

SERCUlator

October 2025



WHAT HOME MEANS



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Abraham Williams**
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State Bits & Pieces
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What Home Means To Me POSTER CONTEST

Photos & Recap pgs 6-7



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 2nd Place Extra Large Agency



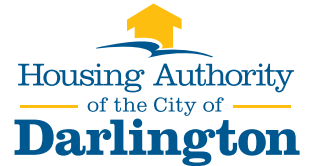
WashingtonHousingAuthority.org
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On the Cover

Each year, young artists from across the SERC-NAHRO Region submit artwork for the What Home Means to Me Poster Contest. Join us in celebrating these young artists and their artwork; a full recap of this year's competition is included on pages 6-7.

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

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

Send Submissions Via:
SERCulator.com | 800.506.8064

SERCulator



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President's Message

Michael Wong | SERC-NAHRO President



Dear SERC-NAHRO Members,

It is an honor to serve as President of our association and to witness firsthand the extraordinary work of our members. Your commitment, expertise, and passion continue to elevate our profession and strengthen the impact we have within our communities.

We stand today on a strong foundation built by the vision and dedication of past leaders. Their guidance has positioned us for growth, and I want to extend heartfelt thanks to those who have served before me.

Their leadership has opened the door for the progress we are making together now.

As we look to the future, our focus is on sharpening our voice and expanding our reach. By improving our messaging, we ensure that the important work of our members is more visible and better understood. And by deepening our collaborations—both within our association and with partners beyond—we amplify our collective impact and create new opportunities for success.

I am inspired by the energy and dedication of our members and confident that, together, we will continue to move our mission forward.

Thank you for your ongoing commitment, for the work you do every day, and for being the driving force behind our shared accomplishments.

With gratitude and determination,

Michael Wong,
SERC-NAHRO President

—
*Executive Director, Harrisonburg
Redevelopment and Housing Authority*

Join Us for The 2025 SERC-NAHRO Fall Workshop

220 N Main St, Greenville, SC 29601 | Sun-Tues, November 2-4, 2025



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



SERC-NAHRO Legislative Network



Federal Funding and Policy Outlook for Housing Authorities

by Neil Brickfield, Legislative Committee Chair
ED, Pinellas County Housing Authority, FL

Congress remains divided on funding for housing programs. Both the House and Senate have advanced their THUD appropriations bills through committee, but neither chamber has held a full floor vote.

With the federal budget deadline approaching in September and no final agreement in place, the most likely outcome is a *Continuing Resolution (CR)* to keep the government operating.

The Senate version of the *THUD bill* is far more favorable to Housing Authorities than either the House version or the President's proposal. It maintains current funding levels and preserves key programs, including *HOME*, *CDBG*, *FSS*, and *ROSS*.

A CR with anomalies would be the best outcome, as it could adjust funding to better reflect current market conditions.

This is critical given that 536 Housing Authority voucher programs are already experiencing shortfalls. Proposed relief funding varies widely: the House bill allocates \$25 million, while the Senate offers \$214 million—both far below the estimated \$500 million needed.

At the same time, reserve pressures are intensifying. Last year, more than 400 Housing Authorities faced shortfalls, and HUD swept reserves

from other Housing Authorities to cover the gap. Taken together, these challenges underscore that Housing Authorities across the Southeast are entering 2026 under mounting financial strain and must prepare for even greater pressure ahead.

POLICY SHIFTS THAT COULD RESHAPE OPERATIONS

Beyond funding, HUD is considering policy changes with real operational implications for Housing Authorities:

- **Work requirements and time limits for able-bodied residents** could significantly alter Housing Authority operations and eligibility processes.
- **Undocumented immigrant participation** is under renewed scrutiny.
- **PHA consolidation** is being discussed as a potential reform.
- **Davis-Bacon and Build America, Buy America (BABA)** requirements continue to increase compliance burdens; Housing Authorities support reform of these policies to reduce operational complexity and better align costs with project realities.
- **Elimination of the pandemic-era 30-day eviction** notice is supported, as it restores standard operational timelines for Housing Authorities.

- **HUD's proposed "English Only" initiative** creates an unfunded mandate, requiring Housing Authorities to provide translation services in order to assist eligible citizens effectively, adding both operational and financial strain.

Each of these potential shifts could significantly affect how Housing Authorities across the Southeast deliver on their mission, requiring careful planning and proactive adaptation.

