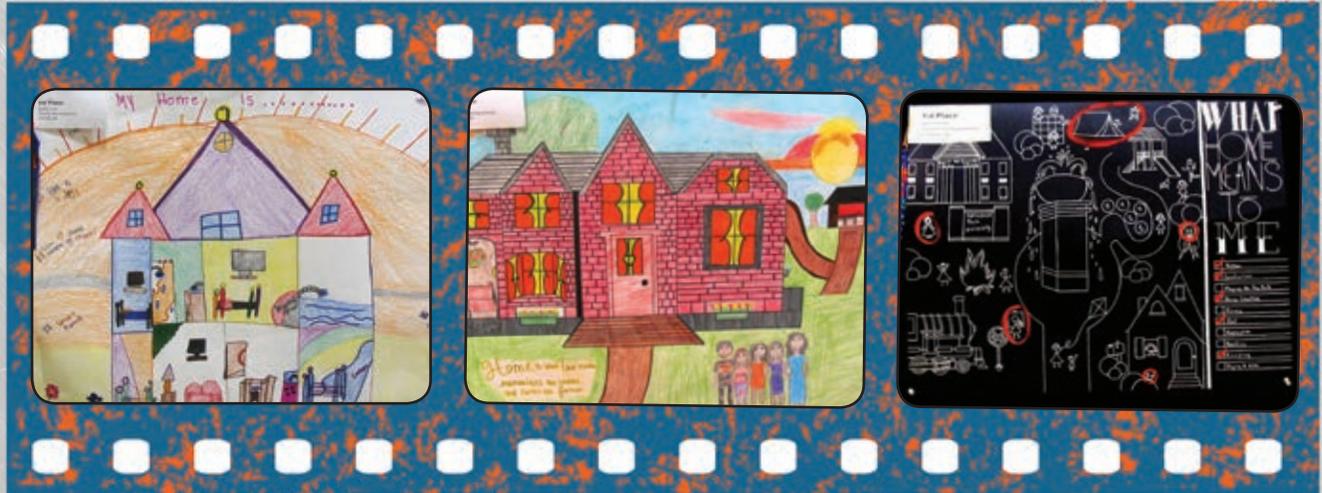


SERculator

SOUTHEASTERN REGIONAL COUNCIL OF HOUSING AND CD PROFESSIONALS
NATIONAL ASSOCIATION OF HOUSING REDEVELOPMENT OFFICIALS

WHAT HOME MEANS TO ME!



1ST PLACE—ELEMENTARY
SERENITY VINES—LA GRANGE, GA

1ST PLACE—MIDDLE SCHOOL
CANIYA HALL—GREENSBORO, NC

1ST PLACE—HIGH SCHOOL
HELEN PRIESTER—COOKEVILLE TN



2ND PLACE—ELEMENTARY
KENDON LESTER—BRISTOL, VA

2ND PLACE—MIDDLE SCHOOL
ALAVSIA MCLEOD—GREENSBORO, NC

2ND PLACE—HIGH SCHOOL
RAVEN DENT—NATCHEZ, MS



3RD PLACE—ELEMENTARY
GENEVIEVE SMITH—ALBANY, GA

3RD PLACE—MIDDLE SCHOOL
BRAXTON GARRETT—BRISTOL, VA

3RD PLACE—HIGH SCHOOL
INDIA BONDLEY—GREENSBORO, NC

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The SERCulator is the official publication of the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials. The SERCulator is published quarterly. Comments, suggestions, articles, features and photographs are solicited in interest of the members of Southeastern Regional Council of the National Association of Housing and Redevelopment Officials. Although all submissions are subject to approval and editing, every effort will be made to publish submissions based on available space. Photos cannot be returned.

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A message from your SERC president:

As we enter the last months of 2019, it's a good time to reflect on SERC's accomplishments, assess our current situation and prepare ourselves for what promises to be an eventful 2020.

As I begin my term as president, I want to acknowledge and thank Sean Gilbert for his leadership these past two years. Sean understood his tenure would be about change (latitudes and attitudes),



Mark Taylor
SERC-NAHRO PRESIDENT

and under his guidance, SERC began the process of adapting to the changes we're experiencing in assisted housing. My goal is to build on this work to position SERC for more success in the days to come.

I also want to recognize the work of three committee chairpersons who've recently stepped down, but whose dedication and commitment to SERC helped make it the strong organization it is today. The service of Buddy Oldfield with the professional development committee, Becky Hartman with the education & training committee and Madelyn Dotson with the scholarship committee, provides each of us a great example in leading SERC into the future. I wish them well as they begin new chapters in their lives.

In looking to the future, HUD's repositioning initiatives have changed the affordable housing landscape as the variety of options to convert continues to expand. SERC must position itself to meet the diverse training, education and advocacy needs our members will have as they undergo this change. Many have and or will convert to PBRA, PBV or some blend of both under RAD and Section 18; others will remain in public housing. Whatever the result, we must engage in constructive dialogue on how to meet these needs today and in the future.

Finally, we know 2020 will be an election year with contrasting leadership styles and policy positions. There has been discussion from candidates in both parties that housing will be an issue. I believe we must be prepared, when the time comes, to give a positive account of assisted housing. The work done by SERC member agencies in each of our communities to improve the lives of American families is a story that needs to be told. By doing so, we assure that decision makers will know that investment in housing is a winning choice.

Thank you for your support and I look forward to working with you over the next two years.

Mark Taylor,
SERC President



POWER OF THE PAST FORCE OF THE FUTURE



2019 SERC-NAHRO FALL WORKSHOP
NOVEMBER 3-5, 2019
HILTON HEAD MARRIOTT RESORT & SPA
HILTON HEAD ISLAND, SC

SERC Officers | 2019-2021



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Mark E. Taylor is the CEO of the Charleston-Kenawha Housing Authority. He has over 19 years' experience in public housing and holds a bachelor's degree in accounting. Mark is a district two board member for WVAHA. He will be serving as President for SERC. He has served as senior vice president, past treasurer and past vice president for housing and for CR&D.

Shaundra Clark of Tifton, GA is the current secretary for SERC. Shaundra serves as executive director at the Tifton, GA housing authority and has over 26 years' experience in public housing. She holds a business administration degree as well as a master's in public policy and administration. Shaundra is chairperson of the nominations committee and past president for GAHRA, and has served on numerous SERC committees in the past.

Anthony Goodson, Jr is the chief executive officer of the Housing Authority of the city of Goldsboro in Goldsboro, NC. He has approximately 12 years' service in public housing and serves as the board secretary for CCHRCO. Anthony is treasurer for SERC and serves as a member of the 40 under 40 committee, the rental assistance committee and vice president of member services.

Michael Wong is the executive director of the Harrisonburg Redevelopment and Housing Authority. He has 19 years' service in public housing and is past president of VAHCDO. Michael serves as vice president of housing for SERC and as a member of the legislative committee. He has a bachelor's degree in economics from James Madison University.

