hunt EXECUTIVE COMMITTEE COORDINATOR Frank A. Lofurno, Jr. PLAN BENEFIT BOARD Karl Tyree, Jr. INSURANCE James Meacher</p>	<p>LEGISLATIVE Lawrence "Larry" Holt BUDGET Estelle W. Brooks POLICY ADVISORY Betty G. Smith NOMINATING Herbert "Herb" D. McBride SITE SELECTION John Van Ness (1999-2000) HOUSING MANAGEMENT Arthur L. Porter MAINTENANCE & MOD Gerald Aman RENTAL ASSISTANCE John Randazzo HUMAN SERVICES James "Pete" Fair CR & D Dan Tiller PROFESSIONAL DEVELOPMENT Tina Akers-Shade SCHOLARSHIP Lanelle Davis EDUCATION & TRAINING Dan McCarthy SERculator & PUBLIC AFFAIRS David Jones, Jr. ADMINISTRATIVE PRACTICES Dean Robinson MEMBERSHIP Betty Hunt COMMISSIONERS Terry Thomas</p>
--	--

Past Presidents

First
Herbert "Herb" D. McBride, Roanoke, VA
Second
A. W. "Gus" Kuhn, Bessemer, AL
Third
Betty G. Smith, Knoxville, TN

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Terry Thomas
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Housing Authority
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Northwest Florida Regional
Housing Authority
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1995 - 1997



OFFICERS



President
Paul A. Pierce



Senior Vice President
Austin J. Simms



Secretary
Zelma D. Boggess



Treasurer
William L. Hawkins, Jr.



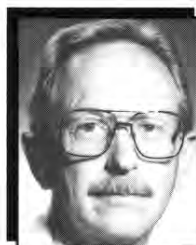
VP-Professional Dev
John V. Nolen



VP-Commissioners
Terry Thomas



VP-Member Services
Marilyn Phillips



VP-Housing
Don J. Cameron



VP-CR & D
Dan Tiller

Executive Committee Chairpersons

CONFERENCE COORDINATOR
Frank Lofurno 1996 John Rochelle 1997

PROGRAM
Tina Akers 1996 Dan McCarthy 1997

OPENING CEREMONIES
Thomas Robinson
EXHIBITS

REGISTRATION 1996
Carl Williamson

REGISTRATION 1997
Jacob "Jake" Oglesby

USHERS
Betty E. Hunt
Floyd Johnson

RESOLUTIONS
Linda McDonnell

PRIVATE VS. PUBLIC MGT

Montez Martin
EXECUTIVE COMMITTEE COORD
Edwina A. Burnett

PLAN BENEFIT BOARD
Karl Tyree, Jr.

LEGISLATIVE
Lawrence "Larry" Holt

BUDGET

POLICY ADVISORY
John Van Ness

NOMINATING
Elaine T. Ostrowski

SITE SELECTION

John Van Ness 1999-2000
David Smotherman 1999-2000
Elaine T. Ostrowski 2001-2002

PROPERTY MANAGEMENT
Peggy Burch

MAINTENANCE AND MOD
William "Bo" Pierce Tracy Barlow

RENTAL ASSISTANCE
Cindy Priest

RESIDENT SERVICES & RESP
Arthur Porter

FINANCIAL MANAGEMENT
Estelle Brooks

HOSPITALITY
Mary Jane Smith James Meacher
Milo "Doc" Pearson
CR & D

Dan Tiller Charles Diggs
ENTREPRENEURIAL HOUSING
David Smotherman

PROFESSIONAL DEVELOPMENT
Don McGlamory John Randazzo

SCHOLARSHIP

Dean Robinson

EDUCATION & TRAINING
Tom Coleman

SERCulator & PUBLIC AFFAIRS
David Jones, Jr.

ADMINISTRATIVE PRACTICES
Ann May

MEMBERSHIP

LaNelle Davis

FRINGE BENEFIT REP
Robert "Bob" Haneline

COMMISSIONERS

Terry Thomas

STATE REPRESENTATIVES

ALABAMA - Charles Pharr

FLORIDA - Fred N. Thomas, Jr.

