

Spring 2020

# SERculator



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



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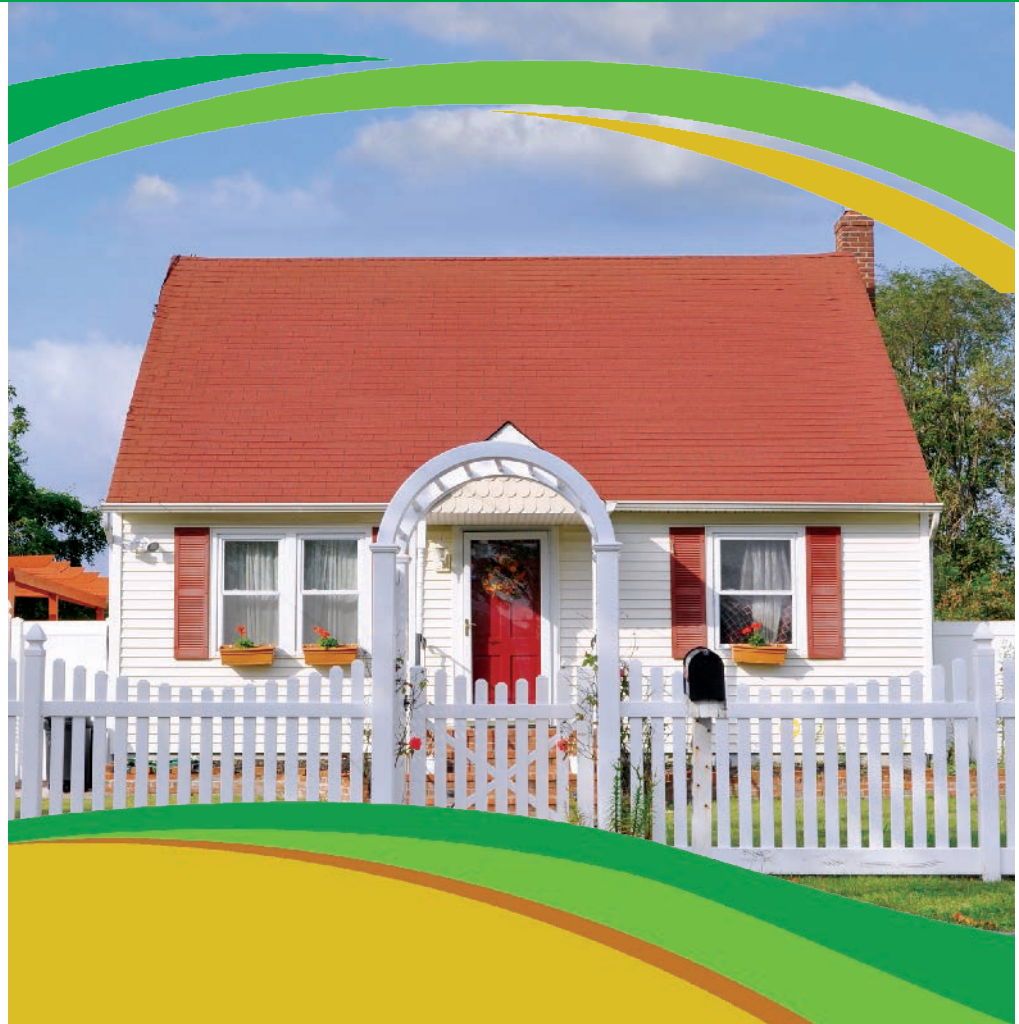
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Alabama  
Florida  
Georgia  
Kentucky  
Mississippi  
North Carolina  
South Carolina  
Tennessee  
Virginia  
West Virginia

SPRING 2020



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. Send submissions to:  
**Reta Thomas, email:**  
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**The SERCulator**

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## President's Message

### *Hello SERC Family & Friends*

How things have changed in just a short time! As many parts of the country prepare to reopen, I am wondering what the "new normal" will be, how will we operate housing programs moving forward, and what else will the future bring. I never thought I would hear, "we are only performing emergency work orders only and offices are closed to the public." As family and friends, we're hand shakers and huggers. Now, we practice social distancing, wear masks, wash our hands constantly, sanitize frequently touched objects/surfaces, and hold our meetings virtually.

At the beginning of the year, we thought 2020 may be challenging, but for a host of different reasons. As Housers, we are used to change; this is going to take some time, but we will manage the process. We will learn the Coronavirus Aid, Relief, and Economic Security (CARES) Act; the Families First Coronavirus Response Act; PIH Notice 2020-05 COVID-10 Statutory and Regulatory Waivers; the Eviction Moratorium; and other new acts/laws/rules. Most importantly, we'll continue to serve our residents, staff, and communities.

As the World Health Organization declared COVID-19 a pandemic, the SERC-NAHRO executive committee was meeting at Muscle Shoals, AL. The mid-March meeting was well attended, as all ten states were represented. Actions taken at that meeting included the cancellation of SERC's Annual Conference which was scheduled for June 21 -25, at the Boca Raton Resort & Club. The committee felt it would be irresponsible to hold this event and wasn't even sure at the time if it was possible. On March 16, we requested the hotel cancel the contract. I want to give a special thanks to John Austin, commissioner for the Wake County Housing Authority, for his assistance to the executive committee in this effort. After lengthy discussions, the contract has been cancelled with no financial damages. Initially, the hotel was hesitant, but being a good partner, opted to release SERC from the contract.

The legislative committee, chaired by Mike Sweet, presented their position paper which was accepted and forwarded to the membership. As we know, NAHRO's Washington Conference was cancelled and congressional visits were held virtually for the first time. Thanks to Tess Hembree, NAHRO's director of congressional relations for the scheduling service.

I want to acknowledge and thank Becky Holmes for her service to SERC-NAHRO as the assistant treasurer. Becky



Mark Taylor  
SERC-NAHRO PRESIDENT

retired March 31, after ten years of service. Ed Johnston, CPA, from Louisville, KY was selected by the executive committee to assume the role of assistant treasurer.

I offer a special thank you to Paula Robertson, PR Designs, for serving as the managing editor/photographer for the SERCulator since 2016. The spring edition will be Paula's final publication. Brooks Jeffrey will become the new editor beginning with the summer edition.

A reminder about the 2020 NAHRO Merit College Scholarship—this program awards \$1,000 each to eight scholars, one from each NAHRO region, who are pursuing their first post-secondary degree. For SERC, one application is due from each of the ten states. The due date has been extended to June 19. The completed application and all required documentation should be sent to the scholarship committee in care of Carmen Easter, chairperson at ceaster@ckha.com.

The Housing America, "What Home Means to Me" poster contest is open to all children in grades K-12 residing in affordable housing administered by a NAHRO member authority. Age categories are elementary K-5th, middle school 6th-8th, and high school 9th-12th. Local agencies must submit their entries to their state association. States are now being asked to submit their entries via a photo for the regional competition. It is suggested to use a digital camera as opposed to cellular cameras. Contact your state president/representative for details. States will submit their perspective winners to Sharita Oates by June 19. SERC-NAHRO fellows are being asked to act as the judges for this competition and will do this virtually. The winning housing authorities will forward their winning poster to NAHRO by August 7.

I 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 if SERC-NAHRO can assist your agency in some way. While we will not be meeting in June, I am asking the committee chairpersons to hold meetings via conference calls or some other medium for continuity.

We are currently planning to have the Fall Workshop in Myrtle Beach, SC in November. We will notify you of any changes. I wish each of you the best during this difficult time and again "thank you" for the services you provide.

**Stay safe,**

*Mark*





## SERC Officers | 2019-2021



### **PRESIDENT**

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### **SENIOR VICE PRESIDENT**

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### **SECRETARY**

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### **VP OF HOUSING**

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### **VP OF PROFESSIONAL DEVELOPMENT**

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### **VP OF MEMBER SERVICES**

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### **VP of CR&D**

James Cox  
Greensboro Housing Authority  
Chief Operating Officer  
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Fax: 336-378-1307



### **VP OF COMMISSIONERS**

Johnny Johnson  
Mississippi Regional Housing Authority IV  
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Columbus, MS 39703  
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Rax: jbj.aphia@yahoo.com

**Mark E. Taylor** is the CEO of the Charleston-Kenawha Housing Authority. He has over 19 years of 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 vice president for SERC. Shaundra serves as executive director at the Tifton Housing Authority and has over 26 years of 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, a high performing agency that serves more than 12% of the citizens of Wayne County, NC. Over the past 15 years, Anthony has been the recipient of numerous agency awards; he has served on several boards and held various leadership positions. Goodson is passionate about investing in the next generation, making it a priority to take time from his hectic schedule to greet kids most mornings as they enter school. He has facilitated a book club for boys on his days off, and annually takes underprivileged youth outside of their typical environment with his signature program entitled, "Hangin w/the CEO!"

**Michael Wong** is the executive director of the Harrisonburg Redevelopment and Housing Authority. He has 20 years of 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. She has served on several other SERC committees to include, program chairperson for the 2015 and 2017 Annual Conference.

**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.

**Shauna Boom** has 20 years of 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.

**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 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 Education Chairman, and the CAFB Community Council.



# SERC Committee I 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	Debbie Johnson
GA	Reta Thomas
KY	Stephen Parker
MS	Brian Power
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

### 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 Harrington	VA
Awards Ceremony	Sabrina Woodard	TN
		VA
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 Harrington	VA
Awards Ceremony	Sabrina Woodard	TN
		VA
Golf Tournament	Tom Wachs	AL

### Hospitality

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

## Emerging Leaders

James Cox (Co-Chair)	NC
Sharita Oates (Chair)	NC
Eliana Jones (Vice Chair)	NC

## Small Agency Task Force

Mentors: The NAHRO Fellows	
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 Childres	KY
Joyce Floyd	TN

## Strategic Plan Coordinator

### Senior Vice President's Portfolio Shaundra Clark

Budget Committee	Clifton Clark (Chair)	WV
BC members:	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
PA member:	Austin Simms	KY
PA member:	Don Cameron	SC
PA member:	Ailrick Young	MS

## Nominating Committee

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

## Intern'l Research & Global Exchange

Henrietta Snipes (Chair)	AL
Jake Oglesby, Co-Chair	GA
Sean Gilbert, Co-Chair	TN

## Site Selection Committee

### Secretary's Portfolio

History/Archival Committee	Anthony Goodson	
Resolutions	Joyce Wolen (Chair)	WV
	Shante Evans (Chair)	SC

### Treasurer's Portfolio

VP Housing's Portfolio	Michael Wong	
Housing Committee	Cindy Preast-Harrington	
Rental Assistance Committee	Ginger Ming (Chair)	MS
	Elizabeth Garris (Chair)	SC

### VP CR&D's Portfolio

C R & D Committee	James Cox	
	Joyce Floyd (Chair)	TN

### VP Professional Development's Portfolio Jan Piersol

Professional Development	Donna Lamer (Chair)	SC
Administrative Practice	Douglas Freeman (Chair)	GA
Education and Training	Donna Gabel (Chair)	WV

### VP Member Services' Portfolio

Public Affairs/SERCulator	Shauna Boom	
Member Services	Reta Thomas (Chair)	GA
Scholarship	Danny Walker (Chair)	AL
	Carmen Easter, Chair	WV

## Insurance-Housing Benefits Plan

Retirement-HART	Don Clemons	
	Ed Johnston	

### VP Commissioners' Portfolio

Commissioners	Johnny Johnson	
	Harry Howe (Chair)	VA

## 2019-2021 Small Agency Task Force (SATF)

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



# Executive Committee Meeting





## AAHRA | OFFICERS

# Alabama



**Beverly Barber**  
PRESIDENT

**Beverly Barber** serves as executive director of Opp Housing Authority and has over 28 years of experience in the public housing industry. She is a graduate of Troy University with a bachelor of science degree in business administration/finance. She attended Capella University studying towards a master's degree in public administration. Beverly serves as president of the Alabama Association of Housing and Redevelopment Authorities. She is married to Johnny Barber, and they have three children and one grandson.

