

SERCulator

July 2020



Official publication of

SERC-NAHRO

Southeastern Regional Council



COVID-19 - Changing How We Serve

Face Coverings for Residents

Columbia Housing
contracted with seven local
vendors to create cloth face
coverings pg 19

COVID Assistance for Residents

In response to COVID-19, Alexander
City Housing Authority (ACHA)
partnered with community
organizations
pg 7

A Culture of Giving

Food Brings Hope During COVID-19
Pandemic at Daytona Beach Housing
Authority pg 9

HA App Reaches Residents During COVID-19

Tifton Housing Authority GAHRA 2019 Winner,
Website & App - Medium HA Category pg 11

CARES Act Funding for Residents

Robeson County Housing Authority Initiated
These Projects pg 16

BrooksJeffrey

SINCE 1984

BRANDING & WEBSITES

IMPROVE YOUR COMMUNICATIONS

Ask one of our SERC clients about our innovative Branding, Web, App & IT Services:



Brooks Jeffrey Creates & Transforms Your Brand Into Award Winning Communications.

Brooks Jeffrey HA Clients Won 18 Branding, Marketing & Website Awards in 2018-2019:

- 9 State Awards: Website of the Year
- 3 SERC Awards: Website of the Year
- 6 NAHRO Merit Awards: Websites, Social Media, Branding & Marketing Campaigns

Robust Responsive Website Features – Call Today!

- Board Portal:** (password protected) create & access unlimited agendas, minutes & more
- Online Live Chat:** simultaneously communicate with multiple Residents
- Online Appointment Scheduler:** serve Residents faster
- Custom Form Builder:** easily create responsive website forms
- Integrated Social Media:** update your website & social media simultaneously
- Special Alerts:** prominently displayed on your home page
- Notifications Subscriber:** text &/or email your Residents 24/7
- News (Bulletin Board):** publishes to your home page
- Enhanced Contact Form:** directs email inquiries to the right department
- Calendar of Events:** home page postings
- Map:** showcasing your properties & developments
- Newsletter:** create responsive newsletter with unlimited articles
- Staff Portal:** (password protected) digital HR Office

Our Websites Address ADA AA Accessibility

Responsive Website Packages start at

\$2,995

Package Includes 1st Year Design & Hosting.
ADA Document Remediation Available.

Experience that works for YOU

Transform Your Brand
Enhance Communications
Engage Communities

SERC-NAHRO Clients & Nationwide HA References Available



Jodie Elizabeth, Katie, Jessica, Dedrah, Kendra
Housing Authority Account Team

BrooksJeffrey
SINCE 1984

INTEGRATED MARKETING SOLUTIONS
Branding | Web + Apps | Photography | IT Services

Women-Owned
DUNS Registered
SAM Compliant

800.506.8064 | BrooksJeffrey.com





On the cover

The COVID-19 Pandemic and how Housing Authorities are meeting Residents' needs.

Photo Credit: Brooks Jeffrey Marketing and Greenville Housing Authority, Greenville, SC (Manor at West Greenville).

SERC-Connects

- 9 A Culture of Giving**
Florida - DBHA
- 11 HA App Reaches Residents During COVID-19**
Georgia - THA
- 13 Breaking the Cycle**
Kentucky - HAO
- 15 Hickman Heights Groundbreaking Launches Housing Development**
Mississippi - MRHA6
- 16 CARES Act Funding for Residents**
North Carolina - RCHA
- 19 Columbia Housing to Capture 80 Year History; Prepares for ABC Demolition**
South Carolina - CH
- 19 Face Coverings for Residents**
South Carolina - CH
- 22 Martin Enrichment Academy**
Tennessee - MHA

SERC

- 2 President's Message
- 3 SERC Officers, Executive/Steering Committee
- 4 SERC Committees/Chairs
- 5 SERC Committees
- 27 Legislative Update: CARES Act Funding

State Officers

- 6 AAHRA Officers - Alabama
- 8 FAHRO Officers - Florida
- 10 GAHRA Officers - Georgia
- 12 KHA Officers - Kentucky
- 14 MAHRO Officers - Mississippi
- 16 CCHRCO Officers - North & South Carolina
- 20 TAHRA Officers - Tennessee
- 24 VAHCDO Officers - Virginia
- 26 WVAHA Officers - West Virginia

Bits & Pieces

- 7 Alabama News
- 10 Georgia News
- 13 Kentucky News
- 17 North Carolina News
- 18 South Carolina News
- 21 Tennessee News

Conferences

- 28 AAHRA
- 28 FAHRO
- 29 SERC-NAHRO

SERC Thanks Our Advertisers

- 25 Berman Hopkins CPAs & Associates, LLP
- IFC* Brooks Jeffrey Marketing
- 23 HAI Group
- 5 Housing Benefits Plan

* Inside Front Cover



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

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

Send Submissions Via:
SERCulator.com | 800.506.8064

EDITORIAL STAFF

BrooksJeffrey.com | 800.506.8064

Account Executive, Jodie Elizabeth Jeffrey
Account Executive, Katie Bibbee
Art Director, Dedrah Wallk
Photographer, Jessica Langston
Copywriting, Stephanie Basinger

CONTRIBUTING EDITORS

Alabama - AAHRA

Beverly Barber
AAHRA.org

Florida - FAHRO

Lisa Jones Watkins
FAHRO.org

Georgia - GAHRA

Reta Thomas (Chair) & Valerie Sneed
GAHRA.org

Kentucky - KHA

Shauna Boom
KYHousingAssn.com

Mississippi - MAHRO

Terri Holt & Sarah Lyons
MAHRO.org

North Carolina - CCHRCO

Anna McRae
CarolinasCouncil.org

South Carolina - CCHRCO

Pancea Lewis
CarolinasCouncil.org

Tennessee - TAHRA

Justin Jones
TAHRAnet.org

Virginia - VAHCDO

Lynn Pannell
VAHCDO.org

West Virginia - WVAHA

Pauline Sturgill
WVAHA.com

Copyright 2020. SERC701A06252020.398

President's Message

Hello SERC Family & Friends...

At the time of this writing, I would generally be preparing for travel to SERC-NAHRO's Annual Conference. As we continue to work through this pandemic, this meeting was canceled. I believe, and I could be mistaken, this is the first time the annual conference has been canceled since 1947. This was during the "Post War Years, 1946-1949" when there was rejoicing over the happy return of many friends who had been away and returning to some sort of "normalcy".

During that time, the 1947 annual meeting was suspended due to the schedule being changed from fall to spring (the previous annual meeting had just been held six months before) as all authorities were concerned about ineligible tenants but did meet in July 1947 in Atlanta for the purpose of discussing the removal of ineligible, over-income tenants.

At this time, the SERC-NAHRO Fall Workshop is still scheduled for November in Myrtle Beach, South Carolina. I would like to add one to two days to conduct business not done in June as well as provide training that has not been accessible to our membership. Information will be forthcoming, and the meeting will only be held if the Executive Committee feels it is safe.

At this time, the SERC-NAHRO Fall Workshop is still scheduled for November in Myrtle Beach, SC. We will celebrate SERC's 80th Anniversary at this meeting.

We will celebrate SERC's 80th anniversary at this meeting. On November 19, 1940 in Macon, Georgia, 50 Housing officials from the states of Alabama, Florida, Georgia, North Carolina, South Carolina and Tennessee 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.

While we will not be meeting in June, I am asking the Committee Chairs to hold meetings via conference calls or some other medium for continuity.

We are all deciding what is the most efficient use of the CARES Act Funds received to best protect the Residents, staff & communities we serve.

Today, we are wondering what the "new normal" will look like as many parts of the country continue to reopen and it may take many months to determine. We all are deciding what is the most efficient use of the CARES Act funds received and how we can use these funds to best protect the Residents, staff and communities we serve. Some will return to the office, some will work from home, some will retire as they feel anxiety of returning and others may say business as usual. In some manner, we will all change how we do business.

I again apologize that I have not had the opportunity to visit more of your states as the SERC President, but the current environment does not permit that opportunity. Feel free to contact me via email at mtaylor@ckha.com to let me know how you are doing and share if SERC-NAHRO can assist your agency in some way.

Eight of our ten states have communicated that their associations have canceled their annual and/or fall conferences for the balance of 2020. Only Alabama and Florida are still currently scheduled to meet this August (details on page 28) and



Georgia is planning a virtual meeting in September.

You may notice design and content changes in this issue of the SERCulator (now being published by Brooks Jeffrey Marketing). The new editor/publisher has requested individual agencies submit Bits & Pieces for upcoming editions of the SERCulator. For more information on how to submit Bits & Pieces, please visit the new SERCulator website at www.SERCulator.com or reference the back cover of this edition.

In the next issue of the SERCulator, we will update you on the region's winners of the NAHRO's "What Home Means to me poster contest" and NAHRO Merit College Scholarship program.

In ending, I would request we all remember **George Floyd and the Black Lives Matter protests happening in the country and offer the following quotes:**

Winston Churchill – "The farther backward you can look, the farther forward you can see."

Martin Luther King – "There comes a time when one must take a position that is neither safe nor politic nor popular, but he must take it because his conscience tells him it is right."

And "We may have all come on different ships, but we're in the same boat now."

I wish each of you the best during this difficult time and again "thank you" for the services you provide.

Stay safe,

Mark Taylor,
SERC-NAHRO President



PRESIDENT
Mark Taylor (WV)

Charleston Housing Authority
Chief Executive Officer
CharlestonHousing.com
mtaylor@charlestonhousing.com
304.348.6451

Mark E. Taylor has over 19 years of experience in public housing & holds a bachelor's degree in accounting. Mark is a CPA & serves as CEO for Charleston-Kanawha Housing Authority. He serves as the Board President for the Kanawha Valley Collective (KVC), a local continuum of care. Mark is the immediate past Chairman for the Charleston Main Streets, Westside Board of Advisors. He has served as senior vice president, past treasurer & past vice president for housing & for CR&D.



SENIOR VICE PRESIDENT
Shaundra Clark (GA)

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

Shaundra Clark has over 26 years of experience in public housing. She holds a business administration degree as well as a master's in public policy & administration. Shaundra is chairperson of the nominations committee & past president for GAHRA, & has served on numerous SERC committees.