Cindy Peast Harrington is the executive director of Bluefield Housing Authority in Bluefield, WV. Cindy has over 32 years of experience working with public housing agencies, with the last 27 serving in the position of executive director at Bluefield. She holds a bachelor's degree from Marshall University and master's degree from Mountain State University. She has served as board member, secretary, vice president and president of the West Virginia Association of Housing Agencies. She is currently the vice president for professional development, and has also served on several other SERC committees. She served as program chairperson for the 2015 and 2017 Annual Conference.

Shauna Boom has 20 years' service in public housing and has served as executive director of Kentucky's Owensboro Housing Authority for the past year. She is president of KHA, and serves on SERC's professional development and executive committees. Shauna has a bachelor's degree in administration of justice.

Jan B. Piersol of Newberry, SC will be serving as vice president of member services. She is the executive director of the Housing Authority of the city of Newberry with 36 years of experience in the housing industry. She holds a business administration degree. She is past president of CCHRCO and has served on numerous committees for CCHRCO and SERC.

James Cox is the chief operating officer with the Greensboro Housing Authority. He will be serving as vice president of CR&D on the SERC board for 2019-2021.

Johnny Johnson of Houston, MS has served as president of Regional Housing Authority IV Board for the past 22 years. He also currently serves as the president of commissioners for the South Eastern Regional Housing Authority. He received "Commissioner of the Year" for the National Association of Housing for the year 2013. Johnny is retired from the military where he was a bronze star recipient, and is a retired educator having taught in both the Mississippi and Alabama public school systems. His other community service includes serving as the grand senior warden for the M.W. Stringer Grand Lodge for the State of Mississippi. He is the worshipful master for McIntosh Lodge #80, in Houston, MS. He served on the State of Mississippi Personnel Board as president, Hospital Auxiliary Board, Chamber of Commerce Board, United Way Educational Chairman, and the CAFB Community Council.

SERC Committee | Chairs | 2019-2021

Executive Committee

STEERING COMMITTEE

President	Mark Taylor	WV
Sr. VP	Shaundra Clark	GA
Secretary	Anthony Goodson	NC
Treasurer	Michael Wong	VA
VP Commissioners	Johnny Johnson	MS
VP Housing	Cindy Preast-Harrington	WV
VP CR&D	James Cox	NC
VP Professional Development	Jan Piersol	SC
VP Member Services	Shauna Boom	KY

STATE REPRESENTATIVES

AL	Beverly Barber	
FL	Miguell Del Campillo	
GA	Reta Thomas	
KY	Stephen Parker	
MS	Ben Washington	
NC	Vivian Perry	
SC	Robbie Littlejohn	
TN	Paul Dellinger	
VA	Phillip Page	
WV	Pauline Stugill	

PAST PRESIDENTS

Immediate PP	Sean Gilbert	TN
Second PP	Dave Baldwin	VA
Third PP	Ailrick Young	MS

President's Portfolio

Sean Gilbert

ANNUAL CONFERENCE COMMITTEE

2020—Boca Raton, FL

Conference Chair	Candace Drake (Chair)	GA
Program Chairperson	Connie Howard	SC
Exhibits Chairperson	Gary Erwin	GA
Registration	Jake Oglesby	GA
	Angie Strickland	GA
Opening Ceremony	Wanda Stevens-Ruckman	VA
Ushers	Charlie Harrinton	VA
Awards Ceremony	Michael Boatwright	GA
Flag Ceremony	Charlie Harrington	VA
Golf Tournament	Tom Wachs	AL

2021—Louisville, KY

Conference Chair	Shannon Biggs (Chair)	KY
Program Chairperson	Donna Lamer	SC
Exhibits Chairperson	Gary Erwin	GA
Registration	Jake Oglesby	GA
	Angie Strickland	GA
	Jeff Rieck	KY
Opening Ceremony		
Ushers		
Awards Ceremony	Michael Boatwright	GA
Flag Ceremony	Gerald Board	KY
Golf Tournament	Tom Wachs	AL

Hospitality

	Jan Piersol	SC
	Carrie Epting (Co-Chair)	SC
	Joyce Floyd	TN

RAD

Emerging Leaders

James Cox (Co-Chair)	NC
Sharita Oates (Chair)	NC
Eliana Jones (Vice Chair)	NC
Mentors: The NAHRO Fellows	
Lisa Porter (Chair)	VA
Tom Wachs, Co-Chair	AL
Abraham Williams, Co-Chair	KY
Marilyn Medley (Co-chair)	TN
Angela Childres	KY
Joyce Floyd	TN

Small Agency Task Force Youth Leadership Development

Executive Committee Coordinator

Strategic Plan Coordinator

Senior Vice President's Portfolio

Budget Committee	Shaundra Clark	
BC members:	Clifton Clark (Chair)	WV
	Courtney Coleman	AL
BC members:	Anthony Woods	FL
BC members:	All Steering Comm Members	

Legislative Committee Policy Advisory Committee

PA member:	Mike Sweet (Chair)	AL
	Thomas Rowe	TN
PA member:	Tina Akers-Brown	NC
	Austin Simms	KY
PA member:	Don Cameron	SC
	Ailrick Young	MS

Nominating Committee

NC member:	Ailrick Young, Chair	MS
	Thomas Rowe	TN
NC member:	Tina Akers-Brown	NC
NC member:	Austin Simms	KY

Intern'l Research & Global Exchange Site Selection Committee

	Henrietta Snipes (Chair)	AL
	Jake Oglesby, Co-Chair	GA
	Shannon Biggs, Co-Chair	KY

Secretary's Portfolio History/Archival Committee Resolutions

Anthony Goodson	
Joyce Wolen	WV
Jesse Norwood (Chair)	AL

Treasurer's Portfolio

Michael Wong	
Becky Holmes	SC

VP Housing's Portfolio Housing Committee Rental Assistance Committee

Cindy Preast-Harrington	
Ginger Ming (Chair)	MS
Elizabeth Garris (Chair)	SC

VP CR&D's Portfolio C R & D Committee

Stephen Burchett	
Joyce Floyd (Chair)	TN

VP Professional Development's Portfolio Professional Development Administrative Practice Education and Training

Jan Piersol	
Donna Lamer (Chair)	SC
Douglas Freeman (Chair)	GA
Donna Lamer (Chair)	SC

VP Member Services' Portfolio Public Affairs/SERCulator Member Services Scholarship

Dannie Walker	
Reta Thomas (Chair)	GA
Latonia Simmons (Chair)	GA
Carmen Easter, Chair	WV
	MS

Insurance-Housing Benefits Plan Retirement-HART

Don Clemons	
Ed Johnston	

VP Commissioners' Portfolio

Johnny Johnson	
Harry Howe (Chair)	VA

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Miller, Michael	TN	Bolivar Housing Authority	Ph: 731-658-3419	bhahhs@bellsouth.net
Page, Philip	VA	Franklin Housing Authority	757-562-0384	ppage@frhaonline.org
Porter, Lisa (Chair)	VA	Marion Housing Authority	Ph: 276-378-7990	lisa@marionrha.com
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Meredith, Sonia	WV	Mount Hope Housing Authority	Ph: 304-877-6541	Symeredith14@suddenlinkmail.com

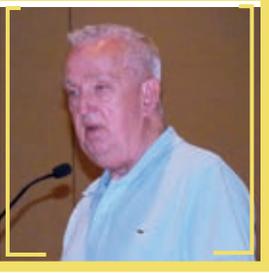
SERC COMMITTEES | 2017-2019



SERC COMMITTEES MEETING | 2017-2019



SERC EXECUTIVE COMMITTEE MEETING | 2017-2019



Opelika Housing Authority–Community nonviolent peace march

Copied from Opelika Observer, written by Robert Noles

Apostle Carolyn Morton lead the annual Community Non-violence Peace Walk Saturday in the Samford Community. The Christian Care Ministries' annual event is held to promote peace and end violence within the Samford community and Opelika.