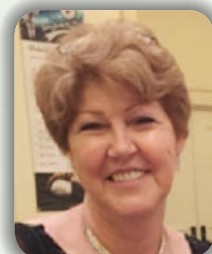


**Ron Jones**  
VICE PRESIDENT

**Ron Jones** serves as executive director of the Clanton Housing Authority, REAC High Performer 95. He is the current president of APHADA and serves on the vice president of AAHRA. Ron is the chairperson for site selection committee and vendor committee. He holds a bachelor's degree from Valdosta State University.

**Carolyn Sutley** is her etired executive director of the Enterprise Housing Authority and a longtime member of AAHRA. Previous positions held by Carolyn in AAHRA include president, secretary, treasurer, convention chairperson; she has also served in numerous committee positions. In 2016, she retired from the Enterprise Housing Authority and continues to do consulting work and accounting. She says that being a grandmother and being retired are the best jobs she has ever had!

**Leigh W. Chappell** is the executive director of the Housing Authority of the city of Hartselle. She received her bachelors of science degree from Athens State College in human resource management and psychology, and has completed numerous leadership and public housing management courses. Her professional affiliations include the Public Housing Authorities Directors Association, the National Association of Housing and Redevelopment Authorities and the Alabama Association of Housing and Redevelopment Authorities (AAHRA). Chappell is a past member of the board of directors for AAHRA.



**CAROLYN SUTLEY**  
TREASURER

**Dannie R. Walker** serves as executive director of the Ozark Housing Community. He graduated from Mississippi State University in 1981 with a BBA in accounting; he also attended Southern Baptist Theological Seminary. Dannie is the immediate past president of the Alabama Association of Housing and Redevelopment Authorities. He has more than 25 years of management experience in the public housing industry. Dannie is married to Queen Walker, and they have two adult sons and five grandchildren (three grandsons & two granddaughters).

**Shana B. Demby** is the executive director for the Enterprise Housing Authority. She is a graduate of Georgia Southern University with an undergraduate degree in political science and a graduate degree in human resource management. She is the mother to a freshman in college and a 6-year-old Labradoodle. Her husband of 22 years is retired from military service. Demby's journey in the housing industry started in 1990 at the Enterprise Housing Authority as the Section 8 Occupancy Specialist where she learned the importance of serving the community and helping individuals become self-sufficient.

**Cortney J. Coleman** is the executive director of the Housing Authority of the city of Bessemer. He is a graduate of the University of Alabama at Birmingham with a bachelor of accounting. Coleman is active in his state association, Alabama Association of Housing and Redevelopment Authorities (AAHRA), and Southeastern Regional Council of the National Association of Housing and Redevelopment Officials (SERC-NAHRO). He is on the board of directors of the Clay House Outreach Center. Coleman is also a certified public accountant.



**Leigh Chappell**  
SECRETARY

**Julie Word** has served as the executive director of the Boaz Housing Authority since 2016. She began her career in public housing in 2009 at the Attalla Housing Authority. Julie has been a part of the AAHRA family for many years, though. Her father, Wayne East, was the executive director at the Gadsden Housing Authority for 25 years until retirement. Word is a graduate of Auburn University with a degree in management information systems. Prior to working in public housing, she worked for a banking software company and traveled the country training bank staff on fraud prevention software. She lives in Gadsden, Alabama and is married with two children

**Bobby Jones** is the executive director for the Andalusia Housing Authority. He and his wife Susan have been married for 33 years. He is the father of two children and grandfather of four. You will find him spending most evenings with the grandkids as the children will allow. Johns is a graduate of Troy State University with an undergraduate degree in business administration. He started his career in the military where he served with the Navy and then did active duty in the Army National Guard. He worked in the telephone industry for 25 years before starting his housing career in 2017.



**Dannie Walker**  
PAST PRESIDENT



**Shana B. Demby**  
MEMBER



**Cortney J. Coleman**  
MEMBER



**Julie Word**  
MEMBER



**Bobby Jones**  
MEMBER



**Vivian Perry**  
PRESIDENT

**Vivian Perry** is a native of Dunn, North Carolina, received an associate's degree from Sampson Community College. Her career in housing began in 1983 with the Laurinburg Housing Authority. She also worked for the Maxton Housing Authority, and currently serves as the deputy executive director for the Kinston Housing Authority. Perry and her husband Kenneth are the proud parents of two children, both North Carolina A & T Aggie graduates. They have four grandchildren and one grand dog.



**Robbie Littlejohn**  
PRESIDENT-ELECT

**Robbie D. Littlejohn** is the executive director of South Carolina's Union Housing Authority. He has 11 years of experience in public housing and currently serves as president-elect of CCHRCO. He earned his bachelor's degree from Wofford College in Spartanburg, SC. He is a NAHRO-certified public housing manager and a graduate of PHADA's and Rutgers University's executive director education program. He currently serves as treasurer of the South Carolina Association of Housing Authorities Executive Directors. He is retired from the South Carolina Army National Guard and is a past member of SERC's housing committee. He is married to Wanda Littlejohn, and they have two sons.



**Michael Dineen**  
SENIOR VICE PRESIDENT

**Michael Dineen** is the executive director of the Lenoir Housing Authority in North Carolina and has over fifteen years of experience in public housing in North Carolina and Georgia. He serves as the senior vice president of the CCHRCO and the president of NCHADA. He is an veteran of the U.S. Army and also served as a police officer in Georgia for ten years. Michael graduated with his bachelor's degree at Shorter University in Rome, GA. He is Married to Jennifer and they have three children.



**Ivory Mathews**  
FIRST VICE PRESIDENT

**Ivory Mathews** is the executive director of the Greenville Housing Authority (GHA). She has over 20 years of affordable housing experience. Prior to joining GHA, Mathews was deputy executive director for the Lucas Metropolitan Housing Authority in Toledo, Ohio, and spent a decade at the Aiken Housing Authority (AHA) in South Carolina with the last three years of her tenure there as chief executive officer (CEO). She holds a master of science in the foundations of education with a concentration in counseling & psychology from Troy State University-Augusta in Georgia and a bachelor's of arts in sociology from Newberry College in South Carolina. Mathews also holds several nationally recognized certifications in the affordable housing arena. She is married to Donnie Mathews, and they are the proud parents of two children, Mahogany, 13 and Dalton, 8.

**Wendy Ellis** is the executive director of the Farmville Housing Authority in Farmville, North Carolina. She has nearly 20 years of housing and currently serves as treasurer of CCHRCO. She is the proud mother of one son and a new grandmother.

**Gray Mathis** is the executive director of Eastern Carolina Regional Housing Authority. Mathis has over 10 years as an executive director in public housing and have over 25 years as a vice president in banking.

**Randy Mathis** is the executive director of the Gaffney Housing Authority of South Carolina. He has 44 years of service in public housing, with 25 years as an executive director. He serves as past president CCHRCO. Randy received his bachelor's degree in business administration from James Madison University.



**Wendy Ellis**  
Treasurer



**Gray Mathis**  
Secretary



**Randy Mathis**  
PAST PRESIDENT



# FAHRO | OFFICERS

# Florida



**Dr. Anthony E. Woods**  
PRESIDENT

**Dr. Anthony E. Woods** is the president and CEO of Palatka Housing Authority. He holds a doctorate of theology from Grace Theological Seminary, a bachelor's degree in business administration from Alcorn State University and a master's degree in business administration from William Carey University. Dr. Woods has served on many local, state, regional and national boards. He also holds numerous licenses and certifications, and he has served in many positions of leadership within the housing industry. He has dedicated more than 25 years to providing affordable housing for those in need. Dr. Woods is married to Fiodaliza Woods, and they have six children, four daughters and two sons.

**Shannon Young** has been with the Seminole County Housing Authority for 13 years. She is currently the president elect of FAHRO and has served on SERC committees since 2013. She also serves on the PHADA Bollinger scholarship committee.

**Debbie Johnson** is the immediate past president of FAHRO. She has 36 years' service in the housing industry within the state of Florida and she has spent the past eight years in her current position as executive director of the Pinellas County Housing Authority. Debbie earned a bachelor's degree from the University of Maryland where she completed major coursework in mass communications, and she is a graduate of the Executive Director Education Program of PHADA and Rutgers University.

**Dr. Abe Singh** is the executive director of the Area Housing Commission in Pensacola, FL. In April 2018, He has over ten years of in public housing and currently serves as the vice president/treasurer of FAHRO.

**William Russell III** is CEO of the Sarasota Housing Authority and has over 18 years of experience in the housing industry. He is serving as vice president/secretary and current board member of FAHRO.

**Kim Barclay** is the executive director of FAHRO and has worked in association management and the non-profit industry for twenty-five years. Her strong meeting and event planning skills bring a unique flair and creativity to all her projects. She lives in Tallahassee with her husband Steve and is a home chef who also enjoys boating and fishing.

**Jerome Ryans** is the executive director of the Tampa Housing Authority. He has a bachelor's degree in sociology and a master's in social work. Jerome has over 29 years' experience in public housing and served as executive director for both the Memphis, Tennessee Housing Authority and the Birmingham, Alabama Housing Authority before relocating to Florida. Jerome is a past president of FAHRO.

**Gail Sansbury** is the executive director of the Ft. Walton Beach Housing Authority. She has approximately 22 years of service in public housing. Gail served as past-president of FAHRO and also a member-at-large. She serves on SERC's member services committee.

**Catherine Reddick** is the executive director of the Housing Authority of Bartow. Prior to accepting the director's job in Bartow, she was housing authority director for the Winter Haven Housing. Her extensive background in Public Service dates back to 1972 where she was employed as of-fice clerk for the city of Haines City, Florida. She later served as the director of community development for the board of county. Reddick graduated from Jewett High School in Winter Haven and attended Polk Vocational Technical Center where she received certification in general office practices. She is a certified housing manager and financial manager of housing from National Center of Housing Management.

**Philip O. Goomb** is a FAHRO board member at large and director of finance at the West Palm Beach Housing Authority. He holds a bachelor's degree in economics from the University of the West Indies and PHM & SPHM certifications. Phillip has over 30 years' experience working in public housing and is a member of SERC's housing committee and a member of the Lauderhill affordable housing advisory committee.

**Pamela Davis** is the executive director of the Gainesville Housing Authority and has 28 years of service in the public housing industry. She holds a masters' degree in business administration and a bachelor's degree in social work.

**Becky-Sue Mercer** is the current executive director at Arcadia Housing Authority, and she has worked in the public housing field since 1995. In 2014, Mercer completed the HUD Recovery Plan to have her agency removed from the "troubled list." A graduate of the Executive Director Education Program of PHADA and Rutgers University, Mercer has spent her entire career helping people by maintaining community relations and being an active community partner for non-HUD programs. She serves on several committees of FAHRO and is also an active member of SERC-NAHRO and PHADA. She and her husband Frank have five adult children and three grandchildren.

**Lisa Jones Watkins** serves as executive director of the Winter Haven Housing Authority. A graduate of Florida A&M University with a bachelor's degree in journalism, Watkins has pursued advanced studies in public administration at the University of South Florida. She's also a graduate of the Executive Director's Certification Program at Rutgers University's Center for Government Studies. Watkins is a board member for FAHRO, a member of the city of Winter Haven's affordable housing committee, a member of the Winter Haven Leadership Class of 35 and Polk Leadership Class 11, a member of the governance board of the Lakeland/Winter Haven Polk County Continuum of Care, a volunteer teacher for Junior Achievement and a board member of the Margaret Byrd Jones Foundation, Inc. She also serves on the FHARO's board of directors and as chairperson of the public relations committee. Watkins is a strong advocate for domestic violence awareness and prevention.