SECRETARY
Anthony Goodson, Jr. (NC)

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

Anthony Goodson, Jr. is CEO of a high performing agency that serves more than 12% of the citizens of Wayne County, NC. Over the past 16 years, Anthony has been the recipient of numerous agency awards; has served on several boards & held various leadership positions. Goodson is passionate about investing in the next generation. He has facilitated a book club for boys on his days off & annually takes underprivileged youth outside of their typical environment with his signature program entitled, "Hangin w/the CEO!"



TREASURER
Michael Wong (VA)

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

Michael has 20 years of service in public housing & is past president of VAHCDO. Michael serves as treasurer for SERC & as a member of the NAHRO legislative committee. He is a former VAHCDO President, Chair of the Harrisonburg Rockingham 10 Year Plan to End Homelessness Steering Committee, Western Virginia Continuum of Care Board Member, & Virginia Housing Alliance Board member. Michael is a Virginia Housing Coalition, Housing Innovator. He is the 2016 Mary Kay Nemo award recipient. He has a bachelor's degree in economics from James Madison University.



VP OF HOUSING
Cindy Preast Harrington (WV)

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

Cindy Peast Harrington has over 35 years of public housing agency experience, the last 27 as E.D. at Bluefield. She holds a bachelor's degree from Marshall University & master's degree from Mountain State University. Cindy earned several certifications including the PHM, EDEP Graduate, COS, and COS-V. Cindy served as board member, secretary, vice president & president of the West Virginia Association of Housing Agencies. She has served on several other SERC committees. Cindy has three children with her husband, Charles.



VP PROFESSIONAL DEVELOPMENT
Jan Piersol (SC)

Newberry Housing Authority
Executive Director
jan_piersol@yahoo.com
803.276.1049

Jan Piersol has over 36 years of experience in the housing industry. She holds a business administration degree. Jan is past president of CCHRCO & has served on numerous committees for CCHRCO and SERC.



VP MEMBER SERVICES
Shauna Boom (KY)

Housing Authority of Owensboro
Executive Director
OwensboroHousing.org
shauna@owensborohousing.org
270.683.5365

Shauna Boom has 24 years of service in public housing. She is past president of KHA & currently serves as the District 1 Director. Shauna holds a B.A. in Administration of Justice from Southern Illinois University, Carbondale. She is an EDEP Graduate & a Rental Housing Finance Professional (NDC). Since 2006, Shauna has volunteered with Audubon Area Community Service. Shana has three children with her husband of 28 years, Doug.



VP CR&D
James Cox (NC)

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

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.



VP COMMISSIONERS
Johnny Johnson (MS)

Mississippi Regional Housing Authority IV
Board President
jbj.aphia@yahoo.com
662.327.8986

For the last 22 years, Johnny has served as board president at Mississippi Regional Housing Authority IV. He currently serves as president of commissioners for the South Eastern Regional Housing Authority. Johnny serves on both the NAHRO & MAHRO Board of Commissioners & is the 2013 National Association of Housing, Commissioner of the Year. Johnny is a bronze star recipient, who served as a Command Sergeant Major in the Army for over 30 years. He is a retired educator, serving as Assistant Superintendent from the Columbus Municipal School System. He is still involved in many community services and organizations.

STATE REPRESENTATIVES

AL	Beverly Barber	NC	Vivian Perry
FL	Debbie Johnson	SC	Robbie Littlejohn
GA	Reta Thomas	TN	Paul Dellinger
KY	Stephen Parker	VA	Phillip Page
MS	Brian Power	WV	Pauline Stugill

PAST PRESIDENTS

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

PRESIDENT'S PORTFOLIO Mark Taylor

ANNUAL CONFERENCE COMMITTEE

2020 - BOCA RATON, FL

Conference Chair	Candice Drake (Co-Chair)	GA
Program Chairperson	Connie Howard	SC
Exhibits Chairperson	Susan Lillis	KY
Registration	Jake Oglesby	GA
	Mike Raburn	GA
Opening Ceremony	Gerald Board	KY
Ushers	Charlie Harrinton	VA
Awards Ceremony	Sabrina Woodard	TN
Golf Tournament	Tom Wachs	AL

2021 - LOUISVILLE, KY

Conference Chair	Shannon Biggs (Co-Chair)	KY
Program Chairperson	Connie Howard	SC
Exhibits Chairperson	Susan Lillis	KY
Registration	Jake Oglesby	GA
	Mike Raburn	GA
Opening Ceremony	Gerald Board	KY
Ushers	Charlie Harrinton	VA
Awards Ceremony	Sabrina Woodard	TN
Golf Tournament	Tom Wachs	AL

HOSPITALITY

Jan Piersol	SC
Carrie Epting (Co-Chair)	SC

RAD

Joyce Floyd	TN
James Cox (Co-Chair)	NC

EMERGING LEADERS

Sharita Oates (Chair)	NC
Eliana Jones (Vice Chair)	NC
Mentors: The NAHRO Fellows	

SMALL AGENCY TASK FORCE

Lisa Porter (Co-Chair)	VA
Russell Nast (Co-Chair)	GA

YOUTH LEADERSHIP DEVELOPMENT

Tom Wachs (Co-Chair)	AL
Abraham Williams (Co-Chair)	KY

EXECUTIVE COMMITTEE COORDINATOR

Marilyn Medley (Co-Chair)	TN
Angela Childers	SC

STRATEGIC PLAN COORDINATOR

Joyce Floyd	TN
-------------	----

SENIOR VICE PRESIDENT'S PORTFOLIO - Shaundra Clark

BUDGET COMMITTEE	Clifton Clark (Chair)	WV
	Courtney Coleman	AL
	Anthony Woods	FL
	All Steering Committee Members	

LEGISLATIVE COMMITTEE	Mike Sweet (Chair)	AL
------------------------------	--------------------	----

POLICY ADVISORY COMMITTEE

Thomas Rowe	TN
Tina Akers-Brown	NC
Austin Simms	KY
Don Cameron	SC
Ailrick Young	MS

NOMINATING COMMITTEE	Ailrick Young (Chair)	MS
	Thomas Rowe	TN
	Tina Akers-Brown	NC
	Austin Simms	KY

INTERNATIONAL RESEARCH & GLOBAL EXCHANGE

Henrietta Snipes (Chair)	AL
--------------------------	----

SITE SELECTION COMMITTEE

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

SECRETARY'S PORTFOLIO - Anthony Goodson

HISTORY/ARCHIVAL COMMITTEE

Joyce Wolen	WV
-------------	----

RESOLUTIONS	Shaunte' Evans	SC
--------------------	----------------	----

TREASURER'S PORTFOLIO - Michael Wong

Ed Johnston	KY
-------------	----

VP HOUSING'S PORTFOLIO Cindy Preast Harrington

HOUSING COMMITTEE	Ginger Ming (Chair)	MS
--------------------------	---------------------	----

RENTAL ASSISTANCE COMMITTEE	Elizabeth Garris (Chair)	SC
------------------------------------	--------------------------	----

VP PROFESSIONAL DEVELOPMENT'S PORTFOLIO - Jan Piersol

PROFESSIONAL DEV.	Donna Lamer (Chair)	SC
--------------------------	---------------------	----

ADMINISTRATIVE PRACTICE	Douglas Freeman (Chair)	GA
--------------------------------	-------------------------	----

EDUCATION & TRAINING	Donna Gabel (Chair)	WV
---------------------------------	---------------------	----

VP MEMBER SERVICES' PORTFOLIO - Shauna Boom

PUBLIC AFFAIRS/SERCULATOR

Reta Thomas (Chair)	GA
---------------------	----

MEMBER SERVICES	Dannie Walker (Chair)	AL
------------------------	-----------------------	----

SCHOLARSHIP	Carmen Easter (Chair)	WV
--------------------	-----------------------	----

INSURANCE-HOUSING BENEFITS PLAN	Susan Strange	LA
--	---------------	----

RETIREMENT-HART	Ed Johnston	KY
------------------------	-------------	----

VP CR&D'S PORTFOLIO - James Cox

CR&D COMMITTEE	Joyce Floyd (Chair)	TN
---------------------------	---------------------	----

VP COMMISSIONERS' PORTFOLIO - Johnny Johnson

COMMISSIONERS	Harry Howe (Chair)	VA
----------------------	--------------------	----

SMALL AGENCY TASK FORCE (SATF)

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

Need a group medical plan? We've got you covered!

HBP is a medical plan for housing authorities within the SERC and SWRC regions. It is governed by Executive Directors who participate in the plan, assuring that each decision made affects the Board Member, just as it does all other participants. HUD does not require that employee benefit plans be competitively bid.