TAKE ACTION

Housing Authorities cannot navigate these challenges alone. Now is the time to get involved—reach out to your federal elected officials to share the realities on the ground, advocate for needed funding, and push for policy reforms that strengthen the ability of Housing Authorities to serve their communities effectively—your voice makes a difference.

2025 WHAT HOME MEANS TO ME POSTER CONTEST WINNERS

2025 SERC-NAHRO Poster Contest Winners

Since 2008, the NAHRO What Home Means to Me Poster Contest has recognized the amazing art of children who live in affordable housing communities across the country.

Each piece of art visually shares the child's thoughts on what their home means to them.

Each state association within the SERC-NAHRO region has the opportunity to provide submissions from its member agencies. A state contest is held in each participating state, winners are selected, and then forwarded onto SERC-NAHRO for regional consideration.

At the SERC-NAHRO Annual Conference, NAHRO Fellows review all submissions and select a first, second, and third place for each age category to be forwarded on for consideration in the national contest.

Elementary School Winners

1st Place



Jamal Bayne
Harrisonburg, VA

2nd Place



Kayden Fredrick
Mullins, SC

3rd Place



Messiah Murray
Greensboro, NC

Middle School Winners

1st Place



Zander Fraiser
Lebanon, VA

2nd Place



Ishir Williams
Mullins, SC

3rd Place



Ja'Nylah Epps
Mt. Hope, WV

High School Winners

1st Place



Jamira Carter
Greensboro, NC

2nd Place



Acacia Cosby
Mt. Hope, WV

3rd Place



Alexis Pedigo
Lafayette, TN

2025 WHAT HOME MEANS TO ME POSTER CONTEST SUBMISSIONS



Averiona Dudley
Ft. Payne, AL
Elementary School



Brandi Burlison
Martin, TN
Elementary School



Nicholas Louich
Mingo County, WV
Elementary School



Ariel Williams
Mullins, SC
Middle School



Chynna Carpenter
Opp, AL
Middle School



Jenari Jones
Tarpon Springs, FL
Middle School



Shaynun Howse
Clarksville, TN
Middle School



Ciara Jefferson
Palm Beach County, FL
High School



Dejenaé B. Flemings
Natchez, MS
High School



Nathan Short
Cumberland Plateau, VA
High School



Xavion B. Reeves
Mullins, SC
High School

**Thank You to All
What Home Means
To Me Participants!**



2025 AHAEF Scholarship Recipients

Each year, the Alabama Housing Authority Education & Enrichment Fund (AHAEF) awards scholarships to deserving students residing in affordable housing. AHAEF is the non-profit affiliate of AAHRA. Please join us in celebrating our 2025 scholarship recipients!



Sarah Brown, Sylacauga HA
Auburn University



Ashley Hawk, Gadsden HA
Gadsden State Community College



Madisen Holder, Centre HA
*Gadsden State Community College,
University of West Alabama,
University of Alabama*



Jarmirah Korsha, Auburn HA
*University of Alabama at
Birmingham (UAB)*



Zykeria Johnson, Prichard HA
Bishop State Community College



Zahniyah Kirby, Anniston HA
Tuskegee University



Kayleigh Morgan, Mobile HA
Bishop State Community College



**Charity "Grace" Mosley,
Talladega HA - Southern Union
Community College**



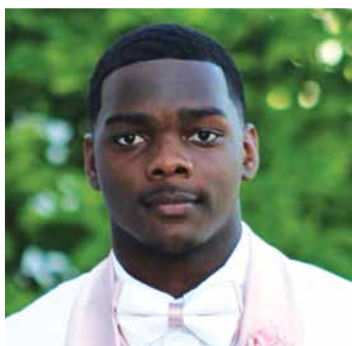
Salam Natsar, Huntsville HA
Calhoun Community College



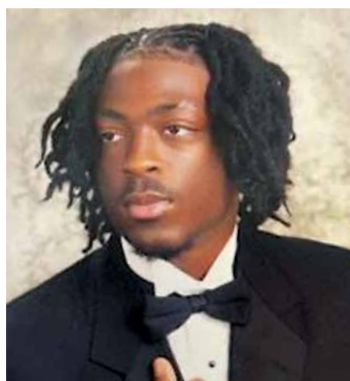
Tilena Robinson, Decatur HA
Jacksonville State



**Millicent Townsend, Enterprise
HA - Enterprise State
Community College**



**Jakerion Ware, Ozark Housing
Communities - University of
Alabama at Birmingham (UAB)**



**Damious "DK" Wilson, Anniston
HA - Harding University**



Taurus Wilson, Gadsden HA
*Gadsden State Community College,
Alabama A&M*

**Scholarship Recipient
No Photo: Kaylie Goines,
Huntsville HA**





Serving Up Hope

- Selma Housing Authority

The Selma Housing Authority has unveiled its first-ever food truck initiative at its Rangedale Community Center that will provide SHA residents hope and hot meals.