**Kristopher Cruzada** is the chairman of the Seminole County Housing Authority, and has been a board member of the Seminole County Housing Authority since 2005. He also serves on the commissioner's committee for NAHRO-SERC. Kristopher obtained his bachelor's degree from the University of Central Florida in accounting and then attended St. Louis University School of Law. He is a member of the Florida Bar and maintains an active legal practice in Oviedo, Florida.



**Shannon Young**  
PRESIDENT ELECT



**Debbie Johnson**  
IMMEDIATE  
PAST PRESIDENT



**Abe Singh**  
TREASURER



**William Russell**  
SECRETARY



**Kim Barclay**  
EXECUTIVE DIRECTOR



**Jerome Ryans**  
MEMBER at LARGE



**Gail Sansbury**  
MEMBER at LARGE



**Catherine Reddick**  
MEMBER at LARGE



**Phillip O. Goombs**  
MEMBER at LARGE



**Pamela Davis**  
MEMBER at LARGE



**Becky Sue Mercer**  
MEMBER at LARGE



**Lisa Jones Watkins**  
MEMBER at LARGE



**Kristopher Cruzada**  
COMMISSIONER at LARGE



**Reta Thomas**  
PRESIDENT

**Reta Thomas** serves as the director of resident services for the Augusta Housing Authority. Reta is a housing professional with 36 years of service. She is the 2019-2020 president for the Georgia Association of Housing and Redevelopment Authorities (GAHRA) and is serving a third term as chairperson of SERC's public affairs/SERCulator committee. Reta, a former public housing resident, is an alumnus of Albany State University and Faith Bible Institute. She has one adult son and two adorable grandsons, Lathan and Dillon.



**Brandie Garner**  
SENIOR VICE PRESIDENT

**Brandie Garner** is the director of the Housing Choice Voucher Program for the Marietta Housing Authority. She has 19 years of experience in public housing and serves as the vice president for member services of GAHRA. Brandie currently serves on the SERC rental assistance committee. She earned her bachelor's degree from Michigan State University and her master's degree from the University of South Florida. She and her husband Greg live in Kennesaw and have two sons, Ethan, a graduate student at North Greenville University and Logan, a sophomore at Reinhardt University.

**Richard Whitworth** is the director for the Lavonia Housing Authority. He will serve as interim vice president of member services. Rick served as president for GAHRA 2008-2009.

**Mark Watson** has served as the executive director of the Jesup Housing Authority since 2003. Prior to that, Mark was the utilities area maintenance planner for Rayonier in Jesup. He is a graduate of Armstrong Atlantic State University and holds a bachelor's degree in applied mathematics. Mark was named to the first 40 under 40 list for SERC, and he has participated in the GAHRA Emerging Leaders Program. He has served as chairman of several GAHRA committees, including both the state and national legislative committees and the annual convention committee. He has also served as vice-chairperson of the SERC strategic planning committee.

**Latonia Simmons** serves as the vice-president of housing operations with the Albany Housing Authority in Albany, Georgia and has over 20 years of experience in public housing. She holds an associate's degree in human services and a bachelor of arts degree in social work. Latonia serves as co-chairperson of SERC's member services committee. She was a 2012 graduate of GAHRA's Future Leaders class and a 2015 graduate of SERC's 40 Under 40 class. Latonia is married to Andre' Simmons, and they have a son.



**Richard Whitworth**  
V.P. MEMBER SERVICES

**Gary Erwin** is the executive director and CFO of the Conyers Housing Authority and has 12 years of public housing experience since 2006. He oversees the operations of 290 public housing units and manages an additional 116 unsubsidized affordable housing units through a nonprofit corporation of which he is the CEO. Prior to 2006, Gary was a lieutenant for the Conyers Police Department where he specialized in financial investigations and audits, and in 2013 he rejoined Conyers Police to become their SWAT entry team leader. Gary has been married for 23 years, has one daughter at the University of Georgia School of Veterinary Medicine, and his son is a senior in high school with the intentions of continuing his education in criminal justice. Gary has been serving SERC since 2017 as the exhibitor chairman. Gary served GAHRA as the exhibitor committee chairman from 2013-2018 and is now the GAHRA vice president of Housing and Redevelopment.

**Marie Harris** is the executive director of the Roberta Housing Authority and has 27 years of service in public housing. She has served on the GAHRA executive committee for 23 years, as chair & co-chair of the management committee and chair & co-chair of the professional development committee. She has also served as a member of the convention committee, U.S. government committee, and Georgia government committee. Marie represents GAHRA on the SERC professional development committee.



**Mark Watson**  
V.P. LEGISLATION &  
REGULATION

**Candice Drake** is the executive director for Dawson Housing Authority and has over 12 years of experience in public housing. She holds a bachelor's of arts in English and criminal justice from Alabama A & M University and a master's degree in public administration from Western Michigan University. She was a 2012 graduate of GAHRA's Future Leaders. Drake has served on GAHRA's executive committee in numerous positions and currently serves as SERC's co-chairperson of convention. She is the proud mother of one son.

**Michael Boatwright** is the executive director for the Moultrie Housing Authority, Doerun Housing Authority and the Moultrie Leased Housing Corporation located in Moultrie, Georgia and the Moultrie Leased Housing Corporation. With 18 years of experience in public housing, Michael serves as the past president of GAHRA. He currently serves on SERC's annual convention committee and the small agency task force committee. He has previously served on various committees both within SERC and GAHRA. Michael is a graduate of the University of Georgia and is married with two children.



**Latonia Simmons**  
V.P. PROFESSIONAL  
DEVELOPMENT



**Gary Erwin**  
V.P. HOUSING



**Marie Harris**  
TREASURER



**Candice Drake**  
SECRETARY



**Michael Boatwright**  
PAST PRESIDENT



## KHA | OFFICERS

# Kentucky



**Steven Parker**  
PRESIDENT

**Steven Parker** is the executive director for the Housing Authority of Dawson Springs, and has 13 years of experience in public housing. He currently serves as president of the Kentucky Housing Association (KHA), and on the professional development committee and the state representative committee for SERC. He has also served as both vice president and vice president of public housing for KHA, on the board for the KHA Self-Insured Fund, and has served on various SERC committees, including SERCcess, emerging leaders, and 40 under 40. He was commissioned as a Kentucky colonel in 2010 by the governor of KY. Steven is married with 2 children and holds a bachelor's degree from Western Kentucky University in financial management/planning.

**Jeffrey Patrick** has been the executive director of the Housing Authority of Morehead for 15 years. He has served on the KHA board as the VP of housing and currently serves as the vice president of KHA and on the KHA Self-Insured Fund board. He has served on several SERC committees, including small agency task force, education & training, housing, and 40 under 40. He received his associates degree and his BA from Morehead State University. Prior to working in public housing, he worked for General Dynamics Land Systems Division (defense contractor) for seven years in Lima, OH and three years in Cairo, Egypt building army tanks as a welding engineer, certified welding instructor and welding production manager. Returning to the states in 1994, he bought and operated a gasoline and diesel fuel distributorship in Morehead, where they served farmers, construction companies, and rural "mom & pop" grocery stores.



**Jeffrey Patrick**  
SENIOR VICE PRESIDENT

**Ruth Tanner** is the executive director for the Boone County Assisted Housing Department in Burlington. She has 25 years of experience in affordable housing, serving the last seven years as the director. Ruth is currently the secretary for KHA and has served 2 terms as vice president of Section 8 for the association. She also currently serves on the rental assistance committee for SERC. Ruth is married with 3 grown children and 5 grandchildren.

**Cheri James** is the executive director of the Catlettsburg Housing Authority. She has over 20 years of experience in local government with seven years in public housing. She currently serves as the treasurer for the Kentucky Housing Association and is a member of the SERC education & training committee. She received her bachelor's degree in finance from Morehead State University. She and her husband Trent have 2 sons.

**Mike Turner** is the executive director of the Housing Authority of Tompkinsville, as well as the managing director of the Burkesville Housing Authority. He currently serves on the KHA board of directors as vice president of public housing. He has worked in public housing for 14 years. Mike is married with six children, 13 grandchildren and one great grandchild. He has been a pastor for 18 years in Tompkinsville.

**Tracey Wilks** is the Section 8 manager at the Housing Authority of Lawrence County, where she has worked since February 2007. She is currently serving as the vice president of Section 8 for the Kentucky Housing Association. She is married to Neil and they have twin boys who are 17 years old.



**Ruth Tanner**  
SECRETARY

**Faith Day Pike** is the maintenance director for the Housing Authority of Catlettsburg. She has 5 years of experience in public housing. She currently serves as vice-president of maintenance for the Kentucky Housing Association. She serves on local revitalization and civic committees both as a public servant and as a business owner. She is both a music performer and teacher. She and her husband Steve have five children.

**Faye Dodd** is the executive director of the Housing Authority of Murray. She has over 20 years of experience in public housing. Murray's public housing program was the first to go smoke-free in the state of Kentucky in 2009. She currently serves as director-at-large for the Kentucky Housing Association, and has served in the past as District 1 director, secretary, vice-president of public housing and also serves on the Kentucky Housing Association Self-Insured Fund board of trustees. She is a Rutgers University certified EDEP, NAHRO certified SPHM, and received her bachelor's degree in social work from Murray State University. She has served on several SERC committees including 40 under 40, member services, and a resident and client services award jury.

**Tim Kitts** is the executive director of the Housing Authority of Danville, as well as the managing director of the Stanford Housing Authority. He currently serves on the KHA board as District 2 director. He has worked in public housing for eight years. He serves on the SERC CR&D and IRGE committees and was a SERC Emerging Leader graduate in 2019. Tim is married with three children and holds a bachelor's of science degree in business administration from Tennessee Temple University.

**Cindy Bowen** is the executive director of the Housing Authority of Lawrence County. She currently serves as District 3 director for the Kentucky Housing Association. She has over 28 years of experience in finance and three-and-a-half years in public housing. Cindy and her husband Randy have two sons.

**Vickie Smiley** is the executive director of the Housing Authority of Hopkinsville and currently serves as the state past president. She has been in housing for 20 years. In the past, she has served as District 1 director, vice president and president of the Kentucky Housing Association, and has served on several SERC and PHADA committees. She is married to Bruce, and has two grown children and three grandchildren.

**Sauna Boom** is the executive director of the Housing Authority of Owensboro. She has worked in public housing for over 20 years, and currently serves as District 1 director for KHA. She is past president of the Kentucky Housing Association and serves as the SERC VP of member services and on the administrative practices and budgeting committee. Sauna is married with three children and holds a bachelor's of science degree in administration of justice from Southern Illinois University - Carbondale.

**Tooter Castle** is the deputy executive director of the Housing Authority of Paintsville. She has over 25 years of experience in public housing. Ms. Castle is past president of the Kentucky Housing Association, has served as vice president of KHA and two terms as District 4 director. She has also served on several SERC and PHADA committees. She is currently serving as secretary of the KHA Self-Insured Fund and as a District 4 director for KHA. She is married to Bob and has one son and two grandchildren.



**Mike Turner**  
V.P. HOUSING



**Tracey Wilks**  
V.P. SECTION 8



**Faith Day Pike**  
V.P. MAINTENANCE



**Faye Dodd**  
DIRECTOR



**Tim Kitts**  
DIRECTOR



**Cindy Bowen**  
DIRECTOR



**Vickie Smiley**  
1st PAST PRESIDENT



**Sauna Boom**  
2nd PAST PRESIDENT



**Tooter Castle**  
3rd PAST PRESIDENT



## MAHRO | OFFICERS

# Mississippi



**Ben Washington**  
PRESIDENT

**Ben Washington** is the executive director of the Vicksburg Housing Authority and its non-profit Vicksburg Housing Management and Development LLC. He also services as the executive director for the Yazoo City Housing Authority. Washington has over 15 years of experience in low-income housing and 22 years as an executive director. He is the current president for MAHRO and serves on several SERC committees. He has a bachelor of science in business administration from University of Southern Mississippi. He has been married to Elizabeth for over 27 years and they have three kids.