- Choice of medical plans
- Utilizes the United Healthcare medical & dental networks
- UHC programs offered: Real Appeal – lasting weight loss, Virtual Visits – doctor visits over a phone or computer without an appointment, Rally – interactive personalized health & wellness experience
- VSP or UHC vision plans
- Life and Disability coverage through The Standard

For benefits and rates contact
Susan or Daniel Strange
sstrange@oeccwildblue.com
dan@callhsa.com
318-377-9268
www.housingbp.com



**Beverly Barber - PRESIDENT**

ED, Opp HA. Over 28 years PH Experience • B.S. in Business Admin./Finance: Troy University • MPA: Capella University • 3 children and 1 grandson with husband, Johnny

**Ron Jones - VICE PRESIDENT**

ED, Clanton HA. REAC High Performer, 95 • Current president of APHADA • Chair of AAHRA Site Selection and Vendor Committees • Bachelors: Valdosta State University

Carolyn Sutley - TREASURER

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

**Leigh W. Chappell - SECRETARY**

ED, Hartselle HA. B.S. in Human Resource Management & Psychology: Athens State College • Completed numerous leadership and public housing management courses • Member of PHADA, NAHRO, and AAHRA • Past AAHRA Board of Directors member

**Dannie R. Walker - PAST PRESIDENT**

ED, Ozark Housing Community • Past AAHRA President • 25 years of management experience in the PH industry • B.B.A. in Accounting: Mississippi State. Southern Baptist Theological Seminary, Graduate • 2 adult sons and 5 grandchildren with wife, Queen

**Shana B. Demby - MEMBER**

ED, Enterprise HA • B.A. in Political Science & M.B.A. in Human Resource Management, Georgia Southern University • 30 Years at EHA, began as Section 8 Occupancy Specialist • 1 Child with Husband, retired military

Cortney J. Coleman - MEMBER

ED, Bessemer HA • Bachelor of Accounting, University of Alabama at Birmingham • Active member, AAHRA & SERC NAHRO • CPA • Board of Directors of the Clay House Outreach Center

**Julie Word - MEMBER**

ED, Boaz HA since 2016 • 11 years PH experience • Father was executive director at Gadsden Housing Authority for 25 years • Auburn University Graduate, Management Information Systems • Prior to working in housing, traveled the country training bank staff on fraud prevention software • Married with two children

**Bobby Jones - MEMBER**

ED, Andalusia HA • Navy & Army National Guard Veteran • Bachelor's in business Admin, Troy State University • 25 years in Telecommunications industry before starting PH career in 2017 • 2 children and 4 grandchildren with wife of 33 years, Susan



CANCELED
AAHRA Conference Tentatively
Scheduled for August 24-26, 2020

details on page 28





Ralph Ruggs Retires, Chris Hall Becomes New ED

- Tuscaloosa Housing Authority

Ralph Ruggs retired from the Tuscaloosa Housing Authority after 10 years of service as Executive Director. Prior to joining THA, Ralph served 14 years as Executive Director of the Housing Authority of the Birmingham District and 23 years with the Birmingham Field Office.

Chris Hall has been named as the new Executive Director of the Tuscaloosa

Housing Authority and has been with the agency since 2004 and has overseen the redevelopment of aging THA properties. He hopes to carry on the legacy of integrity and compassion left behind by Ralph.

*Photo courtesy Tuscaloosa News (left to right):
Lin Moore, Board Chairman and Ralph Ruggs.*

Adding Our 24/7 Digital Employee

- Enterprise Housing

In December 2019, Enterprise Housing Authority launched their new responsive website which also addressed ADA Accessibility. The launch of their new website has allowed them to communicate with their Residents throughout the developing COVID-19 pandemic.

When developing their website, they also renamed their organization



"Enterprise Housing", and also developed a new logo and branding. This new branding was carried through to their non-profit Enterprise Housing Development Corporation.

When developing their website, they chose to incorporate photos of local landmarks that represent Enterprise. Visit: EnterpriseHousing.org.



COVID Assistance for Residents



- Alexander City Housing Authority

In response to COVID-19, Alexander City Housing Authority (ACHA) partnered with community organizations to better assess the needs of their Residents via a Resident survey. The survey asked what types of assistance or services would be helpful during this time. The survey responses resulted in the following projects:

ACHA is now a Host Site for the Alexander City schools brown bag lunch program. This program provides breakfast and lunch to school aged children Mon-Fri, helping fill the gap in child nutrition during summer break. This partnership allows more access to Residents and their families by removing the transportation barrier.

Through a partnership with United Way, ACHA has also been able to deliver additional food boxes to Residents and families throughout their communities.

ACHA put together COVID Care Packages for their Residents which included: hand sanitizer, masks, gloves, and sanitizing wipes. ACHA collected enough supplies for a second distribution which will also include cleaning/disinfectant products.

For public housing Residents, ACHA delivered these care packages to each household. For Section 8 participants, ACHA hosted a drive thru to allow participants to pick up their care packages from ACHA volunteers during a set time.

For those who tested positive, ACHA partnered with Servpro® for professional unit sanitized at no cost to the Resident.

Finally utilizing their CARES Act monies, ACHA was able to purchase a mini van to assist with delivery and transport efforts.

Courtesy of The Outlook AlexCityOutlook.com



Dr. Anthony E. Woods - PRESIDENT

CEO: Palatka HA. Doctor of Theology, Grace Theological Seminary • BBA: Alcorn State University & MBA: William Carey University • Dr. Woods has served on many local, state, regional and national boards • Holds numerous certifications • 25 years PH Experience • 6 children with his wife, Fioldaliza Woods



Shannon Young - PRESIDENT ELECT

ED, Seminole County HA • 17 PH Experience • Numerous SERC Committees • PHADA Trustee & Bollinger Scholarship Committee • Regional COC Board.

Debbie Johnson - IMMEDIATE PAST PRESIDENT

ED, Pinellas County HA • 36 years PH experience • BA: University of Maryland • PHADA Executive Director Education Program & Rutgers University graduate.



Abe Singh - TREASURER

ED, Area Housing Commission - Pensacola, FL • 10 years PH experience



William Russell III - SECRETARY

CEO, Sarasota HA • 18 years PH experience • FAHRO board member

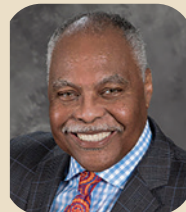


Kim Barclay - EXECUTIVE DIRECTOR

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

Jerome Ryans - MEMBER AT LARGE

ED, Tampa HA • B.A. in sociology & M.A. in social work • 29 years PH experience • Former ED for Memphis, TN and Birmingham AL. FAHRO Past President



Gail Sansbury - MEMBER AT LARGE

ED, Fort Walton Beach HA • 22 years PH experience • FAHRO Past President • SERC Member Services Committee



Catherine Reddick - MEMBER AT LARGE

ED, Bartow HA • Prior ED for the Winter Haven HA • 47 Years Public Service • Graduate of Jewett High School • Certification in general office practices from Polk Vocational School • Certified Housing Manager • National Center of Housing Management, Financial Manager



Phillip O. Boombs - MEMBER AT LARGE

Director of Finance, West Palm Beach HA • B.A. in economics: University of the West Indies • PHM & SPHM certifications • 30 Years PH Experience • SERC Housing Committee • Lauderhill Affordable Housing Advisory Committee

Pamela Davis - MEMBER AT LARGE

ED, Gainesville HA • 28 years PH experience • Bachelor's degree in social work and MBA



Becky-Sue Mercer - MEMBER AT LARGE

ED, Arcadia HA • 25 Years PH experience • Completed HUD Recovery Plan in 2014, bringing Arcadia off "troubled list" • PHADA and Rutgers University EDEP graduate • Serves on several FAHRO committees • With husband Frank has 5 children & 3 grandchildren



Lisa Jones Watkins - MEMBER AT LARGE

ED, Winter Haven HA • B.A. Journalism: Florida A&M • Advanced studies in public admin: U of South Florida • Rutgers University EDEP graduate • Member: City of Winter Haven's Affordable Housing Committee • Winter Haven Leadership Class of 35 Polk Leadership Class 11 • Governance Board of the Lakeland/Winter Haven Polk County Continuum of Care • Junior Achievement, volunteer teacher Margaret Byrd Jones Foundation, Inc., Board • Chairperson, FAHRO PR Committee • Domestic violence awareness & prevention advocate



Kristopher Cruzada - MEMBER AT LARGE

Chairman, Seminole County HA • 15 years on SCHABOC • SERC-NAHRO Commissioner Committee • B.B. in accounting: University of Central Florida • Attended St. Louis University School of Law • Florida Bar Member • Maintains legal practice



CANCELED
FAHRO Conference
Tentatively Scheduled for
August 25-27, 2020

details on page 28



Photos courtesy of the Daytona Beach News-Journal/David Tucker

A Culture of Giving

Food Brings Hope During COVID-19 Pandemic at Daytona Beach Housing Authority

Recognizing the serious impact to families and the immediate needs as a result of the COVID-19 pandemic, the Daytona Beach Housing Authority staff quickly developed a plan to feed the hungry in their community.

Daytona Beach Housing Authority partnered with agencies across Volusia County, Florida to distribute 600 bags of groceries each week to public housing Residents. The four-month



program, organized by Daytona Beach Housing Authority staff and spear-headed by Executive Director/CEO Terril Bates, coordinates donations of food, supplies, and labor with assistance from partner organizations.

Each week, volunteers bag and distribute free groceries which include fruit, vegetables, cereal, bread, meat, pasta, and household

As a result of the COVID-19 pandemic, staff quickly developed a plan to feed the hungry in their community.

supplies. The groceries are delivered to the front doors of Daytona Beach Housing Authority Residents to help them endure the hardship resulting from the economic shutdowns related to the coronavirus.

The weekly food deliveries provide healthy meals for families who are staying safe at home and are especially welcomed by those who have lost employment due to shutdowns.

The complex process of feeding the community involves several local agencies including primary partner Halifax Urban Ministries which donated both money and supplies from their stock, Second Harvest, the City of Daytona Beach, and Volusia

County which donated money toward the program and provided use of the county's Convention Center, the Ocean Center, to be used for assembling the weekly food donations.

Ms. Bates joined Daytona Beach Housing Authority in September 2018 and has been recognized locally for the innovative community programs and Resident-centered initiatives implemented during her tenure. Bates previously served as the Executive Director/CEO of the Spartanburg Housing Authority in South Carolina.