The event started with a prayer, and then the group assembled and marched throughout the Samford community advocating peace instead of violence, using a bullhorn for announcements as they marched. The group also carried banners and homemade signs promoting their mission to take a stand against violence. During the walk, participants were greeted by others holding signs advocating an end to violence. Alabama Representative Jeremy Gray, Opelika Councilwoman Tiffany Gibson-Pitts, Opelika Housing Authority Execu-



tive Director Matthew McClammey, members of the Opelika Fire Department and other first responders attended the event. Following the walk, lunch was served and the fire department was presented with awards for their support of the community. Children in attendance were given information on how to deal with violence, bullying and more.

Jefferson County Housing Authority– FSS HOMEOWNERSHIP PROGRAM SUCCESSES

Congrats Jacqueline Townes, FSS Homeownership Program Success (PHOTO – CLOSED SIGN)

JCHA offers congratulations to Jacqueline Townes. A former resident of Terrace Manor, Townes began participation in the Family Self-Sufficiency Program (FSS) in 2014. She has maintained steady full-time employment since 2016, and her primary goal was to become a homeowner. That goal became a reality in July when she became a first-time homeowner through the FSS program.



Congrats Lataura Lawson, FSS Homeownership Program Success (PHOTO FAMILY)

Lataura Lawson, a mother of three, had been a resident at Bradford since 2012. Subsequent to moving in at Bradford, Ms. Lawson became a participant of the Family Self-Sufficiency Program. Although she initially faced a number of barriers, she worked with her FSS case manager to overcome them. Ms. Lawson has maintained steady employment as a patient care tech at a local hospital for over 10 years. As a result of her hard work and determination, Ms. Lawson became a homeowner in August. Congratulations to Ms. Lawson from the JCHA.



..... CAROLINA NEWS

The **CCHRCO** annual conference was held August 25-28, at the Marriott Resort & Spa, Myrtle Beach, SC .

Sessions included tracks from objectives and fair housing, eligibility, leasing, pet policy, grievances, terminations, evictions, fair housing, HQS & rent reasonableness, program administration and PBV & RAD.

Highlights and photos from this year's conference are registration and breakfast meeting, the annual board meeting, CCHRO 2019 Awards Banquet for outstanding housing authorities who achieved goals and met requirements and at the Monday night reception.

The annual conference was a big success, and a special thank you goes to the committees who provided an excellent training track and to the hard working members behind the scenes whose many efforts helped produce a this year's conference.



GOLDSBORO–HACG scholarship recipients

Our HACG scholarship recipients Shateanu Bryant and Shadaya Aycok received \$4,000 for the 2019-2020 school year to cover the costs of tuition & fees, along with \$500 in essential supplies! Our staff enjoyed shopping for these ladies, and we are delighted to send them on their college journey with all the tools they need to succeed!



Kindergarten boot camp

These children have completed our four-week Kindergarten boot camp in partnership with Wayne County Public Schools and are now officially ready for Kindergarten! We're excited about their future and looking forward to seeing them have a successful school year!



GREENSBORO–presents award for NAHRO legislator of the year

At the annual Washington, D.C. conference for the National Association of Housing and Redevelopment Officials (NAHRO), the annual Legislator of the Year Award celebrated two legislators who have significantly contributed to furthering the cause of housing and community development. Greensboro Housing Authority (GHA) had the honor of presenting one of the awards for legislator of the year to Representative David Price of North Carolina's fourth district. GHA's Chief Executive Officer Tina Akers Brown and GHA's Chief Operating Officer James Cox presented the award to Representative Price.

Representative Price is the current chairman of the appropriations, transportation, housing and urban development subcommittee. Having a deep understanding of the importance of housing and community development programs, he has worked to fund HUD programs and advance the cause of affordable housing and community development in North Carolina and nationwide.

GHA is thankful to have an advocate in the U.S. Congress who understands the great need for affordable housing and how to practically fight for the programs that keep the fundamental elements of the industry alive. Congratulations to Representative David Price!



FAHRO-2019 annual conference

The Florida Association of Housing & Redevelopment Officials annual conference was held June 27-29, at the beautiful Disney Yacht & Beach Club. Hunter Kurtz opened the meeting with an informative address to members and guests.

The opening session and annual business and membership meeting followed. During lunch, we listened to David Lawrence deliver our keynote address. Roundtable discussions and state and federal updates followed lunch. That evening, a member reception was held in Tradeshow Hall.

The next morning we enjoyed breakfast with our exhibitors, followed by several concurrent educational sessions. The awards banquet was the highlight of our final evening together.

We offer a tremendous "thank you!" to FAHRO and the Pinellas County Housing Authority for the wonderful prizes for our participants.



President Debbie Johnson & HUD officials from across the state of Florida are shown at the recent conference, and we greatly appreciate all the knowledge they brought to share with



"Commissioner Recognition" Niceville Housing Authority



The Niceville Housing Authority would like to take this opportunity to recognize Eugene Griner, a WWII veteran who served on its board of commissioners for twenty-five years from 1978 to 2013. Mr. Griner passed away in March at the age of 95. His son Stan Griner now serves on the Niceville Housing Authority board of commissioners.

Camilla Housing Authority– Zoo Atlanta Trip–2019

By: Marchaha Rawls (Volunteer)

On July 19, youth from Camilla Housing Authority were treated to a trip to Zoo Atlanta by Elevated Places Inc. It was an opportunity for the youngsters, who all too often have to take on parental responsibilities, to just enjoy being kids! Something as simple as a trip to a neighboring city was a huge treat for them. At first, some children seemed to be a little reserved, but within minutes of walking around and viewing some of the exotic animals, their child-like demeanor resurfaced as they were filled with amazement! Having experiences such as this is what keeps us going and eager to do more for our youth and our community.