SHA President Kennard Randolph shared that the food truck initiative is an innovative project that was developed in collaboration with the SHA's Jobs Plus Program.

"The name for the food truck, 'Serving Up Hope and Hot Meals' came from a Facebook competition," Randolph said. "Where we decided to allow the community and our residents to decide on what they wanted the slogan to be." Randolph said the food truck initiative has always been an idea that he has had in mind for some time, and said he saw the perfect opportunity to implement it when the organization was awarded the Jobs Plus Program grant last year.

"So, I thought it would be a good idea to use this food truck initiative to allow our residents to learn a culinary skill or get some type of culinary training through the food truck. While they are getting the

training, they can work on the food truck and make some revenue, and hopefully they may want to start their own food truck or catering business," Randolph said.

Randolph continued by saying, "Serving Up Hope and Hot Meals" is more than just a food truck; it's a symbol of compassion, community, and opportunity. It reflects our commitment to meeting residents where they are, addressing food insecurity, and empowering our community with workforce development skills."

The food truck will serve as a mobile kitchen, delivering meals directly to the SHA neighborhoods and community events while ensuring all residents have convenient access to a variety of food options.

Through this initiative, SHA strives to do their part to make sure that there's no family unfed, no family left feeling like they are not cared for or that there's no concern.

To learn more about their Jobs Plus program or about their food truck initiative, visit SelmaHousing.com.



SELMA
HOUSING AUTHORITY

Collaboration Brings Opportunity

- Jasper Housing Authority



This summer, Jasper Housing Authority was awarded the Kiwanis Club of Jasper Scholarships to assist their Resident Opportunity & Self-Sufficiency (ROSS) program participants in attending the Walker County Community Action "SKY" Summer Camp.

"SKY" Summer Camp is an opportunity open for youths aged 5-15 during the summer months. Attendees will be able to participate in summer camp activities while their parents are able to take advantage of the included childcare.

Jasper Housing Authority would like to extend their heartfelt thanks to the Kiwanis Club of Jasper & The Walker Area Community Foundation. To learn more about the Jasper Housing Authority, please visit their website at JasperHousingAuthority.org.



Resident Services Honored with National Award

- Fort Payne Housing Authority

The Fort Payne Housing Authority is proud to share that they have been selected as a Merit Award Winner by the National Association of Housing and Redevelopment Officials (NAHRO) for Outstanding Resident Services Implementation!

This national recognition highlights the incredible efforts they've made to

strengthen their community through meaningful programs and events, including:

- Ready to Rent Program
- "What Home Means to Me" Poster Contest
- Nan McKay Scholarship Recipient
- Ice Cream Social
- Installation of Pet Waste Stations
- Popsicles on the Patio
- National Night Out
- Community Garden

Congratulations Fort Payne Housing Authority for this excellent recognition!

To learn more about Fort Payne Housing Authority, please visit their website at FortPayneHA.org.