Daytona Beach Housing Authority

Daytona Beach, FL

PH: 1,980

HCV: 1,337

Terril Bates, ED

DBHAFL.org

**Reta Thomas - PRESIDENT**

Director of Resident Services, Augusta HA • 36 years PH experience • SERC NAHRO Public Affairs/ SERCulator Committee, 3rd Term as Chair • Former PH resident • Alumnus of Albany State University & Faith Bible Institute • One adult son & two grandsons

Richard Whitworth - VICE PRESIDENT FOR MEMBER SERVICES

ED, Lavonia HA • GAHRA Past President 2008-2009

**Brandie Garner - SR VICE PRESIDENT**

HCV Director, Marietta HA • 19 years PH experience • Bachelors: Michigan State University • M.A. University of South Florida • NAHRO Section 8 Housing Manager Certification • Has two children with husband Dennis

Mark Watson - VICE PRESIDENT FOR LEGISLATION & REGULATION

ED, Jesup HA • 13 years with JHA • Bachelors: Math, Armstrong Atlantic State University • SERC NAHRO 40 under 40 List • GAHRA Emerging Leaders Program • Chairman of several GAHRA committees • SERC NAHRO Strategic Planning Committee, Vice-Chair

**Latonia Simmons - VICE PRESIDENT FOR PROFESSIONAL DEVELOPMENT**

VP of Operations, Albany HA • 20 years PH Experience • Associate degree in human services • B.A. in social work • SERC NAHRO Member Services Committee, Co-chair • GAHRA's Future Leaders Class of 2012 • SERC NAHRO 40 Under 40 Class of 2015 • One son with Husband Andre'

Marie Harris - TREASURER

ED, Roberta HA • 27 years PH experience • 23 Years on GAHRA's Executive Committee • Served on several GAHRA Committees • SERC NAHRO Professional Development Committee

**Michael Boatwright - PAST PRESIDENT**

ED, Moultrie HA, Doerun HA, & Moultrie Leased Housing Corporation • 18 years PH experience • SERC NAHRO Convention and the Small Agency Task Force Committees • Previously served on various SERC NAHRO & GAHRA committees • University of Georgia Alumni • Married with two children

Gary Erwin - VICE PRESIDENT FOR HOUSING & REDEVELOPMENT

ED/CFO, Conyers HA & CHA's non-profit • 14 years PH experience • Conyers Police Department, Lieutenant Specialized in Financial Investigations & Audits • SWAT Entry Team Leader • SERC NAHRO Exhibitor Chair since 2017 • Married for 24 years with two children

Candice Drake - SECRETARY

ED, Dawson HA • 13 years PH experience • B.A. English & Criminal Justice: Alabama A & M University • MPA: Western Michigan University • GAHRA's Future Leaders Class of 2012 • Public Housing Management Certification • Numerous GAHRA Executive Committee Positions • SERC NAHRO Convention, Co-chair • Delta Sigma Theta Sorority, Inc. Emory Prevention Research Center Community Advisory Board • Mother of one son



GEORGIA NEWS

Debi McDade Retires

- West Georgia Consortium

West Georgia Consortium (WGC) announces the retirement of Debi McDade, which was effective June 26th.

Debi joined WGC in 2004 as a part time A/P clerk and was promoted to CFO in 2006, followed by her selection as ED in 2011. Beginning in 2015, Debi joined the GAHRA Board as an officer. Debi served as GAHRA Senior Vice President -2019-2020 - over the portfolio that included Conference Registration, Site Selection, Exhibitors, Annual Convention, Awards/ Recognitions and

Governance. Debi also served SERC NAHRO with involvement on the SERC Housing and Scholarship Committees Debi and her husband, Dennis, are looking forward to retiring and enjoying their home in Coleman GA.

They also will be traveling to visit their children and grandchildren in both New Strawn, KS and San Antonio, TX.



Standing (at left): Debi's sons Jason then Brian, holding grandson Wiley. Seated: Debi's mom (Bonnie) and Debi. Front row: grandchildren Laura and Michael.



HA App Reaches Residents During COVID-19

Tifton Housing Authority GAHRA 2019 Winner, Website & App – Medium HA Category

With the growing reliance on smart phone technology, the Tifton Housing Authority (THA) developed a mobile app to communicate with Residents more effectively. THA serves 381 families within the City of Tifton and in surrounding Tift County, Georgia.

The mobile app provides a technology-driven solution to increase engagement and enhance communications with Residents, staff members, board of commissioners, and to build rapport with stakeholders in the Tifton community.

The innovative mobile app works in conjunction with the Agency's website, TiftonHousing.org, and allows Tifton Housing Authority to communicate immediately with the community via push notifications, text, email, and website updates.

THA's integrated app and website were recognized by the Georgia Association of Housing and Redevelopment Authorities (GAHRA) as the 2019 Website of the Year in the Medium Public Housing Category.

"The THA app has been a great tool for communicating with our Residents during the COVID-19 pandemic! It allows us to pass info to THA Residents immediately, which is really important in our current environment,"

explains Shaundra Clark, Tifton Housing Authority Executive Director.

The THA mobile app is among the first Housing Authority mobile apps in the nation to fully integrate with its website's Content Management

"The THA app has been a great tool for communicating with our Residents during the COVID-19 pandemic! It allows us to pass info to THA Residents immediately, which is really important in our current environment."

System. This unified solution allows Tifton Housing Authority's website administrators to publish notifications to stakeholders via website updates, text, email, and push notifications to app subscribers from one location simultaneously, ensuring consistent, timely messaging across all devices and platforms.

Transparency for the agency is also enhanced through continued promotion of the programs and services offer by THA.

The Tifton Housing Authority app was developed as a beta test by Brooks Jeffrey Marketing, Inc. as the website development and marketing firm's first Housing Authority App.

THA's mobile app is available for free download at Google Play (Android) and the App Store (iOS).

Tifton Housing Authority Mobile App Features:

- Push Notifications
- Breaking News & Events Calendar
- Contact the Housing Authority
- FAQs
- Interactive, Google Property Map
- Link to full responsive website



Tifton Housing Authority

Tifton, GA

PH: 340

Shaundra Clark, ED

TiftonHousing.org



Steven Parker - PRESIDENT

ED, Dawson Springs HA • 13 years PH experience • KHA Professional Development Committee • SERC NAHRO Professional Development Committee and State Representative Committee • Served on Several SERC NAHRO Committees • Kentucky Colonel commissioned in 2010 • Bachelor's degree in financial management/planning, Western Kentucky University • Married with 2 children



Jeffrey Patrick - VICE PRESIDENT

ED Morehead HA • 15 years as ED at MHA • Served on Several SERC NAHRO Committees • Associates Degree & B.A.: Morehead State University • Prior to PH, worked with defense contracting • Lived in Cairo, Egypt for 3 years • Owned & operated a gasoline & diesel fuel distributorship serving local community

Ruth Tanner - SECRETARY

ED, Boone County Assisted Housing Department • 25 Years PH Experience, last 7 as ED • Served 2 terms as VP of Section 8 for KHA • SERC NAHRO Rental Assistance Committee • Married: 3 children & 5 grandchildren



Cheri James - TREASURER

ED, Catlettsburg HA • 20 years local government experience • 7 Years in PH. SERC NAHRO Education & Training committee • Bachelor's degree in finance: Morehead State University • 2 sons with husband Trent



Mike Turner - VP PUBLIC HOUSING

ED, Tompkinsville HA, Managing Director, Burkesville HA • 14 years PH Experience • Pastor of 18 years • Married: 6 children, 13 grandchildren, 1 great grandchild



Tracey Wilks - VP SECTION 8

Section 8 Manager, Lawrence County HA • 13 years with LCHA • Twin boys with husband Neil

Faith Day Pike - VP MAINTENANCE

Maintenance Director, Catlettsburg HA • 7 years PH Experience • Local Revitalization & Civic Committees • Past business owner and former music teacher • Currently serving as Mayor of the City of Catlettsburg, KY • 3 adult children



Faye Dodd - DIRECTOR AT LARGE

ED, Murray HA • Over 20 years PH experience • KHA Self-Insured Fund Board of Trustees • Has served in variety of KHA positions • Rutgers University certified EDEP • NAHRO certified SPHM • B.A. in social work: Murray State University • Several SERC NAHRO committees



Shauna Boom - DISTRICT 1 DIRECTOR

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



Tim Kitts - DISTRICT 2 DIRECTOR

ED, Danville HA • Managing Director Stanford HA • 8 years PH experience • SERC NAHRO CR&D and IRGE Committees • SERC NAHRO Emerging Leader Class of 2019 • B.S. in business administration, Tennessee Temple University • Married with three children

Cindy Bowen - DISTRICT 3 DIRECTOR

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



Tooter Castle - DISTRICT 4 DIRECTOR

Deputy ED, Paintsville HA • 25 years PH experience • KHA Past President • KHA Self-Insured Fund, Secretary • Served on Several SERC NAHRO and PHADA committees • 1 son & 2 grandchildren with husband, Bob



Vickie Smiley - PAST PRESIDENT

ED, Hopkinsville HA • KHA Past President • 20 years PH experience • Served on several SERC NAHRO and PHADA committees • 2 children & 3 grandchildren with husband, Bruce



Breaking the Cycle

Mentoring Youth & Changing Lives: Housing Authority of Owensboro



The Housing Authority of Owensboro invests in the future of area teens through the "Breaking the Cycle" program.

Breaking the Cycle provides opportunities for area teens to experience the positive influence of mentors and helps prepare them to live successful lives through education, personal development, and career guidance.

The mission of the Breaking the Cycle program is to help at-risk youth by providing them with the resources needed to be successful in life. The goal of the program is to ensure teens make better choices and to engage in activities that will give them an enriching life, full of wonderful opportunities.

Some activities the Breaking the Cycle program offers:

- 1-on-1 mentorship
- College visits
- Job searches
- Job shadowing
- Confidence-building workshops

The program was founded by Brionna Greer, a local Owensboro High School student, along with mentors Ashton Robertson and Alazia Baker.

Breaking the Cycle holds meetings on the first and third Tuesdays of each month at 7:00pm at the Dugan Best Community Recreation Center. The group welcomes mentors from the community to share advice and life skills with teens during these meetings, as well as to assist them in pursuing educational and career-related opportunities.

The Breaking the Cycle program is open to all Owensboro at-risk teens, specifically those who are Residents at the Housing Authority.

The Housing Authority of Owensboro owns and manages 580 apartments and administers 289 Housing Choice (Section 8) Vouchers throughout the City of Owensboro.

The Breaking the Cycle program aligns with the Housing Authority of Owensboro's objective to provide each family with a home and services that will facilitate individuals in achieving their goals. The Housing Authority of Owensboro strives to support customers through services and creativity in meeting the ever-changing needs of diverse Residents.

For questions, volunteer opportunities, or interest in the Breaking the Cycle program, please call (270) 702-1798 or (270) 316-0218 for program details.