**Jason Spencer** is the executive director of Tennessee Valley Regional Housing Authority which serves over a ten-county area in northeast Mississippi. He has 18 years of service with TVRHA in a wide variety of roles. Spencer serves on the rental assistance/CR&D committee for MAHRO. He is also a PHADA trustee and serves on the housing committee for PHADA. He is currently serving on the rental assistance committee and the RAD committee for SERC-NAHRO. Spencer holds a BBA from Faulkner University and an MBA from Union University in Jackson, TN. He and his wife Jeannie have two sons.

**Kaye Judson** is retired from the West Point Housing Authority. Kaye has 32 years of experience in public housing and holds a bachelor's degree in science and accounting. She currently serves as secretary-treasurer of her state association. She has served on SERC's small agency task force, scholarship, housing, professional development, and education and training committees. Kaye also serves on NAHRO's professional development and small agency task force committees.

**Felicia Jackson** is the assistant executive director of the Housing Authority of the City of Laurel and has 26 years of service there including numerous years as an administrative assistant. She is a co-chairperson of the South Mini Group and a member of the professional development and emerging leaders committees for MAHRO and SERC. Jackson is a graduate of Jackson State University where she received her bachelor's degree in business administration.

**Sarah Lyons** is the controller of the Biloxi Housing Authority where she has ten years of experience. She currently serves as the chairperson of MAHRO's member services committee and is a contributor to the MAHRO emerging leaders committee and MHARM advisory committee. She is Mississippi's member services representative for SERC. Lyons earned her masters of business administration from the University of Southern Mississippi.

**Katina Pace** is deputy executive director for Mississippi Regional Housing Authority VI (MRHA VI) in Jackson. Prior to joining MRHA VI in December 2013, she served as vice president of the allocation division of the Low Income Housing Tax Credit (LIHTC) Program for the state of Mississippi at Mississippi Home Corporation. She has over 17 years of affordable housing experience. Mrs. Pace received her bachelor's degree in economics with an accounting emphasis from Tougaloo College.

**Tillmon Calvert** is the vice-chairperson of the board of commissioners for Mississippi's Tupelo Housing Authority. He has 12 years of experience in the housing industry. Tillmon has a bachelor's degree from Tougaloo College, an MBA from Bellarmine University, and a PhD from Jacksonville Theological Seminary.

**Helen Werby** is the executive director of the Biloxi Housing Authority, where she began working in August, 2004 as the HOPE VI coordinator. She serves as the president of the Biloxi Community Development Corporation. She currently serves on the boards of the Mississippi Association of Housing and Redevelopment Officials (MAHRO), the Mississippi Housing Authority Risk Management Insurance Pool (MHARM), Gulf Coast Housing Initiative, Mercy Housing and Human Development, Mississippi Association of Affordable Housing Providers (MAAHP), and Gulf Coast Housing Partnership.

**Brian Power** is the executive director at Mississippi Regional Housing Authority IV in Columbus, MS, and has 33 years of service in public housing. Brian serves on the board of directors and as past president of MAHRO. He has been a SERC member for 25 years and has served on numerous committees including maintenance and modernization; public affairs, legislative, education and training committee, executive committee; and as a state representative.

**Tabitha Smith** is the executive director of the Tupelo Housing Authority and has 24 years of service. She currently serves as chairperson of MAHRO's administrative practices committee. She also serves as a member of MAHRO's emerging leaders committee and of SERC's administrative practices committee.

**Debra Taylor** is a lifelong native of Starkville. She holds a bachelor of science degree from MUW in education and her master's degree in education from Mississippi State University. She serves as the executive director of the Columbus Housing Authority where she has been employed for the past 18 years. Taylor is a member of numerous civic organizations and serves on several advisory councils. She has been married to Terrance for 28 years, and they have three grown children and three grandchildren.

**Thomas Coleman** is special advisor to Tennessee Valley Regional Housing Authority has over 40 years of service. Thomas is a past president and has served on the board of directors of MAHRO. He served two terms as SERC's vice president of housing and is presently a member of SERC's legislative committee. He served on the NAHRO housing committee for several years and is presently a member of the PHADA housing committee. He has a bachelor's degree from Mississippi State University. He and his wife Mary Kathryn have two sons and two grandchildren.

**Judy Mellard** is the executive director of the Hattiesburg Housing Authority with 16 years of service. She currently serves as the immediate past president of MAHRO. She is the Mississippi SERC representative and has served on SERC's annual conference, professional development, housing, legislative, and budget committees. Currently, she serves as the chairperson of the SERC-NAHRO IRGE committee and serves on the SERC legislative committee. She received her bachelor's degree in business administration from the University of Southern Mississippi with an entrepreneurship emphasis. Judy is certified in public housing management.

**Ailrick Young** is the executive director of the city of Laurel, MS Housing Authority and has 24 years' experience. He is currently a member of the policy advisory committee in the Mississippi chapter, and has served as SERC past president as well as on the nominating and youth development committees. He also serves on the National Association of Housing and Redevelopment Officials (NAHRO) Strategic Planning Advisory Group (SPAC). He holds a bachelor's degree from University of Southern Mississippi in criminal justice.

**Royal Ann Spencer** is the executive director of the Clarksdale Housing Authority where she has over 40 years of service. She serves on the policy advisory committee for MAHRO, and is currently serving on SERC's professional development committee. She has also served on the board of directors of MAHRO as well as president, senior vice-president, and vice-president for professional development. She attended the University of Southern Mississippi. Royal Ann and her husband Greg have three children and are the proud grandparents of Addison, who is 15 months old.

**Terri Farmer-Holt** is the executive director of Winona Housing Authority. Farmer-Holt has over 35 years in public service, with five of those years at Winona Housing Authority. She serves on the board of directors of MAHRO and on the advisory committee of MHARM insurance. She has served on MAHRO member services committee, and the small agency task force and the public affairs committees for SERC. She currently serves on MS Tobacco Free Coalition for Montgomery County and on Families First for MS Coalition for Montgomery County. Farmer-Holt has an associate's degree from Holmes Junior College. She has two children and one grandchild.



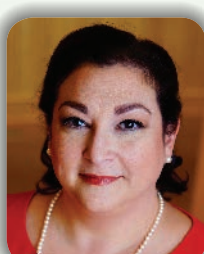
**Kaye Judson**  
SECRETARY/TREASURER



**Sarah Lyons**  
VP MEMBERS SERVICES



**Tillmon Calvert**  
VP OF COMMISSIONERS



**Helen Werby**  
DIRECTOR



**Brian Power**  
DIRECTOR



**Tabitha Smith**  
DIRECTOR



**Debra Taylor**  
DIRECTOR



**Katina Pace**  
VP of HOUSING



**Thomas Coleman**  
POLICY ADVISORY



**Judy Mellard**  
POLICY ADVISORY



**Ailrick Young**  
POLICY ADVISORY



**Royal Ann Spencer**  
POLICY ADVISORY



**TERRI HOLT**  
DIRECTOR



## TAHRA | OFFICERS

## Tennessee



**Paul Dellinger**  
PRESIDENT

**Paul Dellinger** Paul Dellinger has served as TAHRA president since 2017 and has been the executive director of the Cleveland Housing Authority since 2005. He previously served as the deputy director of the Allen Metropolitan Housing Authority (Lima, Ohio) for more than 12 years. He received his bachelor's degree in business administration from Bowling Green State University in 1983 and later earned his master's in business administration from Tiffin University in 2003. Paul and his wife Sheri have two sons Aaron and Cody and two grandsons Gentry and Landy. Paul enjoys family, travel, guitar, and endurance mountain bike racing.

**Maria Catron** is the executive director of Oak Ridge Housing Authority. Ms. Catron has served in a variety of roles during her 15 years in the public housing/affordable housing industry. Her experience ranges from redevelopment with HOPE VI Community Supportive Services/Choice Neighborhoods to community programs and services with Family Self Sufficiency/Homeownership programs. Maria has served on several local, regional, and state boards focused on affordable housing. Currently, she is serving as treasurer for the Tennessee Affordable Housing Coalition and senior vice-president of TAHRA. Maria and her husband Darryl reside in Oak Ridge and have five sons and a daughter.

**Jo Alred** is currently serving as the board chairperson for the Jackson Housing Authority in Jackson, Tennessee. Appointed to the housing board in 1998, she has served for the past 15 years. During this time she has served as co-chairperson for the commissioners committee for TAHRA and as secretary to the commissioners committee for SERC-NAHRO. She is a trainer for the commissioner certification offered through NAHRO. Before retiring in 1997, Jo had 31 years of service to the state of Tennessee as a teacher and administrator for Dyersburg City Schools, Jackson State Community College and the Tennessee Technology Center at Jackson.

**Thomas Rowe** graduated with a B.S. in accounting from Atlantic Christian College, Thomas started his housing career with the Rocky Mount Housing Authority in 1980 as the assistant to the comptroller. He held various positions in Rocky Mount before becoming the executive director. In 1996, Thomas became the executive director of the Fort Mill Housing Authority until December 2013, when he joined the Murfreesboro Housing Authority. He was also the director of three other non-profit entities that were involved in land development for affordable housing. He is past president of SERC-NAHRO, and past president of the Carolina Council of Housing and Redevelopment Officials. Thomas has twin sons, Bryan and Henderson.

**Jeff Green** is the operations director for Morristown Housing Authority (MHA). Jeff has worked with MHA since 1999. His duties for the housing authority include supervising daily maintenance operations, managing the capital fund program, and overseeing procurement. He is a graduate of Tusculum University with a bachelor's degree in organizational management with a concentration in financial management. He serves as co-chair of TAHRA's exhibitors committee and is a member of the SERC/NAHRO history and archives committee. Jeff is also a member of the East Tennessee Purchasing Association. He and his wife have three sons and two granddaughters.

**Justin Jones** Justin Jones serves as the executive director of the Ripley Housing Authority. He holds bachelor degrees in both business management and accounting, as well as his MBA with a concentration in accounting. After several years in management and public accounting, Justin became the finance director at Ripley Housing Authority in 2015. He was promoted to the position of executive director in 2018. In addition to completing the Executive Director Education Program from PHADA and Rutgers University; Jones' professional certifications include public housing manager from NAHRO; certified professional of occupancy from NAHMA, enrolled agent from the IRS, and certified municipal financial officer from the state of Tennessee. In addition, he is currently pursuing his property manager certification from the Institute of Real Estate Management. Jones serves as TAHRA's vice-president of member services, a committee member on PHADA's membership committee, and a committee member on SERC-NAHRO's housing and emerging leaders committees. He is also active within his community serving as a Rotary Club member, Bags of Hope volunteer, and a member of the Lauderdale County litter committee. He has two children, Austin and Georgie, and is a lifelong resident of Lauderdale County, TN.

**Susan Minor** has been with the Franklin Housing Authority (FHA) since 2012. She is currently serving as the vice president-operations and is involved with development activities, human resources, community outreach, asset management, grant writing and "other duties as assigned". She has a broad range of professional experience including nonprofit management, marketing and communications and commercial real estate. She holds a bachelor's degree in finance from Arkansas State University and completed the PHADA/Rutgers Executive Director Education Program. She is involved with several community organizations. Susan and her husband, Gary, live in Franklin and have one son.

**Jim Payne** has served as executive director of Sparta Housing Authority since 2002. His is also the past president of the Sparta Jaycees, past member of the Sparta Rotary Club, served as City of Sparta alderman for fifteen years, served as vice president at large for TAHRA under the leadership of two past presidents, and has been vice president of housing for the past two years. Jim was president of TAHRA from 2015-2017. He serves on the board of trustees for Motlow State Community College He is married to Judy Parker Payne.