2025 FAHRO Annual Conference Recap



**Shirley Erazo, CEO/President (DelRay Beach, FL);
Jodie Elizabeth Jeffrey, Co-Owner (Brooks Jeffrey Marketing, Inc.)**



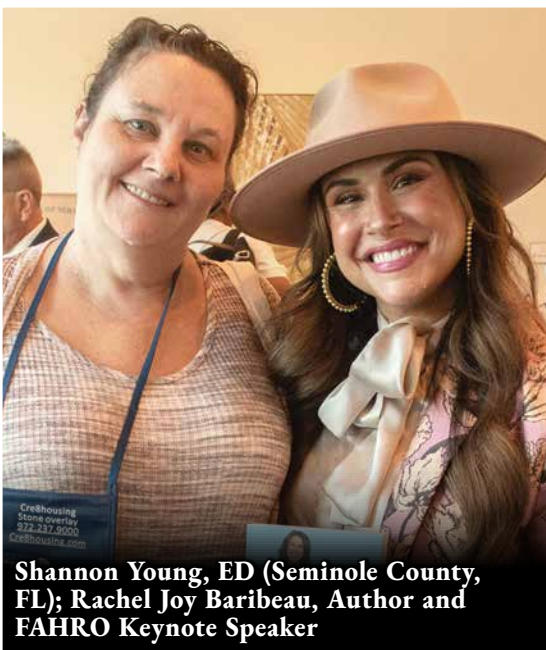
**Debra Holthus, Section 8 Director;
Christy Nash, ED (North Central FL Regional HA)**



**Becky-Sue Mercer, ED (Arcadia, FL) -
Incoming FAHRO President 2025-2027;
Kennard Randolph, ED (Selma, AL)**



**Ivory Mathews, NAHRO Senior VP
and CEO (Home Forward, OR)**



**Shannon Young, ED (Seminole County,
FL); Rachel Joy Baribeau, Author and
FAHRO Keynote Speaker**



**Mickey Mouse and Minnie Mouse
greet FAHRO Conference Attendees**

2026 FAHRO ED Forum



The conference will be held from
Tuesday, February 24, 2026, to
Friday, February 27, 2026, at the
**Four Points by Sheraton
Tallahassee Downtown** in
Tallahassee, FL.

Please visit FAHRO.org
for more details.



Building Skills Within the Community

- St. Petersburg Housing Authority



The St. Petersburg Housing Authority (SPHA) welcomed a construction-focused mentorship program to Jordan Park for SPHA youth. At the heart of the program was the Summer Construction Camp, a hands-on, empowering experience designed to introduce teens to the world of construction, architecture, engineering, and business.

The camp was part of the Rock Solid Protégé Mentorship Program, led by Mr. Okoye Morgan, owner of Rock Solid Construction & Development, Inc.

Mr. Morgan's company was part of the redevelopment of the Jordan Park community, which took place between

2022 and 2023. He returned to Jordan Park because he wanted to help inspire the next generation of builders and entrepreneurs.

The Summer Construction Camp gave SPHA youth the opportunity to:

- Gain hands-on trade skills like measuring, cutting, assembling, and using tools safely.
- Work alongside industry professionals in construction, engineering, and business.
- Learn leadership, teamwork, and financial literacy while exploring real career pathways.

The initiative provided youth with practical skills, career exposure, and personal development opportunities.

The camp concluded with a graduation celebration event, held at The Legacy at Jordan Park.

To learn more about the St. Petersburg Housing Authority or The Legacy at Jordan Park development, please visit their website at StPeteHA.org.



Two proud SPHA students showcase their woodworking project built during the Summer Construction Camp at Jordan Park.

Celebrating a Career of Service

- Tallahassee Housing Authority



After more than 30 years of dedicated service, **Brenda Williams has announced her retirement.** Currently serving as the Executive Director of the Tallahassee Housing Authority (THA), Ms. Williams is an accomplished administrator with a wealth of experience in the housing industry.

Prior to joining THA, Ms. Williams was president of a consulting firm that provides services including assisting the Board of Commissioners, executive personnel, and local government officials in improving the delivery of affordable housing and supportive community services to their constituent populations. The services were customized for the particular agency assigned and included on-site technical assistance, the development and delivery of training, professional technical writing services, management analyses, research, assessments, evaluations, seminars, and operational and management support.

Ms. Williams also served as Chief of Staff for the New Orleans Housing Authority, Transitional Administrator for the Camden, New Jersey Housing Authority, and Executive Director for the St. Louis Housing Authority. Ms. Williams earned an M.A. in Sociology/Social Work and a B.S. in Sociology from Lincoln University, Jefferson City, MO.

Ms. Williams dedicated her career to providing a decent and safe environment for all housing authority residents. Her commitment to providing residents with support services that have enabled her residents to become self-sufficient has transformed the communities she served.

Join us in congratulating Ms. Williams on her retirement and for a job well done.

For more information on the Tallahassee Housing Authority, please visit their website at TallHA.org.

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Premier Dedication to Building Better Housing Standards

by Premier Contracting Professionals - Southern Pines, NC



My name is Scott Lyerly, and I had the pleasure of meeting Dr. Threatt in April 2025. Our partnership began with a contract for the Sanford Housing Authority, which was due for an NSPIRE inspection, formerly known as REAC.