GEORGIA - Don McGlamory

KENTUCKY - Mark Brown

MISSISSIPPI - Floyd Johnson

N. CAROLINA - James L. Reed, Jr.

S. CAROLINA - Ronald L. Poston

TENNESSEE - Carolyn Flagg

VIRGINIA - Gordon Wheatley

WEST VIRGINIA - Bill Dotson

STATE PRESIDENTS

ALABAMA - Cindy Early

FLORIDA - Fred N. Thomas, Jr.

GEORGIA - Don McGlamory

KENTUCKY - Donna J. McNichols

MISSISSIPPI - Mike Robertson

N. CAROLINA - James L. Reed, Jr.

S. CAROLINA - James L. Reed, Jr.

TENNESSEE - Buford "Booty" Reed

VIRGINIA - Gordon Wheatley

WEST VIRGINIA - Bill Dotson

PAST PRESIDENTS

FIRST - Elaine T. Ostrowski

SECOND - Herbert D. McBride

THIRD - John Van Ness

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Tina Akers
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Greensboro, NC 27420-1287
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Thomas Coleman
Tennessee Valley Regional
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Corinth, MS 38835-1329
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FAX (601) 287-1996

Dan Tiller
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President
Austin J. Simms



Senior Vice President
Zelma D. Boggess

1997 - 1999



OFFICERS



Secretary
William L. Hawkins, Jr.



Treasurer
Donald J. Cameron



VP-Professional Dev.
John V. Nolen



VP-Commissioners
Bob McKemy



VP-Member Services
Tina Akers



VP-Housing
Thomas Coleman



VP-CR & D
Dan Tiller

Executive Committee Chairpersons

CONFERENCE COORDINATOR

Marilyn Phillips 1998
Edwina Burnett 1999

PROGRAM

James E. Fair 1998
Dolores Frazer 1999

OPENING CEREMONIES

Floyd Johnson 1998
David J. Meachem 1999

EXHIBITS

J. Alan Jones Art Milligan 1998
Marilyn Medley Reba Powers 1999

REGISTRATION

1998

Jacob "Jake" Oglesby
1999

Elaine Ostrowski David J. Meachem

USHERS

Carolyn Flagg Donna McNichols

RESOLUTIONS

LaNelle Davis 1998
Anita Jenkins 1999

EXECUTIVE COMMITTEE COORD

Pat Clark

PLAN BENEFIT BOARD

David Smotherman

LEGISLATIVE

Jerome Ryans Thomas Robinson

BUDGET

Estelle Brooks

POLICY ADVISORY

Mary Davis

NOMINATING

Paul Pierce

SITE SELECTION

David Smotherman 1999-2000
Elaine T. Ostrowski 2001-2002

PROPERTY MANAGEMENT

Carl Williamson Dan McCarthy

MAINTENANCE AND MOD

John Rochelle Tracy Barlow

RENTAL ASSISTANCE

John Randazzo Cindy Preast

RESIDENT SERVICES & RESP

Abraham Williams Dorothy Sasser

FINANCIAL MANAGEMENT &

TECHNOLOGY

Art Cate

HOSPITALITY

Mary Jane Smith James Meacher

Milo "Doc" Pearson Barbara Brown

Mike Proffitt

CR & D

Larry Holt Charles Diggs

PROFESSIONAL DEVELOPMENT

Harrison Shannon Betty Hunt

SCHOLARSHIP

Don McGlamory Phillip Taylor

EDUCATION & TRAINING

Ann May Ailrick D. Young

SERCulator & PUBLIC AFFAIRS

David Jones, Jr.