**Joyce Floyd** is the vice president of strategic planning and development for KCDC, the housing and redevelopment agency for Knoxville, TN. Her responsibilities include the development of KCDC's long range and annual organizational strategies, executive oversight of their implementation with focus on financial impact, and over sees KCDC's development and acquisition activities. She has over 30 years of experience in the affordable housing market. She also serves as chairperson for the Sparta Housing Authority board of commissioners. She has a strategic planning certification from the Performance Institute as a certified government performance manager and oversees the strategic planning activities for both SERC/NAHRO and TAHRA. She currently serves on serves on NAHRO's community revitalization and development committee. Joyce received her bachelor's degree from Tennessee Technological University.



**Maria Catron**  
SR. VICE PRESIDENT



**Jo Alred**  
VICE PRESIDENT COMMISSIONERS



**Thomas Rowe**  
SECRETARY/TREASURER



**Jeff Green**  
VICE PRESIDENT HOUSING



**Justin Jones**  
VICE PRESIDENT MEMBER SERV.



**Susan Minor**  
VICE PRESIDENT PROF. DEV.



**Jim Payne**  
1st PAST PRESIDENT



**Joyce Floyd**  
2nd PAST PRESIDENT

## VAHCDO | OFFICERS

# Virginia



**Phillip Page**  
PRESIDENT

**Phillip Page, Jr.** is the vice president of program services after having previously served as director of development of the Hampton Redevelopment and Housing Authority. He has 16 years of experience in affordable housing. Philip received his undergraduate degree from William & Mary and holds an MBA from Oklahoma State University. Currently, he serves on the SERC executive and small agency task force committees and is the president for VAHCDO.

**Alisa Winston** is the deputy executive director for the Portsmouth Redevelopment and Housing Authority. She has more than two decades of experience in housing and community development having worked in Suffolk, Chesapeake, and Newport News. Alisa holds a master's degree in urban planning from Norfolk State University and a bachelor's degree in political science from Hampton University. She serves on the board of directors for the Portsmouth Area Resources Coalition, Inc. and as the chairperson of housing for the Portsmouth NAACP. She is the vice-president for program services for VAHCDO.



**Alisa Winston**  
SENIOR VICE PRESIDENT

**Gary Wasson** has served as the CEO and executive director of the Danville Redevelopment and Housing Authority since March 2006, though he has been working with public housing agencies since 1984. Gary has a bachelor's degree in economics from Central Washington University, Ellensburg, Washington. He currently serves as the secretary of VAHCDO.

**Lance Allen** is the deputy director/accountant for Staunton Redevelopment and Housing Authority. A talented musician, Lance is the former executive director of the P. Buckley Moss Society and is the current treasurer of VAHCDO.

**Tyrone Franklin** is the executive director at the Williamsburg Redevelopment and Housing Authority. Franklin has 24 years of experience in local government and started his career with the Newport News Redevelopment and Housing Authority.

**Carl Williamson** is the director of housing operations at Newport News Redevelopment and Housing Authority. He currently serves on the board as vice president of housing for VAHCDO.

**Keith Viers** is the executive director for the Cumberland Plateau Regional Housing Authority and serves as VAHCDO's vice-president for professional development. Keith brings a wealth of management experience to the table as a former Dickenson County administrator. He is also the current vice-president for the Little Ten Housing Authorities of Southwest Virginia.

**Justin D. Brooks** assumed the role of executive director of the Chesapeake Redevelopment and Housing Authority in January. He holds a master's degree in public administration from Virginia Tech and has over 15 years of executive experience in the field of housing and community development, serving in both the public and private sectors. He serves on the VAHCDO board as vice president of program services.

**John Bohm** is a life member of VAHCDO, former CEO of NAHRO, and a previous deputy assistant secretary for HUD. He is a pioneer and supporter of small agency solutions and a creative affordable housing advocate. John holds a bachelor's degree in political science from Northeastern University. He is VAHCDO's vice-president for community development.

**Ed Ware** is the director of communications & government relations for the Norfolk Redevelopment and Housing Authority and serves on SERC's legislative committee. Ed is highly skilled in marketing, public relations, and public policy advocacy with a background utilizing these skills for subsidiaries of Fortune 500 firms. He holds a bachelor's degree in journalism from the University of South Carolina and is VAHCDO's vice-president for public policy.

**Dr. Mike Hawkins** serves as the managing director of community outreach for the Virginia Housing Development Authority (VHDA). Mike was the community development director for the Newport News Redevelopment and Housing Authority and the Chesapeake Redevelopment and Housing Authority prior to joining VADA. He directed major neighborhood revitalization efforts in those two cities which included the development of homeownership and rental communities. Mike is a member of the American Institute of Certified Planners. He holds a Ph.D. in public administration and urban policy from Old Dominion University.

**Lisa Porter** is the executive director/CEO of the Bristol Redevelopment and Housing Authority. She has nearly three decades of experience in affordable housing having worked for Cumberland Plateau, Marion and Yuma, AZ. Lisa is the chairperson of SERC's small agency task force and is a member of the resolutions and executive committees. She received her bachelor's degree from the University of Virginia's College at Wise, is a past president of the Little Ten Housing Authorities of Southwest Virginia and is the past president of VAHCDO.



**Gary Wasson**  
SECRETARY



**Lance Allen**  
TREASURER



**Tyrone Franklin**  
V.P. COMMUNICATIONS/  
MEMBERSHIP



**Carl Williamson**  
V.P. HOUSING



**Keith Viers**  
V.P. PROFESSIONAL DEV



**Justin D. Brooks**  
V.P. PROGRAM SERVICES



**John Bohm**  
V.P. COMMUNITY DEV



**Ed Ware**  
V.P. PUBLIC POLICY



**Dr. Mike Hawkins**  
V.P. AT-LARGE



**Lisa Porter**  
PAST PRESIDENT

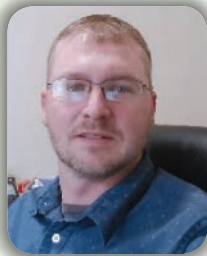




**Pauline Sturgill**  
PRESIDENT

**Pauline Sturgill** is the executive director of the Williamson Housing Authority. She was hired in 2012, with 40 plus years of professional experience in rural community capacity building and leadership development. Pauline holds a Master's Degree in Political Science and is a graduate of the 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 and was a WVU Community Fellow. Pauline lives with her husband of 42 years in Mingo County, on her family's ridgetop farm, which dates back to the mid-1800's. In her spare time, Pauline oil paints, gardens and enjoys a good book.

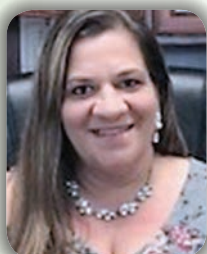
**Harold Lanham** serves as the assistant director and maintenance supervisor of the Dunbar Housing Authority. He was employed by the Charleston-Kanawha Housing Authority prior to moving to Dunbar, where he worked for almost 10 years in the maintenance department. Harold lives on a farm he grew up on, in a log home he built. He has a public housing manager certification and is honored to have the opportunity to serve as vice president of the WVAHA.



**Harold Lanham**  
VICE PRESIDENT

**Belinda Harness** is executive director of the Housing Authority of Mingo County. She graduated with a bachelor's degree from Marshall University in business accounting. Belinda has 26 years with the Housing Authority of Mingo County, serving in a variety of positions that prepared her well to serve as the executive director. She is a board member of Community Works of West Virginia and volunteers throughout the community. Belinda has lived in Delbarton her entire life where she raises her three daughters.

**Tammy Miller** is the deputy director/director of finance of the Wheeling Housing Authority. She has 13 years of public housing experience. Tammy currently serves on SERC's education and training and IRGE committees, as well as PHADA's legislative committee. Tammy earned her bachelor's degree from West Liberty University and is a 2016 graduate of PHADA's Executive Director Education Program. She and her husband reside in Valley Grove, and have an adult son, a daughter in law and two grandchildren.



**Belinda Harness**  
SECRETARY

**Christal Crouso** is the executive director of the Fairmont-Morgantown Housing Authority. Christal has been involved in the development of a multi-faceted home-ownership center that includes full cycle lending, mortgage business, housing development and rehabilitation services, housing counseling program and a community development program called Morgantown Homecoming. Christal serves on the board of directors of Fahe and the board of directors for the Community Housing Action Partnership. She also serves on the loan committee for Community Works in West Virginia. Christal lives in Fairmont with her husband Denny and her two sons.

**Karen C. Jacobson** is the executive director of the Randolph County Housing Authority, where she has worked since 2001. Karen also serves as part-time loan fund manager of Woodlands Community Lenders (WCL), a CDFI she co-founded which provides loans and technical assistance to small businesses in a three-county area. Karen serves as the board chairperson of Fahe, a regional membership group on a mission to eliminate persistent poverty in Appalachia. Karen earned her MBA from Boston University and graduated in 2013 from Achieving Excellence, an executive education program of the JFK School of Government at Harvard University.



**Tammy Miller**  
TREASURER

**Donna Whitt** is the executive director of the Beckley Housing Authority where she has 35 years of experience. Donna has a business administration degree and serves on the WVAHA scholarship and public affairs committees and the SERC-NAHRO rental assistance and resolutions committees. She lives with her husband Mark of 30 years in Shady Spring with a wide variety of critters.

**LuAnne H. Bush** is the vice chairman of the Clarksburg-Harrison Regional Housing Authority and serves as the chairperson of the WVAHA commissioners committee. Lu is a vice president with Wes Banco Bank, Inc working in commercial lending and as a regional chairperson for the bank's community development department.

**Jeff Knight** is the chief operations officer of the Charleston-Kanawha Housing Authority and has 20 plus years of experience in public housing. Jeff serves on SERC's asset repositioning and administrative practices committees. Jeff received his bachelor's degree from the University of Charleston and his master's degree from Ohio State University.



**Christal Crouso**  
BOARD MEMBER



**Karen Jacobson**  
BOARD MEMBER



**Donna Whitt**  
BOARD MEMBER



**LuAnne Bush**  
V.P. COMMISSIONERS



**Jeff Knight**  
PAST PRESIDENT





It was the calm before storm. Committees gathered in Muscle Shoals, AL for what started as a routine meeting to plan for the upcoming year. A normal-sized group slowly dwindled down to around 100 as the news that Covid-19, a novel, deadly strain of the corona virus, was becoming a serious, unprecedented event. Those who drove the distance to the meeting began leaving, and some even changed flights to get back home. Stories were starting to surface about the seriousness of the corona virus, and members began to share the reality of what might happen in the next few days or even the next few hours. How do we prepare for something we have never lived through?

*Continued on next page*





# Committee Meetings

## SERC | 2020 SPRING WORKSHOP

This group always has a plan and stays the course. Meetings continued on schedule and many decisions that could be made, were made. Others were put on the "who knows what will happen" list. Agendas were followed as much as possible, and most committees still had enough members present to conduct business. All in all, it brought people together in times of uncertainty, not sure of what the future holds. In addition to the regular committee meetings, Harry Howe chair of the commissioners

*Continued on next page*







committee for SERC-HAHRO conducted a PowerPoint presentation on preparing, for the Covid-19 pandemic based on facts that had been provided by the CDC. In his presentation, "Corona virus: What you need to know to be prepared for staff and residents." Howe also serves as chair of the board of commissioners for Marion RHA, Marion, Virginia and as executive director of Project Crossroads in Marion, Virginia Howe encouraged everyone to visit the CDC website at <https://www.cdc.gov/coronavirus> to learn more about the symptoms, prevention and recovery of Covid-19.