We connected through a shared vision: a systematic approach to improving housing authority operations beginning with the daily practices of maintenance and property care.

My career began in property management as a maintenance technician, then progressed to assistant maintenance manager, portfolio manager, and finally VP of Development, where I oversaw properties in a dozen states.

Everywhere I went, I saw the same pattern: a top-down system with little understanding of the nuances of maintenance. Based on my years of experience, I founded Premier Contracting Professionals.

What Makes Premier Contracting Different?

Our first-hand knowledge. We are not a contracting company that performs NSPIRE inspections and maintenance—we are NSPIRE and maintenance experts who incorporate those methods into every aspect of contracting. In fact, we believe NSPIRE is HUD's greatest strength. It is the foundation of property care and resident welfare, from unit turns and vacancy prep to mitigation, HVAC, and plumbing.

The vision Dr. Threatt and I share is far-reaching—and it is one I am eager to share with housing authorities in the Carolinas and beyond.

How Our Partnership Helped Sanford Housing Authority

“When I stepped into the role as CEO of the troubled Sanford Housing Authority (SHA) in North Carolina, I anticipated executing a standard Corrective Action Plan. But what I was not expecting was that within the first 60 days, I would be signing a formal HUD Recovery Plan with the Mayor and former Board Chairwoman, with a heavy emphasis on improving the properties for our residents. The situation demanded immediate action.

Guided by the best practices of the military-led leadership philosophy, I conducted a rapid assessment of SHA's properties and partnered with the U.S. Inspection Group for pre-NSPIRE inspections. The results were alarming—every site failed. With a previous REAC score of 49 for one AMP and a PASS score of just 24 out of 40 for PHAS, I knew we needed a high-performing NSPIRE maintenance team.

Premier Contracting Professionals became that team.

Before the official NSPIRE inspections, they assisted SHA in developing a realistic and actionable inspection success plan. Their guidance was instrumental in

preparing our asset management team to meet the evolving standards of HUD. During the inspections, Scott and his team walked side-by-side with our asset managers and HUD NSPIRE inspectors, providing real-time support and expertise.

In just six weeks, Premier Contracting Professionals completed over 4,000 work orders, helping SHA achieve an NSPIRE score of 81—a dramatic improvement that reflects not only better housing conditions but restored trust in our ability to serve residents with dignity, safety, and accountability. Similarly, in September 2025, Premier assisted SHA in improving a REAC score of 75 to an NSPIRE score of 91 for another AMP.

Their commitment, speed, and precision helped SHA establish a “new maintenance standard.” There is no doubt that we will exit the troubled PHAS status earlier because of our partnership with Premier. I wholeheartedly recommend Premier Contracting Professionals to any agency seeking excellence in maintenance, NSPIRE compliance, and creating a new maintenance standard for their PHA. ”

— Dr. Michael C. Threatt, CEO
Sanford Housing Authority (NC)

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Scott@PremierContracting.org

Learn More

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2025 GAHRA YOUTH LEADERSHIP CONFERENCE RECAP



Conference attendees participating in group activities



Conference attendees participating in group activities



GAHRA Youth Leadership Conference Leadership and Speakers



Conference attendee assisting speakers onstage



Candace Drake, ED (Dawson, GA) with conference attendees



Conference attendees enjoying the dance party

Each year GAHRA hosts a Youth Leadership Conference for youth residing within affordable housing provided by GAHRA's member agencies.

The conference is planned and managed by GAHRA's Youth Leadership Committee. Committee members include Candice Drake, GAHRA President (Dawson HA); Douglas Freeman, GAHRA Sr. Vice President (Augusta HA); Casey Cravey, Chair (Hazlehurst HA); Shannon Kight, Co-Chair (Hazlehurst HA); Robin Reagin (Hazlehurst HA); Tyra Brownlee

(Thomaston HA); Cashenna Roebuck (Northeast GA HA); and Bobbie Sullivan (LaFayette HA).

This year's conference was held June 30th–July 2nd at the Villas by the Sea on Jekyll Island. Participating agencies included Americus Housing Authority, Augusta Housing Authority, Camilla Housing Authority, College Park Housing Authority, Decatur Housing Authority, Dublin Housing Authority, Hazlehurst Housing Authority, McDonough Housing Authority, Northeast GA Housing Authority, Ocilla Housing Authority, Thomaston Housing Authority, and Wrightsville Housing Authority.