GAHRA Annual Conference

GAHRA membership was pleased to hold their 80th annual conference and business meeting on September 15-17, 2019 in beautiful Savannah, GA at the Savannah Marriott Riverfront. It was tremendous to have 360 registered attendees, speakers, thirty-two vendors and professionals at our conference. On Sunday, the conference was opened by President Michael Boatwright where he inducted four new GAHRA Life members, Jeanette Henderson of Albany, John "Cal" Anderson of Americus, Pat Bennett of Marietta and John Parish of Augusta. The opening session saw several speakers bring greetings. Executive Director Tim Kaiser from PHADA gave us the hot topics from Washington and Senior Vice President Shaundra Clark from SERC-NAHRO, gave us a report from SERC-NAHRO. We also received a legislative update from GAHRA's Legislative Liaison, Thrash-Haliburton, on state and federal happenings relating to new and old bills that could affect affordable housing in Georgia. The professional development committee provided a great slate of training sessions to include strategic planning for commissioners, fair housing, PHA finance overview, REAC Inspections and standards, stress Management, tenant/landlord practices and law, information security awareness, capital fund training, RAD accounting and reporting, empowerment training to protect children, preventive maintenance, home buyers information, HCV two-year tool preparation, labor standards and enforcement and RAD financial Planning and Budgeting. As one can see, we had wonderful training and a plus included networking with old friends from all over Georgia. The annual business meeting completed the event on Tuesday evening to include the election of new officers for the coming year. Ms. Reta Thomas began her term as our new president for 2019-2020 term. Congratulations to Reta along with all our newly elected officers. Planning will begin for next year's annual conference, so mark your calendars for September 20-23, 2019, plan to join us in Savannah, GA.



Executive Director Tim Kaiser from PHADA gave us the hot topics from Washington and Senior Vice President Shaundra Clark from SERC-NAHRO, gave us a report from SERC-NAHRO. We also received a legislative update from GAHRA's Legislative Liaison, Thrash-Haliburton, on state and federal happenings relating to new and old bills that could affect affordable housing in Georgia. The professional development committee provided a great slate of training sessions to include strategic planning for commissioners, fair housing, PHA finance overview, REAC Inspections and standards, stress Management, tenant/landlord practices and law, information security awareness, capital fund training, RAD accounting and reporting, empowerment training to protect children, preventive maintenance, home buyers information, HCV two-year tool preparation, labor standards and enforcement and RAD financial Planning and Budgeting. As one can see, we had wonderful training and a plus included networking with old friends from all over Georgia. The annual business meeting completed the event on Tuesday evening to include the election of new officers for the coming year. Ms. Reta Thomas began her term as our new president for 2019-2020 term. Congratulations to Reta along with all our newly elected officers. Planning will begin for next year's annual conference, so mark your calendars for September 20-23, 2019, plan to join us in Savannah, GA.



KHA/TAHRA—states joined together for annual conference in September



The Kentucky and Tennessee Housing Associations joined together for a joint 2019 Annual Conference in beautiful Gatlinburg, Tennessee. It was a great success with over 450 people attending and 39 vendors in attendance. The opening session began with keynote speaker Jane Jenkins Herlong, who is a Sirius XM Humorist, award winning author, professional singer, recording artist and professional speaker.

Over the course of the conference, members enjoyed fellowship at educational sessions, meals, the vendor reception for and the welcome dinner. Sessions included Rent Calculation for Public Housing and Housing Choice Vouchers, Maintenance, Employment Law, RAD Financing, UPCS, Managing Millennials, EPIC, Succession Planning, LIHTC for Beginners and Leadership.



Both Kentucky and Tennessee conducted their annual board meetings. Tennessee presented committee reports and the new board for the upcoming two year term. Kentucky inducted Tooter Castle, Sean Gilbert and Don Clem to the KHA Hall of Fame. Barbara Finch from the HUD's Louisville KY office office presented KHA of the Year Awards to Henderson Housing Authority for Large PHA of the Year; Housing Authority of London for Small Housing Authority of the Year and Housing Authority of Central City for the Significant Achievement Award.

Both Kentucky and Tennessee look forward to another joint conference September 20-23, 2020 in Louisville.



MAHRO on the move!

MAHRO held the 2019 commissioners' conference in April at the newly renovated Grand Hotel Resort and Spa in the picturesque beach hamlet of Point Clear, Alabama

The entire two-day conference provided training for commissioners, old and new. Sessions included Ethics for Commissioners, presented by John H. Jeffries of C.I.A.G. Inc, Athens GA; Successful Planning & PHA 101, presented by Mickey McInnish, attorney from Montgomery, AL; and Responsibilities & Qualifications, presented by Johnny Taylor of JWT Consulting.

George Stegall from Tennessee Valley Regional Housing Authority was the winner of the \$100 door prize presented by Kaye Judson, MAHRO Secretary/Treasurer.



The MAHRO occupancy workshop was held at the Embassy Suites Hotel in mid-May. Conducted by the HUD office in Jackson, the workshop featured discussions on proposed changes and concerns that are 'must-know' information for the current public housing program.

Columbus and Starkville Housing Authorities promote strong families initiatives for residents

To promote our HUD Strong Families Initiative, Columbus Housing Authority provided a day of fun, food, games and free health screenings. Collaborative partners who participated and set up resource tables that contained educational information were Columbus Housing Authority's (CHA) ROSS coordinator, Mississippi Department of Health- Lowndes County, Magnolia Health and Greater Meridian Health Care Mobile Clinic.

Food and drink donations were provided and served by Southern Foundation, CHA employees, and Sqwincher.

Special activities included free health screenings, indoor picnic, outdoor games, self-defense by Miller's Tae Kwando, waterslides, inflatable jumps and free educational information were made available and provided to participants.

At the Starkville Housing Authority resident mothers were honored in the month of May, and fathers were honored in June. There were a variety of events held each week of both months. Mothers were treated to a "Top Hat Luncheon" where a guest speaker talked about the importance of good mothers. Each participant received a gift and a Certificate of Appreciation for being a great mom! The event was sponsored by the Starkville Housing Authority Resident Council.

Fathers had the opportunity to have a "Fatherhood Health Fair and Cookout". Former commissioner, the Reverend Larnzy Carpenter, served as guest speaker and gave a riveting speech on being a Godly man and father. A representative from Starkville Community Counseling spoke to participants about mental health and gave tips on how to maintain one's mental health through exercise and activities. Nurses from Baptist Hospital were on site to give blood pressure screenings. Afterward, a cookout was held on housing authority grounds. Fathers were treated to vouchers for free haircuts at a local barbershop and gift cards.



MDHA (Nashville) hosts grand opening and open house for Kirkpatrick Park Apartment

Nashville Mayor David Briley, representatives from the U.S. Department of Housing and Urban Development, state and local officials, and Cayce Place residents and stakeholders joined MDHA for the Kirkpatrick Park Apartments' grand opening celebration. This new development, located along Sylvan St. between South Eighth and Ninth Streets, features 94 townhome-like apartments and will house families of all incomes.

The development, which is being constructed by RG Anderson, is being financed with a HUD insured loan, and is supported by HOME funding and funding from Nashville's capital improvements budget. The features and design of Kirkpatrick Park Apartments were created by Smith Gee Studio and were based on feedback from Cayce residents, neighbors, community members and stakeholders. A land swap with Metro Parks for nine acres at Kirkpatrick Park made this development possible.

All of the subsidized units at Kirkpatrick Park Apartments will house current Cayce Place residents, many of whom have been instrumental in the Envision Cayce process, including Geraldine Watkins. Last week, she toured her new home at Kirkpatrick Park Apartments, and she can't wait to move in.