ADMINISTRATIVE PRACTICES

Dean Robinson David Jackson

MEMBERSHIP

Peggy Burch

FRINGE BENEFIT REP

Robert "Bob" Haneline

COMMISSIONERS

Yvonne Spain

STATE REPRESENTATIVES

ALABAMA - David Jackson

FLORIDA - Lynda Hinckley

GEORGIA - Jeanette Greer

KENTUCKY - Jim Cravens

MISSISSIPPI - Mike Robertson

N. CAROLINA - J. Alan Jones

S. CAROLINA - Mary Jane Smith

TENNESSEE - John Rochelle

VIRGINIA - John E. Black

WEST VIRGINIA - Tony Bazzie

STATE PRESIDENTS

ALABAMA - Cheryl L. Early

FLORIDA - Dorothy Sasser

GEORGIA - Jeanette Greer

KENTUCKY - Shannon Biggs

MISSISSIPPI - Benny Pippin

CAROLINAS Council - J. Alan Jones

TENNESSEE - C. Winston Henning

VIRGINIA - John E. Black

WEST VIRGINIA - Tony Bazzie

PAST PRESIDENTS

FIRST - Paul Pierce

SECOND - Elaine Ostrowski

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1999 - 2001



President
Zelma D. Boggess



Senior Vice President
Donald J. Cameron

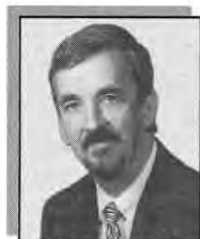


Secretary
Dan Tiller



Treasurer
Tina Akers

OFFICERS



V P - Professional Dev.
Jacob L. Oglesby



VP-Commissioners
William Andrews



VP-Member Services
Estelle Brooks



VP-Housing
John Nolen



VP-CR&D
Frank Lofurno

EXECUTIVE COMMITTEE CHAIRPERSONS

ANNUAL CONFERENCE

Mike Robertson

PROGRAM

Charles P. Harrington

SITE COORDINATION

LaNelle Davis

EXHIBITS

Diana Reeves

REGISTRATION

Ed Jagnandan

USHERS

Julia Johnson

RESOLUTIONS

Lisa Zukoff

ARCHIVIST & HISTORIAN

Mary Jane Smith

EXECUTIVE FUNCTIONS

Betty Hunt

INFORMATION & TECHNOLOGY

Susan Williams

PLAN BENEFIT BOARD

Marilyn Phillips

LEGISLATIVE

Tony Bazzie

LEGAL COUNSEL NETWORK

Kurt Tschaepe

BUDGET

Marilyn Phillips

POLICY ADVISORY

Herbert D. McBride

NOMINATING

Austin J. Simms

PROPERTY MANAGEMENT

Thomas M. Coleman

CAPITAL PROJECTS

Shannon Harrison

RENTAL ASSISTANCE

John Martys

COMMUNITY SERVICES

David Meachem

FINANCIAL MANAGEMENT

James W. Meacher

CR&D

Lawrence D. Holt

VENTURE CAPITAL FUNDS/CDFI

Montez Martin

PROFESSIONAL DEVELOPMENT

Don McGlamory

SCHOLARSHIP

Linda Hinckley

EDUCATION & TRAINING

Shannon Biggs

SERCUlator & STATE NEWSLETTERS

David Jones, Jr.

PUBLIC RELATIONS

James R. Tabron

AWARDS & PRODUCTIONS

Larry Shoeman

ADMINISTRATIVE PRACTICES

James Fair

MEMBERSHIP

Gail Monahan

INSURANCE TRUSTEES

David Smotherman

COMMISSIONERS

Rickey E. Wilkins

SITE SELECTION

Paul A. Pierce

STATE & TERRITORIAL REPRESENTATIVES

ALABAMA - Mary Starling
FLORIDA - Kathy Haynes
GEORGIA - Larry R. Thompson
KENTUCKY - Anita Jenkins
MISSISSIPPI - Floyd Johnson
N. CAROLINA - Larry Russell
S. CAROLINA - John G. Lamb
TENNESSEE - James W. Bills
VIRGINIA - Carl V. Williamson
WEST VIRGINIA - Cindy Preast
PUERTO RICO - John Blakeman
VIRGIN ISLANDS - Carolyn Duncan