GAHRA would like to extend its thanks to the sponsors who helped make this event possible: Auto-Out (T-shirt Sponsor), Phillip Jarrell (Door Prize Sponsor), and Brunswick Coca-Cola (Soft-Drink Sponsor). Additionally, GAHRA would like to thank the speakers who helped impact all those in attendance: Zacchaeus and Alexis Tyson, Deivon McMillian, and Niki Perry.

For more information on next year's conference, please contact Youth Leadership Committee Chair Casey Cravey (Hazlehurst HA) by calling (912) 375-7299.



A Night to Remember Supports an Excellent Cause

- Albany Housing Authority

Albany Housing Authority (AHA) celebrated a glamorous affair for rising stars with the 2025 Jeanette Henderson Scholarship Gala. Each year, the agency hosts this gala to celebrate the scholarship recipients and raise funds to provide more scholarship opportunities.

The scholarship program is designed to provide the opportunity for youth and adults who are residents of AHA. Named in honor of Ms. Jeanette Henderson, a long-

time AHA team member and now commissioner.

The 2025 scholarship recipients are Zion Rhodes, Chris Hall, and Jeniah Robinson. Each scholarship winner was awarded \$2,500. The scholarship is intended to help cover the cost of tuition, fees, books, supplies, and other related expenses.

For more information on the Jeanette Henderson Scholarship, please visit AHA's website at AlbanyHA.com.



Resident Programming Showing Tangible Results

- Gainesville Housing Authority

The Gainesville Housing Authority is proud to offer next-level resident programming opportunities to its resident families. Minors make up roughly 40% of their resident population. Many of these students attend Gainesville City Schools.

In support of their educational pursuits, the SHINE afterschool program and the RISE Summer Program offer support for families focused on educational excellence.

The SHINE Afterschool program is available to residents with students in the 1st-3rd grades and provides afterschool care and educational resources five days a week. The program is led by certified teaching professionals and provides homework help and arts and crafts, as well as recreational activities. Students within this program have seen math scores rise by 28% and reading scores rise by 12% over the last year. Not only does it provide these families with much-needed childcare, but also tangible results for their educational support.

The RISE summer program is available to residents with students in kindergarten - 5th grade and provides child care and educational resources during the summer months, focusing their efforts on learning-loss prevention. The 4-week summer program provides educational programming as well as weekly field trips. Students within the RISE Program saw math scores rise by 19.9%, and reading scores increased by up to 9.42% (3rd-5th grade) and up to 15% (K-1st grade).

These statistics help bolster the impact already felt within the Gainesville Housing Authority community. For more information on these programs or the Gainesville Housing Authority, please visit their website at GainesvilleHousing.org.



Reaching Residents Digitally

- Housing Authority of the City of Dawson

This summer, the Housing Authority of the City of Dawson (HACD) launched their first website. This website helps connect the agency with its residents, potential applicants, and community.

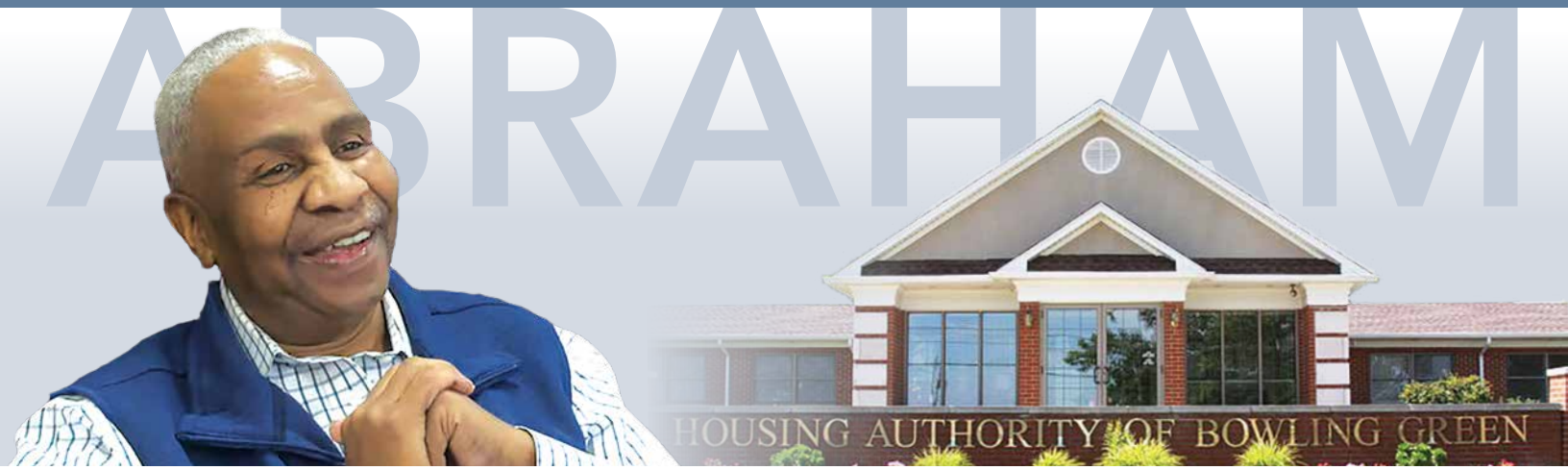
As the agency recently entered an agreement to manage the Steward County Housing Authority, this streamlined method of communication empowers the agency to more efficiently provide basic agency information to their communities.