Kirkpatrick Park Apartments is part of the overall plan to rebuild Cayce Place and create a mixed-use, mixed-income community. The Envision Cayce Master Plan calls for more than 2,000 units and ensures a one-for-one replacement of the subsidized units while adding

new affordable, workforce and market-rate units. The goal of Envision Cayce is to create more than housing. It's to create a community, and that starts with MDHA's current residents.

"I couldn't stand here today without remembering my good friend Rev. Bill Barnes. He once told me, 'Remember the children and do not let them be defined by their location. Concentrated poverty destroys opportunity. Change the environment, and you will change the opportunity.' I hope what we are doing at MDHA and across the city would make Rev. Barnes proud. I truly believe it would," said MDHA Executive Director Jim Harbison.



Murfreesboro Housing Authority–Oakland Court Redevelopment

Currently, Murfreesboro Housing Authority's (MHA) Oakland Court is a 76-unit public housing neighborhood on approximately 20 acres. The New Urbanist masterplan calls for 150 new MHA rental homes which will be a mixture of single-family, duplex and triplex homes. The 76 homes at Oakland Court will be replaced in Phase One, and

another 74 homes will be added in Phase Two. Overall improvements to the neighborhood include new streets, street trees and lighting, rear parking courts, open/green space park extending into the neighborhood which provides a new entry to Oakland Park, walking trails, a pergola structure, a new community



building for resident events and an MHA onsite office. A new street structure for the development has been developed which is in keeping with the surrounding neighborhood and allows all homes to face the street. Homes have also been designed in historic architectural styles found within the neighborhood to blend

with the surrounding community. All homes will be visible, will have a front or side porch, a small front yard and patio/rear yard to provide room for a small garden plot if desired.

BRISTOL– Humans of HUD

Bristol Redevelopment and Housing Authority (BRHA) resident commissioner was recently featured in “HUMANS OF HUD: The Trials & Triumphs of the Men and Women HUD Serves.” BRHA is very proud of Denise Franklin for her accomplishments, independence, and ability to set life goals for herself and her daughter!!

“My daughter and I lived with my parents for a while, but we all needed more space so it was time to move on. I had to make a home for my daughter and show her how to be independent,” Franklin explained. Denise enrolled in the Family Self Sufficiency program through BRHA. “Thanks to HUD, I’m more confident in myself now and know that I have a bright future,” she continued, “My daughter is 21 and about to enter the military. She is ready to fly!”

For the last 12 years, the Family Self-Sufficiency Program at BRHA has been helping residents establish goals to make a better life for themselves and their children. The program is open to HUD-assisted families and provides skills training, financial education, and other services-including help with securing a job. Denise currently serves on the board of commissioners for the housing authority and is working towards purchasing her own home.



“Follow the Yellow Brick Road to Bristol”

For its HUD “Strengthening Families” event in June, the Bristol Redevelopment and Housing Authority partnered with Theatre Bristol to bring their Wizard of Oz characters to Johnson Court apartments. Autograph books were provided, and community partners were on-hand to dispense information about needed services. All ages enjoyed interacting with those on their way to see the wizard, but Toto might have received extra attention. As an added bonus, Theatre Bristol gave away some tickets to their production. Remember, “there’s no place like home” in our Bristol communities.



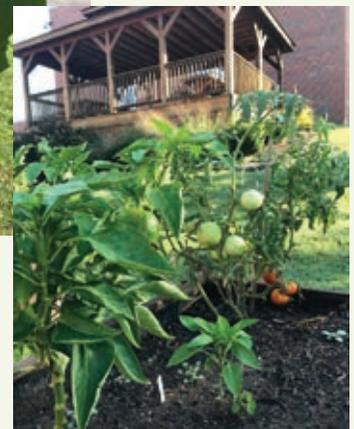
“Bountiful Gardening Results in Bristol, Virginia”

Every spring, Bristol Redevelopment and Housing Authority residents look forward to getting their hands dirty! Interested elderly and disabled clients are provided with earth boxes for their patios or given the option to use an assigned raised



Pictured are Appalachian Sustainable Development staff members, BRHA staff members, and residents of Sapling Grove.

bed. Some folks plant flowers or herbs, while others look forward to home grown tomatoes and giant cabbage heads. We wonder if there is a little competition going on or if they just plan to share? Either way, the gardens provide a great opportunity for the residents to spend some quality time outdoors. We offer a special thank-you to our community partner, Appalachian Sustainable Development.



WVAHA annual conference

West Virginia Association of Housing Agencies recently held their annual conference at Glade Springs Resort, WV. Awards and recognitions were presented at the Wednesday evening banquet. One of the featured speakers was Manuel Cartell, a retired executive director from Beckley Housing Authority who was associated with the authority for over 30 years.



South Charleston Housing Authority Executive Director retires



Madelyn Dotson retired from the South Charleston Housing Authority on June 30 after 34 years of service. She began her career as an administrative technician and ultimately became the executive director in 2011. She managed a small community of 121 units with a staff of five employees and was vital to the success of South Charleston Housing Authority. Madelyn always had a passion for helping others and was able to enforce the rules in a fair, firm and consistent manner. She felt she most often gave many a "second chance".



Madelyn was involved at the state and regional level of professional housing organizations. She served on the WVAHA Scholarship Committee and held the chairperson position for more than 20 years. She served as president of WVAHA for the 2013-2015 term. At the regional level of SERC-NAHRO, she served on the scholarship committee and was the chairperson for more than 8 years. In addition she served as the exhibitor's chairperson from 2007 through 2009.



The South Charleston Housing Authority board of commissioners and staff hosted a retirement reception for Madelyn on June 17. The event was attended by several housing authority directors, vendors, staff and friends. Roger Kennedy, board chairperson, presented Madelyn with a garden stone which was hand painted recognizing her years of service and dedication to the housing authority. She loves the outdoors, trees and flowers, so it was the perfect keepsake to thank her for a job very well done. Madelyn was also presented with a framed print with her name and retirement date as well as several gifts from those who attended the reception.

Madelyn is married to William Dotson, retired executive director from the Huntington, WV Housing Authority. They reside in the area of Beech Fork State Park located in Wayne County. Together they share five children and seven grandchildren.

FMHA has HUD-certified counselor

In December, 2016, HUD published the Housing Counseling New Certification Requirements Final Rule which states that housing counseling provided in connection with all HUD programs must be provided by HUD-certified housing counselors by August 1, 2020.



The standards will apply to all housing counseling programs required by HUD, or provided in connection with any HUD program including the FSS program. In order to become certified, counselors must complete education and pass a certification examination.

The Fairmont-Morgantown Housing Authority (FMHA) is proud to announce that Theresa Nichols is a HUD-certified housing counselor. Theresa has been employed with The FMHA for five years. She provides counseling on all housing counseling activities including pre-purchase, financial capabilities, mortgage delinquency, foreclosure prevention as well as post-and pre-purchase education courses.