STATE PRESIDENTS

ALABAMA - Johnny Moss
FLORIDA - Sam Brunson
GEORGIA - Larry R. Thompson
KENTUCKY - Johnny Clark
MISSISSIPPI - Royal Ann Spencer
CAROLINAS COUNCIL - Larry Russell
TENNESSEE - Reba Powers
VIRGINIA - Carl V. Williamson
WEST VIRGINIA - Cindy Preast

PAST PRESIDENTS

FIRST - Austin J. Simms
SECOND - Paul A. Pierce
THIRD - Elaine T. Ostrowski

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President
Donald J. Cameron



Senior Vice President
Daniel W. Tiller

2001 - 2003



OFFICERS



Secretary
Tina Akers



Treasurer
John Nolen



VP-Professional Dev.
Frank Lofurno, Jr.



VP-Commissioners
Max G. Wells



VP-Member Services
Michael Robertson



VP-Housing
James Fair



VP-CR & D
Montez Martin

EXECUTIVE COMMITTEE CHAIRPERSONS

ANNUAL CONFERENCE

Shirley Cook - 2002
LaNelle Davis - 2003

HOUSING

Carl Williamson

EXECUTIVE & HOSPITALITY

Edwina Burnett

LEGISLATIVE

Pete Gamble

BUDGET

Mary Williford

POLICY ADVISORY

Austin Simms

NOMINATING

Zelma Boggess

RESOLUTIONS

Ronnie Poston

RENTAL ASSISTANCE

Pat Clark

CR&D

Lawrence D. Holt

PROFESSIONAL DEVELOPMENT

Don McGlamory

SCHOLARSHIP

Linda Hinckley

EDUCATION & TRAINING

Rebecca C. Holmes

PUBLIC AFFAIRS/SERCULATOR

David Jones, Jr.

ADMINISTRATIVE PRACTICES

Gary Foster

MEMBER SERVICES

Abraham Williams

INSURANCE TRUSTEES

David Smotherman

COMMISSIONERS

Leonard Venter

SITE SELECTION

2005

Paul Pierce

STATE & TERRITORIAL REPRESENTATIVES

ALABAMA - Wayne East

FLORIDA - Sam Brunson

GEORGIA - Harden A. Oldfield

KENTUCKY - Kent Latham

MISSISSIPPI - Floyd Johnson

N. CAROLINA - J. Reid Lawrence

S. CAROLINA - Thomas Rowe

TENNESSEE - Denelda Price

VIRGINIA - Carl Williamson

WEST VIRGINIA - Lisa Zuckoff

STATE PRESIDENTS

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TENNESSEE - Don Alexander

VIRGINIA - Andrew M. Friedman

WEST VIRGINIA - Lisa Zukoff

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SECOND - Austin Simms

THIRD - Paul Pierce

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2003 - 2005



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LaNelle Davis - 2005

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POLICY ADVISORY

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2007 - 2009



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Shannon Biggs - 2009

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TENNESSEE - Patsy Noland

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2009 - 2011



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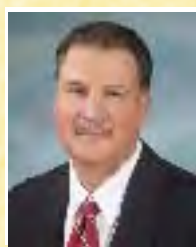
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Marla Tucker

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TENNESSEE - Art Cate

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MISSISSIPPI - Bob Farrar

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2011 - 2013



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Jan Piersol

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Madelyn Dotson 2013
Susan Lillis 2013

LEGISLATIVE

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Booty Reed

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2013 - 2015



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Mark Taylor



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Shaundra Clark



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Alvin Nance

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Jan Piersol 2014
Shannon Biggs 2015

REGISTRATION

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TENNESSEE - Joyce Floyd

VIRGINIA - Michael Wong

WEST VIRGINIA - Madelyn Dotson

PAST SERC PRESIDENTS

FIRST - Thomas Rowe

SECOND - Tina Akers Brown

THIRD - Donald Cameron

SERC-NAHRO