HOUSING AUTHORITY
of Owensboro

Housing Authority of Owensboro

Owensboro, KY
PH: 580 - HCV: 289
Shauna Boom, ED
OwensboroHousing.org

KENTUCKY NEWS

Recipient of Foster Youth to Independence (FYI) Vouchers

- Lexington Housing Authority

The Lexington Housing Authority has received a \$46,000 federal grant to help young people who are transitioning out of foster care avoid homelessness through the Foster Youth to Independence (FYI) initiative.

"Often times we think of homelessness as being centered around adults and senior citizens, however, this grant allows us to bring to the fore-

front the issues centered around youth transitioning out of foster care who are at risk of homelessness," said Austin Simms, LHA Executive Director. LHA received the highest level of funding nationwide during the most recent allocation. LHA partnered with the state Cabinet for Health and Family Services and the Lexington's Office of Homelessness

Prevention and Intervention to implement the grant.

Aldean Pleasant, manager of the Housing Authority's HCV program, wrote the grant proposal, and will manage the program in collaboration with the state and the City.



Austin Simms, LHA ED



Ben Washington - PRESIDENT

ED, Vicksburg HA & it's non-profit - Vicksburg Housing Management & Development LLC • ED, Yazoo City HA • 15+ years Low-Income Housing Experience, 22 Years as an ED • Holds a B.S. – Business Administration – U. of Southern Mississippi • Wife Elizabeth (of over 27 years) have 3 children



Jason Spencer - SR VICE PRESIDENT

ED, Tennessee Valley Regional HA • 19 years of PH experience • PHADA trustee • BBA: Faulkner University • MBA: Union University • CPO Certification • UPCS Certification • HQS Certification • Hearing Officer • PHM Certification • Inspection Administration Certification • 2 sons with wife Jeannie

Kay Judson - SECRETARY/TREASURER

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



Felicia Jackson - VP PROFESSIONAL DEV

Assistant ED, Laurel HA • 27 years of PH experience • Co-Chair of the South Mini Group • Serves on SERC Professional Development and Emerging Leaders committees • Leads Girls Youth Mentoring Group



Sarah Lyons - VP MEMBER SERVICES

Controller, Biloxi HA (BHA) • 11 years with BHA • 2018 MHARM Advisory Committee • SERC Public Affairs Committee • 2015 SERC Emerging Leaders Class • MBA: U. of Southern Mississippi



Katina Pace - VP HOUSING

Deputy ED, Mississippi Regional Housing Authority VI • 20 years of affordable housing experience • BA: Economics; Accounting emphasis: Tougaloo College • PHM & HCCP Certifications • Alpha Kappa Alpha Sorority, Inc. • Central MS 500 CoC - Board Member • 3 daughters & 1 granddaughter with husband Melvin

Tillman Calvert - VP COMMISSIONERS

Vice-Chairman, Tupelo HA • 12 years of housing industry experience • MBA: Bellarmine University • PhD: Jacksonville Theological Seminary



Helen Werby - DIRECTOR

ED, Biloxi HA & Biloxi Community Development Corporation • 16 years PH Experience • Serves on MHARM Boards, Gulf Coast Initiative, Mercy Housing & Human Development, MAAHP, & Gulf Coast Housing Partnership • BBA: University of Mississippi • JD: Mississippi College School of Law • Mississippi Bar Association, Active Member



Brian Power - DIRECTOR

ED, Mississippi Regional Housing Authority IV • Over 33 years of Public Housing experience • Served on numerous SERC



Tabitha Smith - DIRECTOR

ED, Tupelo HA • 26 years of service in Affordable Housing Industry • Serves on SERC's Administrative Practices and History & Archives committees

Debra Taylor - DIRECTOR

ED, Columbus HA • Over 18 years with CHA • BS: Education from MUW • MEd: Mississippi State University • Debra & husband Terrance (over 28 years) have 3 adult children & 3 grandchildren



Terri Holt - DIRECTOR

ED, Winona HA • Over 35 years in public service • MHARM Insurance Advisory committee • MS Tobacco Free Coalition & the Families First for MS Coalition for Montgomery County • Associate degree: Holmes Junior College • 2 children & 1 grandchild



Thomas Coleman - POLICY ADVISORY

Special Advisor to Tennessee Valley Regional Housing Authority • Over 40 years of service in Affordable Housing Industry • MAHRO Past President • Various MAHRO, SERC, NAHRO & PHADA Committees • Northeast Mississippi Planning & Development District, Chairman since 1984 • BS: Mississippi State University • 2 Children and 2 grandchildren with wife, Mary Kathryn



Judy Mellard - POLICY ADVISORY

ED, Hattiesburg HA • Over 16 years of service • MAHRO Past President • Mississippi SERC Representative • BA: U. of Southern Mississippi • Certified in Public Housing Management.

Alirick Young - POLICY ADVISORY

ED, Laurel HA • Over 25 years' experience in Affordable Housing industry • SERC past president • Variety of certifications • BS: U. of Southern Mississippi • Drug awareness instructor • 2 children with wife Sabrina



Royall Ann Spencer - POLICY ADVISORY

ED, Clarksdale HA • Over 40 years of service • MAHRO Past President • Royall Ann & husband Greg, have 3 children & are new grandparents



Mississippi Association of Housing & Redevelopment Officials



Hickman Heights Groundbreaking Launches Housing Development

Mississippi Regional Housing Authority VI

Mississippi Regional Housing Authority VI (MRHA VI) broke ground for Hickman Heights, a 100-unit affordable housing development on January 30, 2020 at 2 p.m.

This RAD project will cost over \$57 million dollars and is funded by a combination of LIHTC, Bonds and Housing Trust Funds.

MRHA VI in cooperation with BGC Advantage and Mississippi Region VI RAD, LP, developers and co-owners, will rehabilitate 138 units of existing housing and construct 120 new units. This RAD project will impact six central Mississippi counties, creating 633 construction jobs while improving the quality of housing.

This RAD project will cost over \$57 million dollars and is funded by a combination of LIHTC, Bonds and Housing Trust Funds.

Forty-four (44) units within the overall project will be set aside to house

individuals who qualify under the Olmstead Initiative.

The properties within this development are scattered across nine (9) separate sites in six (6) different counties encompassed within the Mississippi Regional Housing Authority VI service area. These counties are: Claiborne, Hinds, Holmes, Madison, Rankin, and Yazoo.

Hickman Heights (Jackson/Hinds County) is named in honor of Executive Direction, Dr. Hickman M. Johnson, and is the first property under construction for the project.

BGC Advantage is a real estate development company that partners with non-profit and for-profit entities to acquire, create and rehabilitate affordable housing communities. For more information, visit bgcadvantage.com.



Mississippi Regional Housing Authority VI

Jackson, MS

PH: 136 - HCV: 5,021

Dr. Hickman Johnson, ED
MRHA6.org





Vivian Perry - PRESIDENT

Deputy ED, Kinston HA • Associates Degree: Sampson Community College • 37 years PH experience • With husband Kenneth, two children (both NC A&T graduates), 4 grandchildren, 1 grand dog



Robbie D. Littlejohn - VICE PRESIDENT

ED, Union HA • 11 years PH experience • President Elect of CCHRCO • Bachelor's Degree from Wofford College • NAHRO-certified PH manager/graduate of PHADA's & Rutgers University's ED education program • SC Army National Guard Veteran • With wife Wanda, 2 children

Michael Dineen - SENIOR VICE PRESIDENT

ED, Lenoir HA • 15 years PH experience
• President of NCPHADA • U.S. Army Veteran
• 10 years as a GA Police Officer • Bachelor's degree from Shorter University • Has 3 children with wife, Jennifer



Ivory Mathews - FIRST VICE PRESIDENT

ED, Columbia HA • 20 years Affordable Housing experience • M.S. (foundations of education with a concentration in counseling & psychology) Troy State University - Augusta • Holds several nationally recognized Affordable Housing certifications • With husband Donnie – 2 children



Wendy Ellis - TREASURER

ED, Farmville HA • 20 years PH Experience
• One son & new grandmother



Gray Matthis - SECRETARY

ED, Eastern Carolina Regional HA • 10 years PH experience • 25 years VP in banking industry

Randy Mathis - PAST PRESIDENT

ED, Gaffney HA • 44 years in PH experience, 25 years as ED • BBA: James Madison University



NORTH CAROLINA

SERC-CONNECTS

CARES Act Funding for Residents

Robeson County Housing Authority Initiated These Projects:

- Created/Distributed CARE Kits** to Residents. Kits include: disinfectant (gallon), 1 spray bottle, gloves (100 qty), hand sanitizer (8 oz), face masks (10 qty), toilet tissue (10 rolls), paper towels (5 rolls), informational magnet, and infrared thermometer (coupon).
- Utilized social media notifying Residents of COVID-19 testing & other health & safety information
- Installed Rent Collection Drive-up Drop Boxes at all 4 complexes plus a Walk-up Customer Service Window with interactive camera system** (pictured below)
- Food Distribution Partners: Mountainair Farms, Robeson Disaster & Recovery Coalition, Second Harvest
- Installing a One-Stop Kiosk for Tenant Services at two sites.



- Upgraded Website with a Special Alerts module for posting COVID-19 updates



RCHA is currently accessing additional Resident needs while planning additional projects.



Robeson County Housing Authority

Lumberton, NC

PH: 290

Niakeya Jones Cooper, ED
RobesonHA.org



Residents Graduate from Homeownership Program

- Hickory Housing Authority

Residents of the Hickory Housing Authority recently graduated from the Homeownership program sponsored by Western Piedmont Council of Governments and the Hickory Housing Authority. The joint program which is 9 months in duration focuses on preparing participants for homeownership. Topics covered include; understanding credit, loans scams and ID Theft, Fair Housing, Home Inspections, and Foreclosure. Participants received individualized

counseling and referral services tailored to their specific needs throughout the duration of the program.

Upon completion of the program participants work with lenders to secure a home. One percent of the down payment must come from the participants own financial resources. The HHA has operated the Section 8 Housing Choice Voucher Program since 2001.

Tina Akers Brown, CEO Retires

- Greensboro Housing Authority

Tina Akers Brown, CEO of Greensboro Housing Authority, retired June 30, 2020.