"I am extremely proud of Theresa and the work she does at our Homeownership Center. When residents are getting ready to buy a home or need help getting back on track with their mortgage, Theresa is the one they want by their sides. She's fantastic." Said Christal Crouso, executive director of FMHA.

FAIRMONT/MORGANTOWN-HUD awards

The U.S. Department of Housing and Urban recently awarded \$250,000 to the Fairmont/Morgantown Housing Authority to make needed improvements to their safety and security systems. Nationally, \$52-million is being awarded to 23 public housing authorities in 15 states. HUD's Capital Fund Emergency Safety and Security Program supports public housing authorities as they address the safety of public housing residents. These grants may be used to install, repair, or replace capital needs items including security systems/surveillance cameras, fencing, lighting systems, emergency alarm systems, window bars, deadbolt locks and doors.

"Every family deserves to feel safe in their home," said HUD Secretary Ben Carson. "HUD is determined to ensure the well-being of public housing residents, and these grants give communities the tools they need to make that happen."

"Whether used to purchase security camera systems or secure entry access systems, this funding will enable the Fairmont/Morgantown Housing Authority to provide residents with increased security," said Joseph J. DeFelice, regional administrator of HUD's Mid-Atlantic region. "The upgrades will also provide management with improved monitoring capabilities at the properties—a win-win for everyone."

Journeying on...

*Take another road to a hiding place
Disappear without a trace
Take another road in another time
On another road in another time
Like a novel from the five and dime
Take another road in another time....*



SERC members are traveling a road of constant changes. Beginning our journey in Fort Lauderdale, we met new committee members and mapped out the 2017-2019 term. All were eager to serve and commit to the 2-yr track.

The next port on our agenda was Norfolk, VA. "ONE PARTICULAR HARBOR" offered yet another waterside view of the Atlantic Ocean. A little more comfortable with the roles in we were serving, the members trudged ahead completing tasks and perhaps enjoying attractions offered by these historic locations.

Our journey then took us to the "Big Easy" for our SERC fall workshop and then on to Chattanooga, TN sitting high in the mountains on the banks of the Tennessee River. The river flows through Tennessee and Kentucky, where it joins with the Ohio River at the city of Paducah. The watershed for the Tennessee River includes parts of the states of Virginia, Kentucky, Tennessee,



Continued on next page





North Carolina, Georgia, Alabama, and Mississippi. This covers most of our SERC states.



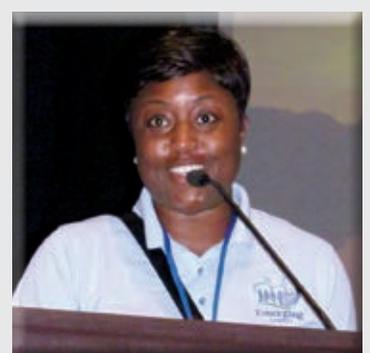
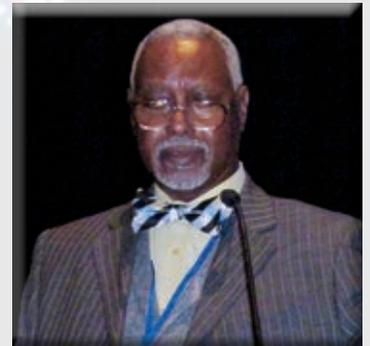
The final latitude of President Gilbert's SERC journey took us to Orlando, that magical place in Florida we all escape to find the inner child within us. No matter how hot or tiring it is, without a doubt a dream shared by all came from the brilliant mind of Walt Disney.



We recently took yet another road, this one the best yet. Topics such as human resources, finance, repositioning public housing, RAD, rent calculation, occupancy and fair housing compliances were covered at the conference. In addition, commissioners' training, round table discussions, procure-



Continued on next page



ment topics, and even information on millennials and younger generations who form the future of our industry, were offered at our most recent meeting.

The opening session was filled with recognitions, awards including Commissioner of the Year and resolutions to honor those who have served in the SERC organization. The NAHRO Merit Scholarship Recipient was from the SERC family as well. Carvis Lavon Proby is a student at Gautier High School in Mississippi and is a resident at Region 8 in Gulfport, Mississippi.

All entries in the "what home means to me" poster contest were displayed,



Continued on next page



SERC Annual Conference 2019

SESSIONS

and judging took place at the conference. This year's judges were NAHRO Fellow honored members Tina Akers Brown, Donald Cameron, Jacob Oglesby, Thomas Rowe and Abraham Williams. Winners were chosen in the categories of high school, middle school and elementary school, with a first, second and third place winner in each category. Winners were announced during the meetings.

The most important and probably our best contribution as a group is the money raised towards our Scholarship Fund at the conference. Our SERC scholarship golf tournament brings all of our states together for an event that is fun as well as competitive. At the SERC auction each state provides amazing signature treasures and gifts from their state and is auctioned at the luncheon. Our "emerging leaders" work together through SERCCares to provide funds raised for a non-profit corporation. SERCCares chooses a group from the state where our annual conference is held. The opening session provides the selected organization a venue to tell the group about their needs and services throughout the community. Serc had another record breaking year for our scholarship fund to help deserving, hard working students to continue their education.

Shannon Biggs, Gerald Board, Madelyn Dotson and their committees did an outstanding job, never missing a beat in planning this year's conference. Many hours of hard work went into the planning process, as was evidenced by the informative sessions, fun activities and great meals that were all part of the conference. ■



SERC-NAHRO ANNUAL BUSINESS MEETING



The legislative meeting and luncheon provides members with updates from Washington, D.C. and on how the SERC-NAHRO organization is addressing issues and changes. This year, NAHRO President Carl Richie was the guest speaker. Richie combines his personal, professional and NAHRO experiences to fight for greater public housing and community development program funding and to reduce unnecessary regulations while promoting locally-driven initiatives.



In conjunction with the legislative meeting, the SERC-NAHRO group is required to hold an annual business meeting during the conference to update members on the status of the organization. Each board member gives an update on individual portfolios and the goals and achievements during the 2017-2019 term.

As we transition into the 2019-2021 term, the board, chair-persons and committee members will strive to keep our association up-to-date under the leadership of our new SERC President Mark Taylor. Mark is the executive director at the Charleston-Kanawha Housing Authority in Charleston, West Virginia.

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SERC Annual Conference 2019 |



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The SERC Vision



Mike Sweet

Several years ago, I realized one of the proudest moments of my housing career. I was at a mortgage closing, representing our non-profit affordable home ownership program. Our client was a brawny, hardworking, middle aged widower that I will call "Mr. Cedric." At that time in his

life, Mr. Cedric was residing with one of our neighboring housing authorities and was doing everything in his power to responsibly raise his teenage daughter. For many months, we had worked diligently with Mr. Cedric to get him credit-worthy and build him a house. This closing was the culmination of all that hard work. As we concluded the closing, Mr. Cedric turned to me with tears in his eyes and said "Mike, this is a dream come true. I never thought that I would ever be able to own my home. Thank you, Mike!" I drive by Mr. Cedric's house often during the regular course of my job, and the pride that he has in his home is obvious. I have always known that my job had influence, but I think that this was the first time that I actually understood that I have real power to affect good in the lives of families for the foreseeable future.