*Continued on next page*





Combatting fraud is a top priority of the U.S. Department of Housing and Urban Development's (HUD) Office of Inspector General (OIG). They are committed to protecting HUD's programs, operations, and beneficiaries from dishonest individuals and organizations. But, they can't do it alone...they rely on all of us, regardless of our level of involvement in a HUD program. Fraud, abuse, and waste can exist on all levels within the housing industry. The attendees at SERC's committee meeting were provided a unique opportunity to receive detailed training on what constitutes fraud, abuse, and waste in public housing. Special Agent **George C. Richardson, III** with HUD's OIG reviewed the various situations his department investigates and the red flags of which housing agencies MUST be aware and how to approach fraud within an agency.

**Remember we are all in this together, and STAY SAFE ■**

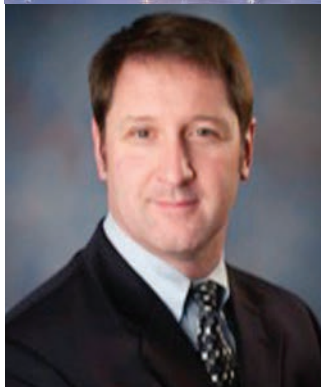








## AN OPEN LETTER TO CONGRESS – MARCH 2020



Mike Sweet

The Southeastern Regional Council of the National Association of Housing and Redevelopment Officials (SERC-NAHRO) mission is to facilitate the development of new affordable housing and support the preservation of existing housing. We will combine our voices to advocate for the improved living conditions and interests of those we serve and petition federal, state and local governments

for assistance. We will further our mission through the training and education of our membership. SERC-NAHRO is an association of knowledgeable and dedicated housing and community development professionals. Organized over 79 years ago, SERC-NAHRO consists of more than 700 agency members that serve over a half million low-income households in ten southeastern states: Alabama, Georgia, Florida, North Carolina, South Carolina, Mississippi, West Virginia, Virginia, Kentucky and Tennessee. Through this open letter, SERC-NAHRO seeks continuing support and a commitment by Congress to sufficiently fund HUD programs and/or amend rules and regulations in need of reform. SERC-NAHRO members are unified in their efforts to house America's economically disadvantaged and we urge Congress to recognize that these efforts are successful.

Throughout the United States, affordable housing agencies have been highly effective in providing critical housing resources through their federally funded Public Housing, Rental Voucher, Rental Assistance Demonstration (RAD), and Multifamily Programs yet many unmet needs remain. Market demands over the past decade have shifted, resulting in a decrease in homeowners and an increase of approximately 17% in renters, reducing overall rental unit availability. Based on HUD's most recent study (2017), households meeting worst case criteria have steadily increased by 41% since 2007, with only one in four low-income families having access to rental assistance. While demand continues to grow for affordable rental housing as the nation's stock of public housing units dwindles, it is widely recognized that homelessness is reaching crisis levels. Past failure to re-invest in the aging public housing stock have resulted in the loss of over 250,000 units since the mid 1990's. Underfunding of multiple HUD programs over the past decade has resulted in housing authorities being unable to meet the housing needs of their local communities. Fortunately, the past three T-HUD Appropriations Bills have seen modest increases in funding for many affordable housing programs. Regrettably, for the third year in a row, the president is proposing significant cuts or elimination of housing programs in FY 2021 in spite of the budget agreement between the administration and

Congress. It is imperative that Congress continue to support adequate funding of affordable housing.

With the current state of the national deficit, it is likely that federal funding levels necessary to preserve and operate public housing into the foreseeable future will be challenging to maintain. Programs that were in the not-so-distant-past considered untouchable, such as Community Development Block Grant and Home Investment Partnership Program, are continuously considered for termination in presidential budgets. Legislative efforts to provide deregulation have met with some success within the recent past; however, congressional attempts to provide significant regulatory relief have been elusive. If Congress intends to continue down the path of disinvestment in public housing, then bold and swift regulatory reform is crucial. Housing authorities must have more autonomy and flexibility to sustain operations and preserve housing stock.

SERC-NAHRO has identified several priorities which are critical to effectively address the needs within our communities and support future operation of the housing programs that serve the most vulnerable. These priorities are as follows:

- **Reforms focused on providing flexibility and reducing or eliminating burdensome regulation.**
- **Suitable and sustained funding of all housing programs that will allow housing authorities to satisfy the mission as established by the Department of Housing & Urban Development.**
- **Support and expansion of housing development/redevelopment programs to address the growing need for affordable housing.**

It is the position of SERC-NAHRO that failure to address these key issues will ultimately result in exacerbation of the housing crisis and a detrimental decline in quality of life and the opportunity to reach self-sufficiency for those we serve.

SERC-NAHRO members understand Congress' fiscal concerns and we support efforts to responsibly reduce spending. However, we believe that safe, decent, affordable housing is essential to the well-being of all citizens and that reductions in spending levels should not be directed at vital domestic programs. We urge Congress to do all it can to ensure that housing, one of the most basic and fundamental needs, is available to our nation's most vulnerable families, including our elderly citizens, disabled citizens and our veterans.

Each of the housing programs has unique characteristics and challenges. For this reason, SERC-NAHRO has developed supplemental documents regarding Public Housing, Resident Self-Sufficiency, Repositioning, Housing Choice Voucher, and Housing Production Programs. These supplemental documents can be provided upon request.

As always, please send me your thoughts and feedback at [chick604@bellsouth.net](mailto:chick604@bellsouth.net)



# Alabama • News

## Youth across the southeast spend MLK weekend in Birmingham for competitions

Hundreds of public housing youth from across five states were in Birmingham recently to participate in the Southeastern Regional Council (SERC) of public housing authorities' 28th Annual Martin Luther King, Jr. Basketball Tournament and Cheer/Dance Competition. The Housing Authority of the Birmingham District (HABD) hosted the three-day tournament which took place at George W. Carver High School's gym. "We were thrilled to be the host agency for the 2020 SERC tournament event, and we're happy to say the event was a great success," said HABD President/CEO Michael O. Lundy.

The event was for youth of public housing, the Section 8 program, and Boys and Girls Clubs from around the southeast. Originally created as a way to get public housing residents involved in a structured program as an alternative to drugs, gangs and other negative influences, the event promotes academic excellence and good character through athletics.

In 1993, Alabama became the first state to implement a comprehensive youth sports program for residents of its public housing communities; the program became regional in 1998. The 2020 event included a basketball tournament; three-point shoot & skills competition and a cheer competition. Eighteen boys' and girls' teams from Alabama, Georgia, Kentucky, Mississippi and North Carolina participated and showed off their basketball skills and their impressive cheer/dance routines. During the pep rally on the first night of this year's event, Abraham Williams and Tom Wachs were asked to stand while the crowd applauded the two men for being organizers of the very first tournament in 1993.

In the 12 years old and under division, **LaGrange** (GA) Public Housing Authority's team took home the championship trophy. **Bowling Green** (KY) Public Housing Authority's team won the 15 years old and under division. In the cheer/dance competition, **HABD's** Lady Flight Dance/Cheer Squad wowed the judges with their highly entertaining routine and took the 1st-place trophy.

The youth received a motivational message from UAB alumnus Timothy Alexander, a former UAB football player who became paralyzed from a car accident. He spoke to the kids about overcoming obstacles. Darryl Johnson, program director for 98.7 KISS FM radio as the MC for the awards banquet on Saturday night. The speaker for the banquet was Otis Leverette, former UAB football player who later played for the Miami Dolphins, Washington Redskins, San Diego Chargers, and the San Francisco 49ers. Leverette gave a motivational message about hard work, the importance of an education, taking advantage of opportunities, and not allowing where you come from to define your future.



The 12 years old and under division, LaGrange (GA) Public Housing Authority's basketball team took home the championship trophy.



The 15 years old and under division, Bowling Green (KY) Public Housing Authority's team were the champs.



Above: HABD's Lady Flight Dance/Cheer Squad wowed the judges with their highly entertaining routine and took the 1st Place trophy in the competition.





# Carolina Council • News



## Greensboro takes care of senior residents



*While GHA is can't change this public health crisis, these donations and acts of compassion have brought hope and comfort to our residents during this uncertain time. Thank you, Greensboro!*

The COVID-19/ novel coronavirus descended upon **Greensboro** as it did on much of America, coming suddenly and establishing a new normal in an instant. This new normal included social distancing, staying at home, and only allowing for essential trips to places like grocery stores, doctors' offices or pharmacies. Amid this change, many of Greensboro Housing Authority's (GHA) residents felt the uncertainty and uneasiness even more severely.

This public health crisis has heightened the risks to low-income individuals, especially the senior population of which GHA has over 700 in our communities. Seniors are also at a higher risk of catching COVID-19, and many do not feel safe going out to pick up supplies or may not be able to get their own.

GHA staff sent an email to partnering agencies seeking donations to help senior residents. A local news outlet promoted this effort. In response to this call for donations, GHA has seen the greater Greensboro community show overwhelming support for this group. Over 56 individuals, churches, nonprofits, and local companies have provided donations of hot meals, bags of groceries, personal protective equipment, household items, and toiletries. To date, 1,424 meals have been served to GHA residents, and donations are continuing to come in daily. GHA staff is working hard to sort and deliver these contributions, with safety being of the utmost importance.

## Partnership receives 1.5 million YouthBuild Grant

**Monroe** Housing Authority in collaboration with self-sufficiency partner Grace-Mar Services, received 1.5 million YouthBuild Grant. YouthBuild is a community-based alternative education program for youth between the ages of 16 and 24 who are high school dropouts, adjudicated youth, youth aging out of foster care, youth with disabilities, homeless youth and other disadvantaged youth populations. The YouthBuild program simultaneously addresses several core issues important to low-income communities: affordable housing, education, employment, leadership development and energy efficiency.



*Pictured from left to right are Mrs. Grace Smith of Grace-Mar Services, Inc.; Mrs. Hilda Jones, vice-chairperson Monroe Housing Authority board of commissioners; Anna McRae, Monroe Housing Authority executive director; Mrs. Fannie Young, chairperson Monroe Housing Authority board of commissioners; and Mr. Kenneth Smith, Grace-Mar Services, Inc.*



# Florida • News

## Tampa Housing Authority's sixth annual Race to End Homelessness #homelesslivesmatter



Homelessness is a result of an act not a definition of a person. Homelessness can affect anyone, because events happen to ordinary people. People lose jobs, divorce, disagree, run away from abuse, can't pay the rent, and get scammed out of their homes and savings. The list of reasons for homelessness seems endless.

Approximately 70 people signed up to help fight homelessness by running in the **Tampa** Housing Authority's annual Race to End Homelessness to raise awareness and funds. The event raised approximately \$10,000. All the donations through this event go back into the community as care kits, security deposits, application fees, move-in kits, and food for Ryan's Pantry. The pantry contents were recently donated to the local Presbyterian Church as they will still be serving the homeless population during this pandemic.

The Tampa Housing Authority continues to try and assist those families in need in the Tampa community and to increase awareness of the homeless population in the area.

## FAHRO holds executive director forum in February



FAHRO held its annual executive director's forum February 5-7, in Atlantic Beach. Thirty-five executive directors participated in group discussions on hot topics and best practices, held targeted round-table discussions and received presentations from FAHRO's legislative team, HUD representatives and representatives of the Florida field offices.

In this unprecedented time, FAHRO's staff is working part-time in the office and part time remotely. Email is constantly monitored and responded to in a timely manner. In addition, during this very stressful time of COVID-19 pandemic crisis, FAHRO is using an online message board and forum for asking questions and sharing information among agencies. Any guest can go to the message board and read it, but you must register to make a post.