Akers Brown's Impactful Career:

- 1979, began career with CETA Programs at Opportunities Industrialization Center & Salem College
- 1985, began housing career as Section 8 Coordinator at Fairmont/Morgantown HA
- 1988, promoted to Executive Director of Fairmont/Morgantown HA
- 1993, became the first/only African American President of the West Virginia Association of Housing Authorities
- 1996, joined Greensboro Housing Authority (GHA) as the Director of Housing Services
- 1998, promoted to Deputy Director for Operations for GHA, ultimately becoming CEO
- 2001, appointed as ED of GHA. Akers is the first African American



and the longest-serving CEO in GHA's history.

- 2003-2009, NAHRO Board of Governors
- 2005-2007, SERC NAHRO President. Began SERC 40 Under 40 initiative
- 2009, named NAHRO Fellow

Akers Brown has over 35 years of progressive management experience, serving as the CEO of the largest affordable housing provider in Greensboro, 3rd largest in NC. GHA serves over 12,000 Residents and manages over 6,000 units of housing.

Martin Blaney, Executive Director Retires

- New Bern Housing Authority

Martin Blaney, Executive Director for New Bern Housing Authority, retired March 5, 2020.



WHA Distributed 30 Beds for School-Aged Children

- Washington Housing Authority

Centers for Disease Control (CDC) studies have proven that great sleep quality improves children's overall health and school performance. On February 7, 2020, the Washington Housing Authority distributed 30 beds to 20 households for school-aged children to improve their sleep quality and positively impact their health and learning ability.

Akers Brown oversaw the HOPE VI Initiative, a \$22.9 million grant—an additional \$78 million in leveraged funds. She was instrumental in the acquisition and construction of over 300 additional affordable units.

Under Akers Brown's leadership, GHA has increased the number of available HCVs from 1,300 to 3,500, expanding HCV Programs to improve services geared toward those who are homeless, disabled, veterans, and persons with HIV/AIDS. GHA has implemented RAD Programs, with over \$43 million in renovations to over 1,700 units of PH. Currently, GHA is developing Greensboro's first affordable housing units that will serve veterans and their families.

SERC NAHRO congratulates Tina Akers Brown for exemplary Leadership – JOB WELL DONE!



Shaunte' Evans, CEO

- Spartanburg Housing Authority

Shaunte' Evans assumed the role of CEO for Spartanburg Housing Authority in September 2019. Previously, Evans was the Executive Vice President of Administrative Operations at the Charlotte, North Carolina Housing Authority where she played an integral role in assisting the Charlotte Housing Authority with transitioning its operations following the conversion of its portfolio under HUD's Rental Assistance

Demonstration (RAD) Program and implementing the Moving to Work (MTW) program.

Evans holds a Master of Business Administration degree from Winthrop University in Rock Hill, SC. She also holds a Bachelor of Science in Business Administration degree from the University of South Carolina Aiken.

"As I reflect on my first nine months, I am most proud of the progress made to reshape the agency, increase Resident engagement, transition our

portfolio utilizing the RAD platform, and cultivate partnerships to help advance our mission," states Evans.



Franklin Scott, ED/CEO

- North Charleston Housing Authority

Franklin R. Scott was recently selected as the ED/CEO of North Charleston Housing Authority. Working in the affordable housing industry since 2000, Scott previously served as the Executive Director for Easley Housing Authority, leading the agency out of HUD corrective Action Plan to High Performer designation. Prior to his tenure with Easley Housing, Scott served as the

Deputy Executive Director for Charleston County Housing & Redevelopment Authority.

Scott earned a Bachelor of Science in Management from Southern Wesleyan University and holds several professional certifications in the affordable housing industry.

Scott is pleased to return to the Charleston/North Charleston metro area to be near family,



Yvonda Bean, COO

- Columbia Housing

Yvonda A. Bean recently joined Columbia Housing as the agency's new Chief Operating Officer.

A proven leader, Mrs. Bean's experience in the affordable housing industry began in 2000. Originally from South Carolina, she has years of progressive experience in executive leadership with affordable housing agencies in the Palmetto state, as well as in other parts of the country.

Most recently, she served as the Executive Director/CEO of the Housing Authority of the City of Lafayette (LHA), Louisiana where she transformed the Housing Authority from a U. S. Department Housing & Urban Development (HUD)-supervised

Agency to a thriving organization with financial and staff stability.

Mrs. Bean is responsible for day-to-day operations of all the programs of Columbia Housing.



Meet Talarria 'TJ' Jackson, the new Vice President of Resident and Family Services at Columbia Housing. She comes to Columbia Housing after a 15-year stint at Prisma Health as Program Director with the Office Community Health.

Talarria Jackson, Vice President of Resident & Family Services

- Columbia Housing



Columbia Housing to Capture 80-Year History; Prepares for ABC Demolition

Through the Years, Allen Benedict Court (ABC) Has Been Home to a Host of Notables

When the first Residents moved into Allen Benedict Court in 1940, an American postage stamp was \$.03, a loaf of bread cost \$.13, one could purchase a brand new automobile for \$450, and Franklin D Roosevelt was President.

Back then, the developer, M.B. Kahn Construction had also recently completed the Gonzales Gardens public housing project just a few blocks away. The two projects, Allen Benedict Court and Gonzales Gardens were basically twin projects with the same property footprint and apartment floor plans. The only difference? Gonzales Gardens was built for Columbia's White citizens; Allen Benedict Court was built for Columbia's Black citizens. In the 80-year life of Allen Benedict Court, it has been home to some of the country's elite, to include a Grammy Award winning performer;

corporate executives; national television celebrities; a host of doctors and lawyers; and NBA greats.

As Columbia Housing begins the process to demolish Allen Benedict Court; the agency is hoping to retain some of the property's rich history by asking former Residents who lived there over its 80-year history to share memories, photos and mementos.

"Our communications team is looking for ways to tell the Allen Benedict Court story," says Interim Executive Director Ivory Mathews. "We have launched the Allen Benedict Court: Always in My Heart webpage. We want to feature their stories on our website and create a table-top keepsake publication to capture the special place ABC has in so many people's hearts."

For information on the ABC Demolition Contract, please visit columbiahousing.org/procurement. For info on ways you or someone you know can participate, email us at CHCares@CHAsc.org.



Columbia Housing

Columbia, SC

PH: 1,887

HCV: 4,154

Ivory Mathews, Interim ED
ColumbiaHousingSC.org

SPREAD THE WORD, NOT THE VIRUS

PROTECT YOURSELF & YOUR NEIGHBORS



DO

- ✓ Use a cloth face covering when you are in social settings where social distancing is difficult to maintain.
- ✓ Use items around the house like scarves & bandanas.

DON'T

- ✗ Use a cloth face covering as a substitute for social distancing & staying home.
- ✗ Use N95, surgical or other medical grade masks. These are needed by Dr's, Nurses & First Responders.

Maintaining 6' social distancing remains critical to slowing the spread of the virus

Check CDC.gov for more information



sign up for News @ columbiahousing.org

Face Coverings for Residents

- Columbia Housing

Columbia Housing contracted with seven local vendors to create cloth face coverings for the Residents of our public housing units.



Paul Dellinger - PRESIDENT

ED, Cleveland HA • 15 years with CHA • Prior Deputy Director of the Allen Metropolitan Housing Authority (Lima, Ohio) for over 12 years • B.B.A.: Bowling Green State University • M.B.A.: Tiffin University • With wife Sheri: 2 grandsons • Enjoys family, travel, guitar, & endurance mountain bike racing



Maria Catron - SR VICE PRESIDENT

ED, Oak Ridge HA • 15 years PH experience
• Redeveloped with HOPE VI. Experienced with Community Supportive Services/Choice Neighborhoods & FSS/Homeownership programs
• Several local, regional, and state boards focused on affordable housing • Tennessee Affordable Housing Coalition, Treasurer • With husband, Darryl: 5 sons & 1 daughter

Jo Alred - VP COMMISSIONERS

Board Chairman, Jackson HA • 22 years on HA Board • Former TAHRA Commissioners Committee, Co-chair • SERC- NAHRO Commissioners Committee, Secretary • NAHRO Commissioner Certification Trainer • 31 years' service: state of Tennessee in Education

Thomas Rowe - SECRETARY/TREASURER

ED, Murfreesboro HA • B.S. in accounting, Atlantic Christian College • 40 years of PH experience
• Former ED, Rocky Mount HA • Former ED, Fort Mill HA • Director of three non-profit entities
• SERC-NAHRO, Past President • CCHRO, Past President • Has twin sons



Jeff Green - VP HOUSING

Operations Director, Morristown HA • 21 years with MHA • Bachelor's degree in org. management with concentration in financial management: Tusculum University • TAHRA's Exhibitors Committee, Co-Chair • SERC/NAHRO History & Archives Committee • East Tennessee Purchasing Association, Member.
• Married, 3 sons and 2 granddaughters



Justin Jones - VP MEMBER SERVICES

ED, Ripley HA since 2018 • Prior Finance Director at RHA 2015 - 2018 • Bachelor's degrees in business management & accounting • M.B.A. (concentration in accounting) • PHADA and Rutgers University EDEP graduate • NAHRO Certified Public Housing • NAHMA Certified Professional of Occupancy • IRS Enrolled Agent • TN Certified Municipal Financial Officer • Pursuing Institute of Real Estate Management Property Manager Certification • PHADA's Membership Committee • SERC-NAHRO's Housing & Emerging Leaders Committees • Rotary Club member • Bags of Hope volunteer • Lauderdale County Litter Committee • Two children

Susan Minor - VP PROFESSIONAL DEV.

VPO, Franklin HA • Experienced with Nonprofit Management/Marketing & Communications/ Commercial Real Estate • Bachelor's degree in finance, Arkansas State University • PHADA/Rutgers EDEP graduate • Involved with several community organizations • With husband, Gary: 1 son



Jim Payne - 1ST PAST PRESIDENT

ED, Sparta HA • 18 years with Sparta HA
• Sparta Jaycees, Past President • Sparta Rotary Club, Past Member • City of Sparta Alderman, 15 years of service • TAHRA, Past President • Motlow State Community College, Board of Trustees • Married to Judy Parker Payne



Joyce Floyd - 2ND PAST PRESIDENT

VP of Strategic Planning & Development, Knoxville RHA • 30 years PH experience • Sparta HA Board of Commissioners, Chairman • Strategic Planning Certification • Certified Government Performance Manager. Oversees Strategic Planning for SERC/NAHRO & TAHRA • NAHRO's Community Revitalization & Development Committee
• Bachelor's degree: Tennessee Technological University.