According to my on-line research, the average cost of a new three bedroom, two bath, 1,500 square foot home in the United States is \$222,345. While some savings in cost might be attained through the purchase of an existing home, it is doubtful that it would make a big enough impact to result in a significant discount. So, based on these costs, a family would need a full time hourly income of at least \$27.15 per hour to meet our industry's historic definition of affordable – 30% of gross income. For many of the families we serve, this goal is daunting.

It is no secret that low income housing is in short supply in our country, and it is debatable whether the average costs for homeownership or market rate rental can be classified as "affordable." The resulting situation is that often many lower-income, working families have very few housing options. I believe that, once-upon-a-time, the definitions of low income housing and affordable housing could be used almost interchangeably. However, that no longer appears to be the case since there now seems to be a chasm between the two that is swallowing up American families.

I think you would agree that our country is at a pivotal time in its history. In the coming year, we will witness presidential campaigns that will be struggling to separate themselves from their competition. Many of these candidates are expressing renewed interest in housing. I believe that we will have a unique opportunity to move our message forward and advocate for our communities. At the most recent SERC-NAHRO legislative committee meeting held in Orlando, outgoing President Sean Gilbert and incoming President Mark Taylor issued a challenge. These gentlemen indicated that they would like to see SERC develop a platform so that the association can respond to candidates' requests for information or data. This platform will also include a vision statement encompassing the next 10 years that will specifically define affordable housing and differentiate it from low income housing. We will be working in the coming months to develop this platform and vision statement.

I hope that you will join me in using your power for good by providing your input on the development of the SERC platform and vision statement. I also hope that you will join me in advocating for our industry during this important time in history. Please send me your thoughts and feedback at chick604@bellsouth.net.

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For more legislative updates and information visit the
SERC-NAHRO website @ www.SERC-NAHRO.org.

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- ◆ Lead-Based Paint Risk Assessments
- ◆ Salary Comparability Studies
- ◆ Section 504 Needs Assessments of Transition Plans
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Were you there? September 11, 2001 – *Tales of TAHRA September, 2019– Patricia Basham, Historian*

On, September 11, 2001, the TAHRA Annual Meeting was being held in Memphis at the Down-town Marriott. The general session breakfast started at 8:00 a.m. with the welcome by Eddy Casteel, TAHRA president. The keynote speaker was Dr. Joe Pettigrew from Bolivar. During breakfast, people began coming in with reports being whispered of a plane crash in New York. The mood continually sobered as more reports were relayed. More crashes were reported, more unease grew among the group.

Immediately after the speaker was finished, a short recess was called. The board huddled and came back with the announcement that we were going to do a very quick election of officers, give away only the big prizes and leave. Denelda Price was quickly installed as the new TAHRA president but chose not to give her incoming president remarks; she, like most of us, just wanted to go home. Eddy admitted later, he was scared and just wanted to get home to his family. Most of us felt that way.

We were told all planes out of Memphis were grounded, and those people with flight reservations were very concerned about how to get home. I remember that we gathered around to see who was flying out, and if anyone



was driving close to where they were going. Lisa Bonadio was supposed to fly, and it seems like Don Alexander and Tommy Hale offered her a ride.

Getting packed up, checked out and catching the elevator seemed to take forever. We were very close to the Memphis federal buildings and men in uniform, carrying guns, were suddenly at every corner. While it wasn't panic, it was chaotic. I can't imagine how the people close to those crash sites must have felt.

Our hearts still go out to those lost and injured that day. We are so grateful for the many sacrifices made on behalf of our country and citizens. Let us never forget the brave men and women that climbed those towers trying to save those who were trapped.

To commemorate their sacrifice, eight members of emergency services in McMinnville, TN, climbed 110 stories (the height of the World Trade Center) in the McMinnville Housing Authority five-story building wearing full gear or uniforms on September 8. Yes, it took 22 trips up

and down. This was a fund raiser for the Tunnel to Towers Foundation which benefits the families of wounded & fallen military & emergency service personnel. McMinnville Housing Authority was proud to be a part of this September 11 remembrance event.



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HUD AWARDS ADDITIONAL \$15 MILLION TO FIGHT HOUSING DISCRIMINATION

Grants to support and promote fair housing nationwide



To help end housing discrimination, the U.S. Department of Housing and Urban Development (HUD) awarded an additional \$15 million to support dozens of fair housing organizations working to confront violations of the nation's landmark Fair Housing Act.

HUD's grants are provided through the Department's Fair Housing Initiatives Program (FHIP) to help people who believe they have been victims of housing discrimination and to educate the public and housing providers on fair housing laws. In addition to the new grants, HUD awarded \$23 million to existing fair housing organizations last winter.

"Even though the Fair Housing Act became the law of the land 51 years ago, housing discrimination continues to this day," said HUD Secretary Ben Carson. "HUD will continue to confront housing discrimination in all its forms and advance our mission of safe, affordable housing free from discrimination."

HUD's FHIP grants support a wide range of fair housing enforcement, education, and outreach activities. These grants allow the groups to provide fair housing enforcement through testing in the rental and sales markets, to file fair housing complaints to HUD, and to conduct investigations. Additionally, the education and outreach activities these organizations conduct also help to educate the public, housing providers, and local governments about their rights and responsibilities under the Fair Housing Act.

FHIP grants are provided under three categories:

- **Private Enforcement Initiative grants (PEI)** - These awards help nonprofit fair housing enforcement organizations carry out investigations and other enforcement activities to prevent or eliminate discriminatory housing practices.
- **Education and Outreach Initiative grants (EOI)** - HUD awards these grants to groups that educate the public and housing providers about their rights and responsibilities under federal law or state and local fair housing laws that are substantially equivalent to the Fair Housing Act.
- **Fair Housing Organizations Initiative grants (FHOI)** - HUD awards these grants to help build the capacity and effectiveness of non-profit fair housing organizations to continue and enhance enforcement of the Fair Housing Act.

2018 FHIP AWARD WINNERS WITHIN SERC REGION

State	Recipient	Grant Type	Amount
Alabama	Central Alabama Fair Housing Center	PEI	\$300,000
	Central Alabama Fair Housing Center	EOI	\$125,000
	Mobile Fair Housing Center	PEI	\$300,000
Florida	Bay Area Legal Services, Inc.	PEI	\$300,000
	Community Legal Services of Mid-Florida	EOI	\$125,000
	Fair Housing Center of the Greater Palm Beaches, Inc.	PEI	\$300,000
Georgia	JCVision and Associates, Inc.	FHOI	\$250,000
	Metro Fair Housing Services, Inc.	PEI	\$300,000
Mississippi	Community Students Learning Center	EOI	\$125,000
Tennessee	Tennessee Fair Housing Council	PEI	\$ 300,000