The website includes information on agency policies and maintenance procedures and allows for the submission of questions and inquiries digitally.

In addition to providing their residents with vital information, the website addresses ADA accessibility, meaning that all site visitors will have the ability to view and utilize the content provided.

For more information on the Housing Authority of the City of Dawson, please visit their new website at DawsonHousingGA.com.





In His Words: The Legacy of Abraham Williams

Sharing His Journey and Wisdom with the SERC History & Archives Committee

On June 25, 2024, in Greensboro, North Carolina, the SERC-NAHRO History and Archives Committee had the privilege of interviewing Abraham Williams, Executive Director of the Housing Authority of Bowling Green, Bowling Green, KY, who retired on July 31, 2024. Debbie Rogers and Joyce Wolen sat with Mr. Williams for quite a while as he shared his life's journey and experiences working in the housing industry for over 45 years. Only a few short months later, Mr. Williams passed away on October 13, 2024. However, his legacy will live on in the lives he touched and in the programs he developed and nurtured while working with people, all people.

Beginnings in Phenix City

Mr. Williams began his career in 1977 or 1978 at the Phenix City Housing Authority in Alabama as a housing manager. He was the first Black manager hired. He worked there for 18 years and moved up through the ranks to become the housing director. During his tenure there, he was involved in lots of programs, and he had lots of mentors to guide and pass along knowledge. He loved his hometown of Phenix City, AL, but there were issues. At one point, he was threatened by a local judge who was running for office and wanted Mr. Williams to "get him into all the local 'Black' churches." When Mr. Williams reminded him the Hatch Act prohibited such activity and he would not do that, he was threatened by multiple

people in authority and was told that unless he cooperated, he would never move further at the housing authority; he would never be the director or deputy director. Therefore, he made the decision to leave the area.

Building Programs to Change Lives

His search for a new position carried him to Bowling Green, and after two years there, he began contributing with new programs at the agency. At the time of our interview, he reported there was a great grant program at the agency, and he was able to secure 19 different grants over the years for programming. Mr. Williams felt programming and working to build people up were critical and essential, especially for the kids, but definitely for the family. One such program included an after-school program and provided kids with assistance needed to be successful at school. A Welfare-to-Work program was started in 1996. This happened with a challenge Mr. Williams made for himself; he stated he could take 20 women off welfare if he could get \$80,000—with that grant, the program helped to take 40 women off welfare and on the road to self-sufficiency.

In Mr. Williams' words:
"They were committed to teaching the ABCs of life. To be a success, you need a job, a home, and a family."

Mr. Williams told of the ways they supported their programs, one of which is holding a "roast" every year that raises funding for the programs. Initially, he would select "nice"

people to roast and raise money; however, a friend told him he was doing it "wrong" and needed to "roast" people of means, which increased the funds raised. When he tried it, he found he raised even more money. With his retirement this year, Mr. Abraham was chosen for the event.

The homeownership program at the authority has the ultimate goal to sell homes to families. They "bank" homes, and when a family moves through the program, a home is ready for them to purchase. In Mr. Williams' opinion, parents need a job, home, and family—this is where success is found.