Changing of the Guard - Retirement & New ED

- Dyersburg Housing Authority

Paula Ledford began her career at Dyersburg Housing Authority in 1974, and became the ED in 1988 serving for more than 46 years. She has been dedicated in development of housing and the provision of services in six counties located in northwest TN. Paula served on PHADA's Board of Trustees for 24 years and has been involved in TAHRA and SERC-NAHRO. She retired June 30th, and stated that "it has been an enjoyable and rewarding experience to serve the communities."

Beverly Murley has been hired as Executive Director at Dyersburg HA. She began working at DHA under the direction of Paula Ledford in 1989. Beverly has extensive knowledge and experience in the housing industry, and was previously employed by Jackson HA for many years. DHA's Board of Commissioners felt that Beverly's history and experience with DHA and JHA will be beneficial in the future provision of affordable housing.

60th Anniversary Celebration

- Ripley Housing Authority

Ripley Housing Authority celebrates 60 years of service on Friday, September 18, 2020 with an event showcasing RHA's positive impact on the Ripley community from 1960 to present day. The celebration from 4:00pm - 8:00pm includes a reception, program, and entertainment.



Join us! To RSVP, please call: 731-635-1901 or email Justin Jones jjones@ripleyhousing.org or Kim Taylor ktaylor@ripleyhousing.org. Visit: RipleyHousing.org

Cleveland HA's RAD Conversion

- Cleveland Housing Authority

Paul Dellinger, ED Cleveland Housing Authority (CHA) is pleased to share that The Communities Group (www.TheCommunitiesGroup.com) was the top candidate selected as the developer for the CHA's RAD conversion.

The Communities Group will be guiding the master planning for the

renovation, redevelopment & new construction projects for CHA.

CHA currently offers 420 PH units spread over 14 locations, along with managing 208 Section 8 vouchers.

For more info visit CHA's new site: ClevelandHousingAuthority.org



William Hershel Thrasher, ED Retires

- Shelbyville Housing Authority

William Hershel Thrasher, Executive Director of the Shelbyville Housing Authority, retired in June after 28 years of service. He spent his early career in sales, marketing, and leasing before joining the Shelbyville Housing Authority as Deputy Director in 1992. He has been the housing authority's Executive Director since 1993.

Some may not know that Mr. Thrasher served in the U.S. Navy aboard the USS Gearing (DD-710) as a Sonar Specialist E-5, and was granted a top secret security clearance for nuclear warhead work on anti-submarine rockets. He also worked at Marshall Space Flight Center testing ground support equipment for Apollo missions.

Mr. Thrasher is a graduate of Middle TN State University with a major in Marketing, and a minor in Economics and Accounting. He is a member of SERC-NAHRO and TAHRA. He served as Trustee on the Board of PHADA since 1997, where he filled various committee appointments and served as Vice President of Membership 2018-2019. Mr. Thrasher will be missed at the housing authority, but looks forward to traveling, spending time with his nine grandchildren, and continuing to work on the affordable housing needs in our great community!

Martin Enrichment Academy

Martin Housing Authority: Motivate - Educate - Excel

Martin Enrichment Academy (MEA) provides afterschool and summer programs for the youth of Weakley County, Tennessee.

MEA is coordinated through Martin Housing Authority and its non-profit organization, Impact Management Solutions.

The mission of the Martin Enrichment Academy is to provide an environment that will creatively educate the students and foster a relationship that will last a lifetime.

MEA currently serves 65 students (Kindergarten -12th grade) in the after-school program. **Students' daily schedule includes a healthy snack, academic enrichment activities, recreational activities, tutoring, and homework help.**



MEA staff members work closely with teachers in the local school system to ensure goals and activities align with school objectives. Parental involvement is encouraged and fostered through, volunteer opportunities, parent events, communication with MEA staff....etc.....

Students have opportunities through clubs such as art and culinary to engage in hands on learning.

Northwest Tennessee Local Food Network works with MEA students on a community garden. Students plant, harvest and prepare meals

for the community through the Stone Soup Project.



MEA's summer program continues the enrichment experiences with 40 children (Kindergarten-5th grade) enrolled. The summer program provides a bridge to close the gap on summer learning loss.

The majority of volunteers come from the local university, University of Tennessee at Martin (UTM). Volunteers from several UTM departments actively participate in MEA programs (Social Work, Health and Human Performance, Education, Art Education, and the Paul Meek Library). Members of several UTM sororities and fraternities also volunteer. The UTM Athletic Department provides tickets to students to attend various games during MEA mentor activities with the program.

MEA also benefits from community volunteers, including members from local churches, library staff, and retired teachers.

The programs offered by Martin Enrichment Academy are funded through a variety of sources. The State of Tennessee Department of Education's Lottery for Education Program (LEAP) provides the largest portion of funding for the afterschool program. USDA's Child and Adult Food Program provides a healthy snack for children during the after-school program. MEA utilizes the

USDA's Summer Food Program, which provides a healthy lunch for any child under 18, to feed students during the summer program.

Additional funding is provided by the United Way of West Tennessee and through community donations, specifically **the annual Daddy Daughter Dance fundraiser. The annual event, held for the past six years, has grown from 150 participants to more than 600 participants. In 2019, over \$12,000 was raised for the MEA summer program through the event.**



More information about the Martin Enrichment Academy, including donation and volunteer opportunities, can be found on the website: <https://www.martinhousing.org/martin-enrichment-academy>.



Martin Housing Authority

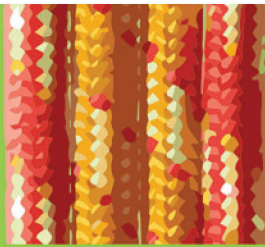
Martin, TN

PH: 298

PBV: 169

Pam Bratcher, ED

MartinHousing.org



UNCOMMONLY STRONG FOR 30 YEARS

Thank you for being a valued partner in our mission to protect, preserve, and promote the sustainability of affordable housing. **We're stronger together.**

INSURANCE | TRAINING

RESEARCH | CAPITAL



www.housingcenter.com

HAI Group® is a marketing name used to refer to insurers, a producer, and related service providers affiliated through a common mission, management, and governance. Property-casualty insurance and related services are written or provided by Housing Authority Risk Retention Group, Inc.; Housing Authority Property Insurance, A Mutual Company; Housing Enterprise Insurance Company, Inc.; Housing Specialty Insurance Company, Inc.; Innovative Housing Insurance Company, Inc.; Housing Investment Group, Inc.; and Housing Insurance Services, Inc. (DBA Housing Insurance Agency Services, Inc. in NY and MI). Members of HAI Group provide commercial property and casualty insurance to affordable housing organizations, public housing authorities, and related entities. Not all products are available in all states. Coverage is subject to the terms of the policies actually issued. A risk retention group or surplus lines insurer may provide certain coverages. Risk retention groups and surplus lines insurers do not participate in state guaranty funds, and insureds are therefore not protected by such funds if insured by such entities. For a complete list of companies in the HAI Group family, visit www.housingcenter.com.



Philip Page, Jr. - PRESIDENT

Director of Dev. & Capital Funds, Portsmouth RHA
 • 18 years PH experience • Bachelors: William & Mary • M.B.A.: Oklahoma State University • Paul D. Camp College Board • Hampton Roads Housing Consortium • NAHRO Certified Management Executive • NxLevel Education Foundation Entrepreneurship Instructor • VHDA Homeownership Education Instructor
 • NeighborWorks-Neighborhood Revitalization Certified • 2 children with wife, Robin



Alisa Winston - SR VICE PRESIDENT

Deputy ED, Portsmouth RHA • 20 years PH experience • Work with Suffolk, Chesapeake, and Newport News • MUPL, Norfolk State University
 • Bachelor's degree in political science: Hampton University • Portsmouth Area Resources Coalition, Inc. - Board of Directors • Portsmouth NAACP-Housing Chair

Lance Allen - TREASURER

Deputy director/accountant, Staunton RHA
 • A talented musician • Former ED, P. Buckley Moss Society



Gary Wasson - SECRETARY

CEO, Danville RHA • 14 years with RHA • 36 years PH experience • Bachelor's degree in economics: Central Washington University



Carl Williamson - VP HOUSING

Director of Operations, Newport News RHA



Tyrone Franklin - VP COMMUNICATIONS/ MEMBERSHIP

ED, Williamsburg RHA • 24 years of government experience • Began career with Newport News RHA

Justin D. Brooks - PROGRAM SERVICES

ED, Chesapeake RHA • MPA Virginia Tech • 15 years executive experience in public and private sectors



Keith Viers- VP PROFESSIONAL DEV.

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



Ed Ware - VP PUBLIC POLICY

Director of Communications & Government Relations, Norfolk RHA • SERC Legislative Committee • Highly skilled in marketing/public relations/public policy advocacy • Background with subsidiaries of Fortune 500 firms • Bachelor's degree in journalism: University of South Carolina



John Bohm - VP COMMUNITY DEV.