**Richard Scalzo, REAC Assessment Manager, presenting at FAHRO**



## LaGrange Housing Authority receives designation that provides residents with training in four areas

By Donna Williams LaGrange Daily News

The **LaGrange** Housing Authority is one of only two housing departments in the state to receive the designation "Envision Center" from the Department of Health and Urban Development (HUD). HUD Secretary Dr. Ben Carson started the program, which according to HUD's website, is based on the idea that, "financial support alone is insufficient to solve the problem of poverty."

LaGrange's designation provides for a hub, a space on public housing property where residents can receive training in four 'pillars': economic empowerment, educational advancement, health and wellness, and character and leadership. Zsa Zsa Heard, CEO of LaGrange Housing Authority, said their residents were already receiving training in these areas, through the education center already on the property. The HUD designation will be used to expand these programs and give residents more opportunities and resources. "This will help us get better partnerships with companies, help make renovations, and add more programs," Heard said. "We are changing the mindset and culture of public housing. We want to remove the stigma."

One culture change is the creation of a work requirement for public housing. If residents are able to work, they will be required to do so or be part of a Leadership Academy in order to be empowered to work. Leadership Academy teaches soft skills like anger management, health and wellness and budgeting. Topics are practical and explain the pros and cons of programs like food stamps. "We talk

through what it is like to be on assistance, and what it requires to get out once they start working," Heard said. The transition to a work requirement is tied to the Envision Center

designation. The requirement became effective October 9. If a resident is laid off, they have 90-days to find work again under the program guidelines. LaGrange College is also partnering with the housing authority, providing counseling for residents through interns.

Heard's vision for the community extends beyond the public housing property. She wants to see blight removed everywhere it exists in town, especially in District Two. "It's a boost to the economy for everyone," Heard said. "More people working means more people paying taxes, which goes into the schools. Our approach is holistic." Some classes are open to people not living on the property. To Heard, this is an added resource.



Zsa Zsa Heard, CEO of LaGrange Housing Authority.

## Augusta's pandemic partnerships

In response to the Coronavirus (COVID-19) pandemic, the resident services department of the **Augusta** Housing Authority has been very active assisting residents in our housing communities. Free COVID 19 screenings were made available to our elderly high-rise residents thanks to an ongoing partnership with Christ Community Health, Richmond County Health Department and City Hope Alliance. The residents were also given face masks. Donations from the Salvation Army and the Family Y made it possible for thousands of meals to be delivered on a weekly basis. Lunch and dinner meals were received with gratitude throughout the elderly and family sites. Recertifications for SNAP Benefits, SSI and SSA and referrals to other service agencies have been on the increase. Our authority continues to be diligent in meeting the needs of those we serve. Our efforts are made much easier due to networking and partnerships.





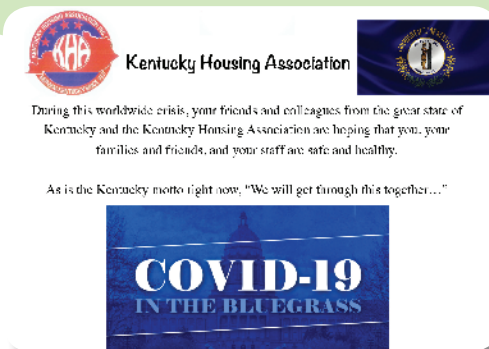
# Kentucky • News

## \$12.6M from CARES Act going to 100-plus Kentucky housing authorities

Housing authorities in more than 100 **Kentucky** communities are receiving a total of \$12.6 million from the U.S. Department of Housing and Urban Development (HUD). The federal funding was made available by the recent Coronavirus Aid, Relief, and Economic Security (CARES) Act, the largest economic rescue package in U.S. history. The office of U.S. Senate Majority Leader Mitch McConnell, who introduced the CARES Act, announced the Kentucky housing authorities funding Thursday.

This funding is part of the CARES Act Supplemental Public Housing Operating Funds and Tenant-Based Rental Assistance, which funds the Housing Choice Voucher program. It will be used by the Kentucky housing authorities to support prevention and preparation services for their residents, for responding to the Coronavirus pandemic in public housing, and supporting the health and safety of assisted individuals and families across the commonwealth.

"The coronavirus is a health and economic crisis that is impacting every Kentuckian. I'm proud that my CARES Act is delivering vital funds to help the most vulnerable in communities across Kentucky," McConnell said. "I'm grateful to the dedicated individuals and organizations who serve those in need, especially during these challenges times. Kentuckians



are stepping up to help their neighbors, and I continue to be inspired by their service. As Senate majority leader, I'll continue to support their work in the Senate."

"This CARES Act funding is essential to help keep Kentuckians safe during the coronavirus pandemic and economic recovery. Kentucky Housing Corporation and public housing authorities throughout the commonwealth are grateful for this supplemental funding. Many of the people we serve have lost their jobs and are

fearful that they might also lose their homes. This funding will help to ease that worry. It will provide families, seniors, and those with disabilities the relief and stability they need in these challenging and difficult times," said Lisa A. Beran, interim executive director, Kentucky Housing Corporation.

In addition to these federal funds, Kentucky has so far received more than \$3 billion to address urgent housing, transportation, healthcare, education and economic development priorities from Senator McConnell's CARES Act. His legislation also created the Paycheck Protection Program, which is helping more than 23,000 Kentucky small businesses access over \$4.1 billion in loans to keep their lights on and employees on payroll.

## 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](mailto:sstrange@oeccwildblue.com)  
[dan@callhsa.com](mailto:dan@callhsa.com)  
318-377-9268  
[www.housingbp.com](http://www.housingbp.com)





# Mississippi • News

## Meridian dedicates Envision Center

City, state and local officials including HUD Regional Administrator Denise Cleveland-Leggett joined Meridian Mayor Percy Bland, along with numerous community stakeholders, to celebrate the dedication of the **Meridian Envision Center** on October 30. Dr. Ben Carson's national Envision Center initiative focuses on four pillars of opportunities which are economic empowerment, educational advancement, health and wellness, and character and leadership building.

A community parade featuring the Meridian High School drum-line kicked off the ceremony to dedicate the facility. The Meridian Envision Center will offer economic opportunities by



Pictured left to right are Jerrie Magruder, MS Field Office director; Dr. Ben Carson, HUD secretary; Ron Turner Sr., MHA executive director; Denise Cleveland-Leggett, HUD regional administrator.

providing avenues for low income families to gain immediate access to MHA's workforce development partners. Participants will be able to take advantage of educational opportunities ranging from obtaining a GED to advancing in graduate degree programs in careers of their choice. The center will also partner with the Greater Meridian Health Clinic to provide health and wellness resources and services to its residents. Mentoring programs will be provided by college fraternities and sororities; in addition, specified services from the Boys and Girls Club will aid tremendously in developing leadership skills and character building qualities.

## Youth residents participate in the annual SERC basketball-cheer competition

Twenty-one youth the **Laurel Housing Authority (LHA)** participated in January in the Annual SERC MLK Basketball Tournament and Cheer Competition held in Birmingham, AL.

The tournament has been going strong for 28 years. The vision of four people in 1991 resulted in a mentoring program that produces an annual basketball tournament designed to encourage young people to achieve in life.

In 1992, the group held its first tournament, that only involved teams in their area. Co-chairman Abraham Williams, the executive director of the housing authority for Bowling Green, Kentucky, said the idea was to get young people involved in a structured program to provide them an alternative to drugs, gangs and many of the negative things happening in their neighborhoods. Others in the initial group included Tom Wash of Eufax, Alabama; Donald Belle of Mobile, Alabama; David Meachmen of North Carolina; and Williams, who was in Phoenix City, Alabama at that time. Little did they know that the concept would provide so much more to the young participants than just the opportunity to play basketball.

The annual tournament now offers youth an educational and recreational aspect. LHA hosted the 2019 SERC Martin Luther King (MLK) Basketball Tournament and Cheer Competition.

LHA had two basketball teams and a cheer team enter the tournament. "Although we did not place in any areas of competition this year, the youth experienced a great time in Birmingham," said LHA Assistant Executive Director Felicia Jackson. "They toured the 16th Avenue Church and the Civil Rights Museum. They also heard encouraging messages from guest speakers, including a high school student of George Carver High School in Birmingham and former NFL athletes who encouraged the young people and emphasized the importance of education." Other teams were from Alabama, Georgia, Kentucky, and North Carolina. Participants received medals and certificates of participation at the tournament's Saturday night banquet.



## Authorities take necessary precautions for Covid-19 pandemic

Immediate action was taken around Mississippi to adhere to the state's Shelter in Place. Extra safety precautions have been implemented, and efforts have been increased to disinfect all public areas.

At **Clarksdale** Housing Authority, employees used this activity-free time to deep-clean their senior center, disinfecting the building and its contents. Other employees have been calling senior residents to help with picking up groceries, medicines and running errands in an effort to minimize their exposure to the virus. They are also working in two week shifts to comply with the state's shelter in place.

The staff at **Laurel** Housing Authority said they are disinfecting their office twice daily right now, and they are asking all residents to use the drop box for rent payments and other deliveries to office staff. Though they have only limited foot traffic into their office, they are allowing absolutely no one behind the counter until the virus threat has been minimized.

We also spoke with a representative at **Columbus** Housing Authority who echoed the importance of closing offices to the public for now and canceling all activities. In addition to wearing masks and gloves on all calls, their maintenance staff are using hand sanitizer when leaving each unit.

COVID-19 has certainly changed some of our practices and has caused us to slow down a bit. It is obvious that housing authority employees remain committed to serving our residents, keeping them as safe and comfortable as possible during these uncertain days.

## Starkville employee recognizes MAHRO Maintenance Leader of the Year



**Starkville** Housing Authority is proud to recognize our maintenance leader, Joshua Putt, for receiving the Harold Panter Award. Josh has been employed with the housing authority for 14 years, and is always a reliable worker. In 2014, Josh received his HVAC certification and has helped the housing authority save a great deal of money by repairing HVAC units at our residences. We are honored to have Josh as a part of our maintenance crew.



# Tennessee • News



Above, left to right: Micheal Miller, Madelyn Medley, Maria Catron, Gena Burden, Mark Reid, Susan Minor, Paul Delinger, Lisa Bonadio, Jim Payne, Lori Everett, and Thomas Rowe.

## TAHRA's day on the hill in Nashville

TAHRA's Day on the Hill was held on Tuesday, February 4. The Chick-fil-a biscuits that we serve are always a big hit with legislators and staff. Each legislator received a TAHRA mug, a directory and information about the impact of our PHAs across the state. For those legislators that were not able to make it to the breakfast, their office received a visit from a TAHRA member. Many TAHRA members scheduled meetings in order to update their legislator on the importance of affordable housing in their community. On the day before our Day on the Hill, the professional development committee set up an HR update program from Mary Dee Allen with Wimberly Lawson for TAHRA attendees.

TAHRA has also been active this legislative session by working to oppose a blight bill that would negatively impact the establishment of redevelopment districts. This bill is still active, and TAHRA members are encouraged to reach out to their senators to express opposition to SB2058. TAHRA also submitted a bill related to the requirement for public housing authorities with LIHTC properties to work with a real estate broker. We were able to pull this bill after working with THDA to determine this is not a requirement for public housing authorities.

## Michael Bates shares highlights from presentation at NDC celebration

On a recent trip to Brooklyn, New York Michael Bates, Galatin Housing Authority, shared highlights from his presentations at the National Development Council 50th anniversary celebration at the Kings Theater.