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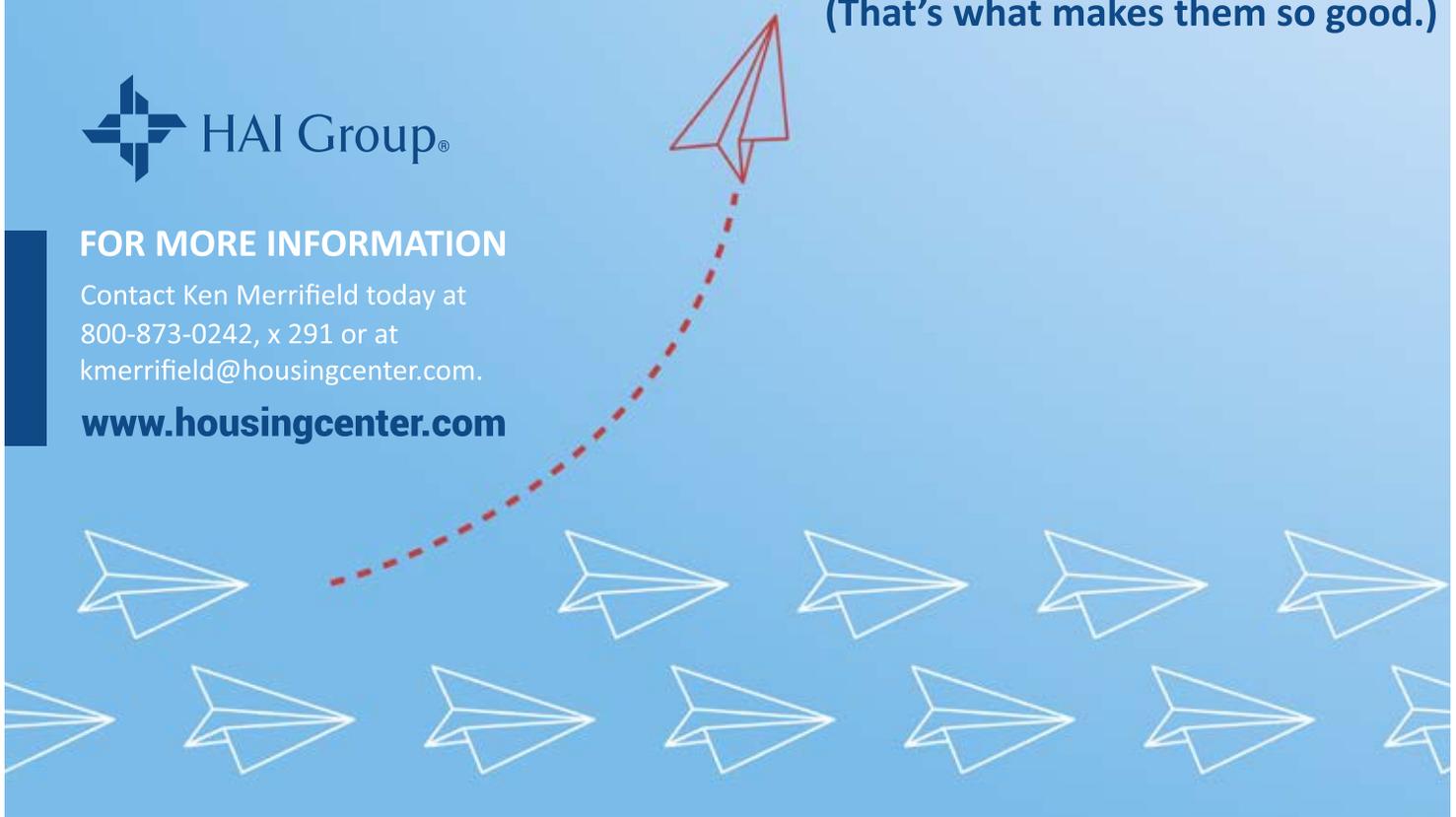
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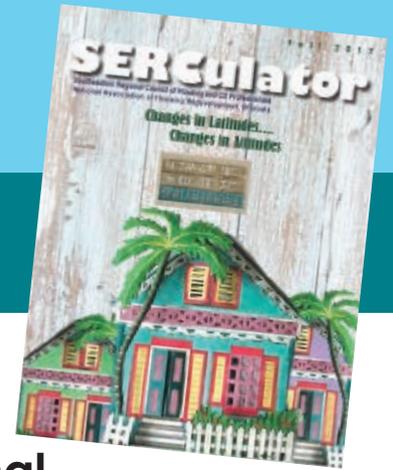
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SERC Annual Conference 2019 |

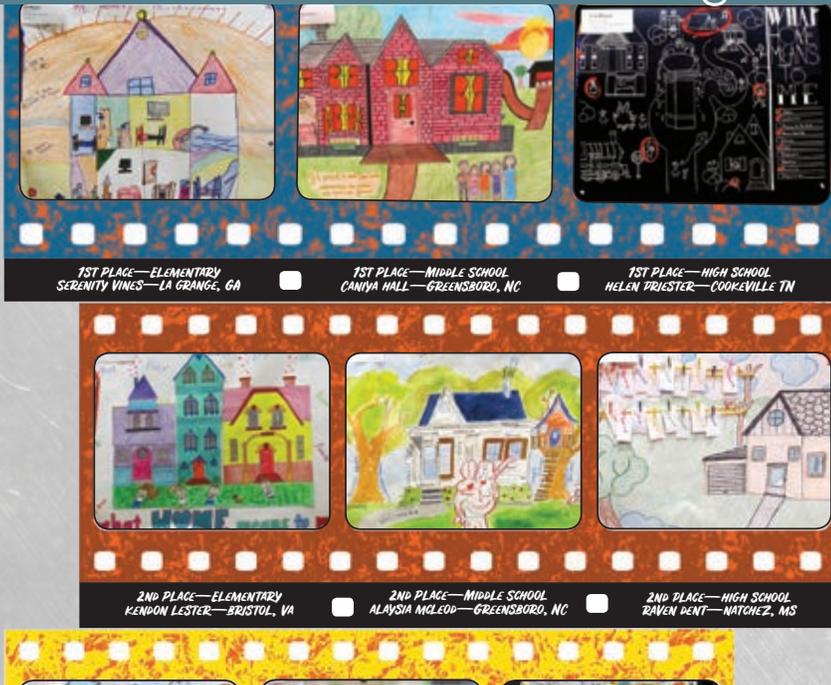


WHO WORE IT BEST!





SERC EVENTS | Around the region



What's on the agenda around SERC

NOVEMBER 2019

SERC-NAHRO Committee Meetings
November 1-3
Hilton Head Marriot
Hilton Head, SC

SERC-NAHRO Fall Workshop
November 3-5
Hilton Head Marriot
Hilton Head, SC

JUNE 2020

SERC-NAHRO Committee Meetings
June 19-21
Boco Raton Resort
Boca Raton, FL

SERC-NAHRO Annual Conference
June 21-24
Boco Raton Resort
Boca Raton, FL

2019 SERCulator Deadlines

Spring May 15

Summer August 1

Fall **October 31**

Winter December 15

SERCulator Newsletter Copies

Each SERC member receives one FREE copy of the SERCulator.

Additional copies:
\$7.50 each

Discounted yearly rate:
\$25.00 subscription

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