Lifetime VAHCDO Member • Former CEO of NAHRO • Previous Deputy Assistant Secretary for HUD • Pioneer & Supporter of Small Agency Solutions • Creative Affordable Housing Advocate • Bachelor's degree in political science: Northeastern University

Lisa Porter - PAST PRESIDENT

CEO, Bristol RHA • 30 years PH experience
 • SERC's Small Agency Task Force, Chair
 • SERC's Resolutions and Executive Committees
 • Bachelor's degree: University of Virginia's College at Wise • Little Ten Housing Authorities of Southwest Virginia, Past President • VAHCDO, Past President



Dr. Mike Hawkins - VP AT LARGE

Managing Director of Community Outreach, VDHA • Previous Community Development Director, Newport News RHA & Chesapeake RHA • Directed major neighborhood revitalization efforts • American Institute of Certified Planners, member • Ph.D. in Public Administration & Urban Policy: Old Dominion University





**BERMAN
HOPKINS**

CPAs & ASSOCIATES, LLP

MEET HOUSING'S BEST ASSET

- ◆ Financial Accounting Services and Consulting, Including Audits, Reviews, Compilations and Agreed Upon Procedures
- ◆ Compliance Auditing in Accordance with OMB Circular A-133/Uniform Guidance
- ◆ Various Other Compliance Auditing and Consulting Services
- ◆ Assistance with FDS and REAC Submissions
- ◆ Affordable Housing Component Unit and Related Entity Financial Services, Including Audits
- ◆ Compliance and Financial Training Services for Housing Authority Staff
- ◆ RAD, Tax Credits, and Cost Certification

**Contact our PHA
Consultants and Auditors**

📞 (321) 757-2020
✉ info@bermanhopkins.com
🌐 www.bermanhopkins.com





Pauline Sturgill - PRESIDENT

ED, Williamson HA • 40 years of experience in rural community capacity building and leadership development • M.A. in political science • WVU Community Development Institute, the WV Higher Education Chancellor's Institute, the Diversity Leadership Academy of West Virginia, the REAL Entrepreneurship Institute, Leadership Plenty, the Grantsmanship Center, the National Service Leadership Institute, WVU Community Fellow
• Pauline & husband of 42 years live on their historic farm • Enjoys oil paints, gardens, and a good book



Harold Lanham - SR VICE PRESIDENT

Assistant Director/ Maintenance Supervisor, Dunbar HA • 5 years with Dunbar HA, 10 years of maintenance department experience • Harold lives on the farm he grew up on, in a log home he built • Public Housing Manager Certification • 4 children with his wife of 10 years

Belinda Harness - SECRETARY/TREASURER

ED, Mingo County HA • 26 years with MCHA. B.B. in accounting: Marshall • Community Works of West Virginia, Board Member • Volunteers throughout her community and church • Lifelong Delbarton resident • 3 daughters



Tammy Miller - VP PROFESSIONAL DEV

Deputy Director/Director of Finance, Wheeling HA • 13 years PH experience • SERC Education/ Training & IRGE committees • PHADA Legislative Committee • Bachelor's degree: West Liberty University • Graduate PHADA's EDEP • Resides in Valley Grove • One son and 2 grandchildren with her husband



Christal Crouso - VP MEMBER SERVICES

ED, Fairmont-Morgantown HA • Extensive affordable housing experience • FAHE, Board of Directors • Community Housing Action Partnership, Board of Directors • Community Works in West Virginia, Loan Committee
• Married with 2 sons



Karen C. Jacobson - VP HOUSING

ED, Randolph County HA • 19 years with RCHA • Woodlands Community Lenders (WCL), a CDFI she co-founded in 2012 that provides loans & technical assistance to small businesses in three-county area • FAHE, Chairman. M.B.A.: Boston University • Achieving Excellence, 2013 graduate • Graduate Executive Education Program: JFK School of Government, Harvard University

Donna Whitt - VP COMMISSIONERS

ED, Beckley HA • 35 years PH experience • WVAHA Scholarship & Public Affairs Committees • SERC Rental Assistance & Resolutions Committees
• B.B.A. • Husband, Mark, of 30 years



LuAnne H. Bush - DIRECTOR

Vice-Chair, Clarksburg-Harrison Regional HA • WVAHA Commissioners Committee, Chairman • Wes Banco Bank, Inc VP & Regional Chair for the bank's Community Development Department



Jeff Knight - DIRECTOR

COO, Charleston-Kanawha HA • 20 plus years PH experience • SERC's Asset Repositioning & Administrative Practices Committees • Bachelor's degree: University of Charleston • Master's degree: Ohio State University



**West Virginia Association
of Housing Agencies**



CARES Act Funding



by Mike Sweet, SERC NAHRO Legislative Committee Chairman

I was somewhat surprised to open the Housing Authority's eLOCCS account several weeks ago and discover a large sum of money added for CARES Award.

This CARES Award was funded under the 2020 Coronavirus Aid, Relief, and Economic Security (CARES) Act. To be honest, I have not paid much attention to relief legislation coming out of Washington, D.C., as I have my hands full trying to manage the COVID situation at the local level. However, I was aware that the many of the Affordable Housing Industry Associations have been pushing on behalf of Housing Authorities for relief funding.

If you have not read the HUD Notice - Implementation of Supplemental Guidance to the Federal Fiscal Year 2020 Operating Fund Appropriations (PIH-2020-7) in its entirety, I urge you to do so before drawing down any CARES

Act funding. On May 14, a mass email was issued by the Financial Management Division of HUD indicating that some Housing Authorities have mistakenly drawn down CARES Act funding inconsistent with the guidance provided

This CARES Award was funded under the 2020 Coronavirus Aid, Relief, and Economic Security (CARES) Act.

in Notice PIH-2020-7. Apparently, some Housing Authorities have drawn down all or as much as 50% of their CARES Act Supplemental Operating Funds, which might not be in compliance with the "immediate needs" requirement. Once drawn down, CARES Act funds must immediately be used to pay expenses.

Any funds that have been drawn down for expenses other than to pay for immediate needs must be returned to HUD.

Notice PIH-2020-7 indicates in several places that additional guidance on the use of CARES Act funds will be forthcoming. Fortunately, on May 29th HUD issued a revised COVID-19 FAQ that covers the use of the funding in much more detail.

In short, this FAQ states that "the funds can cover normal operating and capital funds expenses in addition to the extraordinary uses that arise as PHAs prevent, prepare, and respond to the pandemic." Regardless of the revised FAQ, I suggest that you proceed with caution. As always, please send me your thoughts and feedback chick604@bellsouth.net.

Calling All HA's: Who's Your **VENDOR?**

Do you have a vendor who has been exceptional to work with, that you would without a doubt recommend to other Housing Authorities? Let SERCulator know!

If you feel that other Housing Authorities may benefit from your favorite vendors, recommend to your vendors to advertise with SERCulator by visiting [SERculator.com/ad-sales-form](https://serculator.com/ad-sales-form).

For Full Details, Visit [**SERculator.com**](https://serculator.com)



ALABAMA ASSOCIATION OF HOUSING &
REDEVELOPMENT AUTHORITIES IS CELEBRATING

80 YEARS OF MOVEMENT

AT THE 2020 AAHRA ANNUAL CONFERENCE

"There is no stopping us now, we are on the move"

AUGUST 24 - 26, 2020

THE LODGE AT GULF STATE PARK
21196 E. BEACH BLVD
GULF SHORES, AL 36524

70's - 80'S ATTIRE IS PREFERRED

CANCELED

~~AAHRA Conference Tentatively
Scheduled for August 24-26, 2020~~

The 80th Annual AAHRA Conference is
tentatively scheduled for August 24-26, 2020
at The Lodge in Gulf Shores, AL.

This year's conference theme is:
**"There's No Stopping Us Now,
We Are On The Move."**

With all the challenges our country is facing, nothing will stop us and we will keep it moving. We are not going to let these challenges keep us down. We are anticipating great educational opportunities that will surely benefit your agency. There will be karaoke and lip sync challenges as well as many awards to be awarded our final night. So, drag your 70's and 80's attire out of your closets and let's get prepared for an amazing 80th Conference.

For details visit: AAHRA.org

CANCELED

~~FAHRO Conference & Tradeshow
Tentatively Scheduled
for August 25-27, 2020~~

The Annual FAHRO Conference & Tradeshow is
tentatively scheduled for August 25-27, 2020 at
the JW Marriott Resort, Orlando, FL.

This year's conference theme is
"Floating on the Transition of Repositioning."

For details visit: FAHRO.org



Floating on the Transition of Repositioning

FAHRO Annual Conference
JW Marriott Orlando | August 25-27, 2020



SERC-NAHRO Executive Committee Meeting & Fall Workshop Tentatively Scheduled for November 6-10, 2020

Myrtle Beach Marriott Resort & Spa at Grande Dunes in Myrtle Beach, SC

Nov 6-8 Executive Committee Meeting
Nov 8-10 Fall Workshop

More details coming soon: SERC-NAHRO.org

SERC Officers • State Presidents • HA Executive Directors/CEOs

Get Your **FREE PORTRAIT*** at Upcoming SERC-NAHRO Events:

**Nov. 6-8
2020**

**SERC-NAHRO Executive
Committee Meeting**
Myrtle Beach, SC

**Nov. 8-10
2020**

**SERC-NAHRO
Fall Workshop**
Myrtle Beach, SC

Brooks Jeffrey Marketing will be offering free business portraits at their booth for SERC Officers, State Presidents, HA Executive Directors/CEOs.

Staff, Commissioners & Guest portraits available - \$95 per person.

* High resolution jpg of approved photo sent via email.



*Yvonda A. Bean, COO
Columbia Housing (SC)*

Shaundra Clark, ED
Tifton Housing Authority
(GA)



Tracey Snipes, ED/CEO
Suffolk Redevelopment &
Housing Authority (VA)



Brenda Williams, ED
Tallahassee Housing Authority
(FL)



Ken Vaughan, ED
Jefferson County Housing
Authority (AL)





SERCulator.com
971 Coley Drive
Mountain Home, AR 72653

Dates to Remember

**AUG
3**

**SERCulator Materials
Deadline (Sept Issue)**

**NOV
6-8**

**SERC-NAHRO Executive
Committee Meeting**

**AUG
24 26**

AAHRA Annual Conference

**NOV
8 10**

SERC-NAHRO Fall Workshop

**AUG
25 27**

**FAHRO Annual Conference
& Tradeshow**

**NOV
10**

**SERCulator Materials
Deadline (Jan Issue)**

**SEPT
15**

SERCulator Mailing Date

What's NEW In Your STATE?

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



**Submit NEWS for your state's BITS & PIECES
section of the September Issue of SERCulator**

How to Submit:

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

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

**September Issue
Materials
Deadline:**

**AUG
03
2020**

For Full Details, Visit **SERCulator.com**