**In my first presentation I described GHA's two Low Income Housing Tax Credit projects - Ridgeview Apartments and Sumner Gardens Apartments, and how both required a gap financing loan. I explained that it takes an experienced, committed team to structure these very complicated public/private deals; a typical team might include a private developer, LIHTC tax attorney, an attorney experienced in HUD Regulations, a general partner, an accountant, a financial institution and the private investor. Ridgeview and Sumner Gardens would not have been possible without all parties working together to close both deals.**

**As part of the "Show and Tell" presentation, the NDC staff enjoyed hearing about the upcoming development known as Red River Courts. This development for senior citizens will consist of eight duplexes with 16 one-bedroom apartments.**

**During the last phase of my presentation, I provided handouts of GHA's proposed vision for future exterior elevation designs for our agency's existing properties. The audience was impressed with the exterior designs and colored elevations. I shared with the NDC group our vision to transform all public housing into neighborhoods of affordable housing, reconnecting them back into their communities.**

**On the final evening of the event, I joined the NDC members by boarding a bus to the Kings Theater, a movie palace-type theater in the Flatbush neighborhood of Brooklyn for an evening was filled with music and dinner. Mr. Daniel Marsh III, NDC president delivered an informational and motivational address. I was most honored to represent the Gallatin Housing Authority and the state of Tennessee by participating in this unforgettable event!**

## Authorities take necessary precautions during COVID-19 pandemic

Housing authorities across the state have implemented extra safety precautions and increased their efforts to disinfect all public areas. Authorities have closed their offices to public access, and are encouraging residents to conduct all business by phone or email. Payments are being taken online or by use of the offices' drop-boxes. All gatherings and activities for residents have been suspended. Most maintenance units are taking emergency calls only or working on outside projects that allow for social distancing.

**In Knoxville**, no visitors are allowed at their residential sites - only medical professionals, KCDC staff, approved vendors and emergency and social needs responders are allowed on the premises. Non-emergency inspections have all been cancelled, and the maintenance staff will wear personal protective equipment while in a unit and will sanitize surfaces prior to and after completing each work order.

The **Dayton** Housing Authority has an online rent payment program set up as an option to using the drop box for rent. They are also working a company to set up a text phone tree so text blasts can be sent to all residents and/or staff at once.

Residents are being asked to mail their rent in at **Cleveland** Housing Authority. They are conducting as much business electronically as possible, and only setting personal meetings if absolutely necessary.

Bolivar Housing Authority purchased gloves and masks for residents and employees. The front office area stays sanitized throughout the day. Group meetings have been cancelled.

**Memphis** Housing Authority (MHA), staff members have ensured that they have updated contact information for all residents, and property management staff are required to check in with a number of residents each day and upon checking all residents, begin again and continuing making these wellness check-ins until things return to normal. MHA has also established a skeleton crew of maintenance who will rotate daily to provide emergency property management services.

**Morristown** Housing Authority has converted the computer lab into a COVID-19 assembly line where they have made 100 masks for residents 65 and over. They were distributed last week and are still in production.

COVID-19 has certainly changed some of our practices and has caused us to slow down a bit, but it is obvious that housing authority employees across the state remain committed to serving our residents, keeping them as safe and comfortable as possible during these uncertain days.





# Virginia • News

## Haven of Rest BRHA seek transitional housing site



The Haven of Rest and Bristol Redevelopment and Housing Authority (BRHA) are jointly seeking a special-exception permit to establish a transitional housing facility. The Haven, a rescue mission and homeless shelter on Anderson Street owned by BRHA, wants to provide services for people released from the Bristol Virginia Jail through its drug court program.

Representatives of both agencies have appeared before the city planning commission from which they are seeking a special-exception permit for a currently vacant, two-story house at 617 Moore St. The Haven operates Lighthouse, a similar residential housing site in Tennessee, but Virginia residents are only allowed to remain there for 45-days.

Commission members unanimously voted to forward the request to city council for a public hearing next month. Action is needed from the council because the proposed use doesn't fall within city guidelines for an area zoned R-3, or moderate density residential.

Haven Director Brian Plank said the opportunity "came looking" for them. "We have cooperated with the drug court in Bristol, Virginia, for a number of years and had a number of people come through our program," Plank said. "They can only stay 45 days before they have to go back to Virginia. A lot of times, they come out of jail without a job

and have no place to live. They come back on the Virginia side and may not have a living wage at that point; a lot of times all they can find is part time work."

Plank said the program in Tennessee reduces recidivism and has about a 75% success rate of helping participants reintegrate into society. The facility would provide meals, transportation, coaching and other services for its residents, Plank said. Residents would have constant supervision and be required to abide by daily curfew and pass mandatory drug screens. "We cooperate fully with drug court to help them work people through the program to good outcomes. That's what our whole goal is — good outcomes for the people who come through," he said.

The Moore Street property is already divided into apartments and formerly served as student housing for now-defunct Virginia Intermont College (VI). It is less than two blocks from the campus where Virginia Business College is being established. The authority acquired it a year before the former VI closed, Executive Director Lisa Porter said.

"We feel very strongly that stable housing can help this population to meet their goals and be successful," she said. Several commission members expressed support for the idea but said it was important that the city hear any concerns residents might have.

## Housing authorities to receive federal funding for public housing

*edited from 13 News Now story*

Senators Tim Kaine and Mark Warner announced more than \$1.8 million in federal funding to support Virginia residents of public housing. Five cities in Virginia will receive funds awarded through the Department of Housing and Urban Development's Resident Opportunities for Self-Sufficiency program.

The program helps individuals and families become financially independent and self-sufficient in housing by increasing earned income.

The senators said that his federal funding is important to help Virginians build self-sufficiency, make economic progress and to assure more people across the commonwealth have access to these supportive services.

"We're pleased to see this investment go towards making sure more people across the Commonwealth have access to these supportive services."

Following is a list of the authorities receiving this funding:

**Hopewell Redevelopment and Housing Authority, \$230,916**

**Norfolk Redevelopment and Housing Authority, \$478,500**

**Portsmouth Redevelopment and Housing Authority, \$239,250**

**Bristol Redevelopment and Housing Authority, \$178,482**

**Richmond Redevelopment and Housing Authority, \$717,750**

.....  
**Norfolk Redevelopment and Housing Authority** was awarded with over \$400,000 from the U.S. Department and Urban Development.

Thirty six million has been awarded nationally to public housing agencies, non-profit organizations, resident associations, and tribal grantees.

This funding helps housing authorities hire and keep employees who work directly with residents to assess needs and get them connected to other programs in their communities.

NRHA is an important key program in the community as it is the largest redevelopment and housing authority in Virginia, NHRA reports.



# West Virginia • News



## Williamson provides important resident services during pandemic

The **Williamson** Housing Authority has continued to serve their residents in new and creative ways through the COVID-19 pandemic. Save the Children gave the Williamson Housing Authority a generous donation of over 1,000 new children's books to distribute to public housing children during the month of May.

In response to their elderly residents' commitments to follow the governor's stay at home order, the authority's Family Resource Center began delivering home cooked meals on April 4, to all elderly residents. These meals are delivered every Friday, with activity books and crayons, newsletters, and other critical information, reminding this fragile population that the authority staff members are available if needed.



## West Virginia agencies to receive HUD grants

*From The Parkersburg News and Sentinel*

More than \$1 million in grants through the U.S. Department of Housing and Urban Development were announced for agencies around the state by U.S. Rep. Alex Mooney, R-W.Va. According to Lynn Hatcher, communications director for Mooney, these are specific funds through the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

"Since this is CARES Act supplemental funding, these financial resources are for management, maintenance and resident services. The Housing Authority for **Jackson** County received \$76,507 and the Housing Authority of the city of **Spencer** received \$47,856. Although it is separate from regular funding, the amounts were allocated based on the same formula for regular appropriations, Hatcher said.

"I'm pleased these HUD grants will help our public housing community prevent, prepare and respond to the coronavirus pandemic," Mooney said. Because of the pandemic, HUD announced it will not evict tenants unable to pay their rent, which started March 27 and runs through July 24. Since the housing is income based, those who may have lost their jobs or who have lower earnings are able to request interim re-examination which could possibly lower their rent.

According to Wally Board, director of the Housing Authority for city of Spencer, anyone who lost their job and has yet to receive employment could qualify for a \$0 rent since they would no longer have income. "If they have lost their job, they can come in and get their rent adjusted, and it would come down. If their employment is the only source for payment, and they're not getting unemployment, it drops to zero," Board said.

Board said that the extra \$600 a week offered by unemployment and the stimulus checks do not count as income. According to HUD, rent is still due during this time and will accumulate; any unpaid balances will be due at once on July 24. Landlords are not able to charge any late fees or charges.

To protect tenants and employees, Board said only emergency-related maintenance is being conducted.



The authority is now in the process of purchasing laptop computers for the public housing children to use with distance learning and give them access to the online summer camps their Family Resource Center is promoting. In addition, the authority is using social media to connect with all residents, hosting read-alongs, fun science experiments and sharing updates on COVID-19 safety measures.

## HUD awards \$14 million to improve and preserve public housing in West Virginia

The U.S. Department of Housing and Urban Development (HUD) has awarded more than \$14 million to make major capital improvements to public housing properties in West Virginia. The funding is part of \$2.7 billion awarded to public housing authorities in the nation.

"These grants are enabling public housing authorities to modernize and preserve their housing stock in communities across West Virginia at a time when there is a critical need for decent, safe, affordable housing," said Joe DeFelice, regional administrator of HUD's Mid-Atlantic Region.

HUD's Capital Fund Program offers annual funding to approximately 2,900 public housing authorities to build, repair, renovate and/or modernize the public housing in their communities. Housing authorities use the funding to complete large-scale improvements such as replacing roofs or making energy-efficient upgrades to replace old plumbing and electrical systems.

To help provide residents with decent, safe, sanitary housing and respond to the growing demand for affordable rental housing, HUD uses the Rental Assistance Demonstration (RAD), a comprehensive strategy that complements the Capital Fund Program. RAD offers a long-term solution to preserve and enhance the country's affordable housing stock, including leveraging public and private funding to make critically needed improvements.

For more than 75 years, the federal government has been investing billions of dollars in developing and maintaining public housing, including providing critical support through Capital Fund Grants.

West Virginia received a total of \$14,622,760. Some authorities receiving funds included:

**Housing Authority of Mingo County - \$105,109**  
**Housing Authority of Raleigh County - \$120,037**  
**Housing Authority of the City of Beckley - \$523,109**  
**Housing Authority of the City of Bluefield - \$379,121**  
**Housing Authority of the City of Mount Hope - \$320,713**  
**Housing Authority of the City of Williamson - \$556,037**



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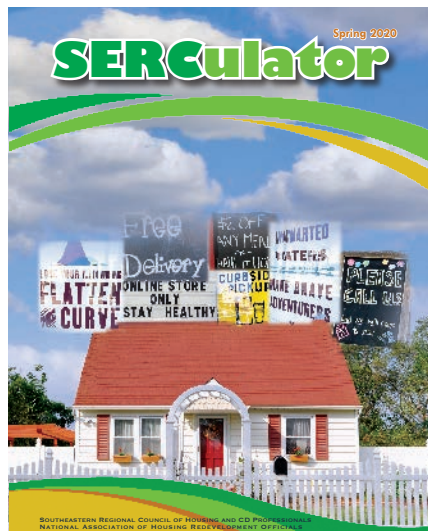
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# COVID-19 FRAUD WARNING

**TREASURY DEPARTMENT/IRS INFORM**

### **Economic Impact Payments WILL**

- **Start going out soon**
- **Range in Amounts starting at \$1,200 (\$2,400 for Married/Joint filers); Plus an additional \$500/child**
- **Tax filers with adjusted gross income up to \$75,000 (\$150,000 for married /joint) will receive full amount**
- **Those receiving Social Security will receive it automatically**

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DO NOT ENGAGE SCAMMERS • Protect what is yours•**

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#### **PHISHING/MALWARE**

**Do NOT click on links in  
emails**

**Fake "Update your IRS  
e-file" emails**

**IRS will NOT initiate  
contact by email to confirm  
personal info**

#### **IRS IMPERSONATIONS**

**Aggressive/Sophisticated  
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**Callers tell victims they  
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to pay this fake debt**

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Fall ..... November 1

Winter ..... January 15

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