Investing in People

The housing authority has a practice of hiring college students. This provides real-life education and a method to teach what is needed to be successful and to redirect if needed. Also, Mr. Williams stated that 15 of 44 coworkers came through the welfare-to-work program as well. Hiring people with real experience is critical to the operation. This has been used as a great training program.

Some of the programs Mr. Williams wanted to mention included that they operate a community garden, an event center (which is rented out and brings in good revenue), a day care center (this is a leased building bringing in revenue), and a Head Start program on site. Along with those, the agency has helped to start 22 businesses and 6 non-profits.

WILLIAMS

Youth Mentorship & Opportunities

Mr. Williams talked with pride and humility about his sporting programs. He talked briefly about the SERC-NAHRO Basketball tournament, but he also was passionate about promoting sports opportunities on the site, noting that having programs where kids can learn a sport will address a lot of issues and give kids the discipline, friendship, mentoring opportunity, and knowledge they need to be successful later.

Mr. Williams shared that his proudest moment was when his girls' softball team won the tournament; they raised the money for 15 girls to participate, and they won! Taking kids to tournaments shows them what they can do; it gives them a look into the world. Many of the kids coming through the sporting programs were never outside of the city until they were able to go with the team, and that is important. They would also take the kids on college tours so they can see what can be done. Of the kids that came through the program, one is with the Chicago Bulls and two are in the Navy.

Finding Strength Through Challenges

Mr. Williams talked of his own journey to education. He spoke of a mentor (the janitor) that had guided him when he was young, and they talked every day. His mentor encouraged him to go to college—his teachers and father said he was not college material, and he should not go. His mom said he should go. He had only enough money to go for 1 year, so when it came to the second year, he bought McDonald's hamburgers for 5 cents and sold them for 25 cents. He worked hard and eventually got his college degree.

As a perfect example of finding ways to do things, Mr. Williams talked about Megan's Mobile Grocery, which was started because of the lack of options for tenants to get places to buy quality food. He remembered when he was young, people sold produce off the back of a truck, so he thought if we can get a bus, we can have a mobile grocery to provide food on-site for sale. He went to a local church, who donated a bus, and the program was born.

Another example was when they saw the need for a clothing bank; they went to the United Way for funding, and that need in the community was met.

They have a build-a-bed program where the cabinet shop built the frames and mattresses were donated—this way residents in need of beds had something.

Mr. Williams said he was blessed with great partners, including churches, banks, Rotary, and various other community partners, and stated these are how programming at the housing authority is maintained, which then helps with the resources and success of your residents.

In Mr. Williams' words:

"Always show others what you can do, don't just tell them."

"We have to help; people need someone to talk to."

"When people tell me I can't do something, I will find a way to do it."

"Every wall has a door."

Leading with Fairness and Respect

During the interview, Mr. Williams talked about the "business" side of things, saying that he had always had a good Board and noted in 29 years, he only had 1 no vote. You need to know the rules and regulations, treat everyone fairly, and respect your Board and HUD. Give more information than is needed; make sure everyone is aware of what is going on and what is being done. When dealing with employees, shut down bad things quickly, treat staff like you want to be treated, and give staff time and chances. Invest in the little things for others and remember your boundaries.

"Keep your complexes neat and clean and learn humility"

Always Paying It Forward

In closing, Mr. Abraham was very successful and always thought of others, and he always paid it forward in all he did.

SERC-NAHRO will continue to honor his memory and his good works.

During the conference in Montgomery, Alabama, in November 2024, we asked for colleagues to provide memories or tributes to Mr. Williams; following are two of those:

From a colleague, "When I joined the ranks of the PHA World and would soon become an Executive Director, I was encouraged to attend conferences to network and learn. I always had a heart for people, so I would attend any training on resident services. I would soon notice that Abraham Williams of the Bowling Green Housing Authority would always provide some type of training on resident services. I finally met Mr. Williams and asked him if I could come and spend a few days with him and his agency to learn. He welcomed me with open arms. I would travel to Bowling Green with my newly hired ROSS Coordinator for 2 days, and we learned a lot about resident services. He also allowed us to see how they operated in Bowling Green, which also was a great benefit to me and the residents of the Lumberton Housing Authority. I even stole one of his services; we have purchased a mobile grocery store and hope to have it on the road in the 1st quarter of 2025! I do remember one thing he told me about resident services; "You have to become a professional beggar, if you ask long enough, they will give you what you want to leave them alone."

From Ailrick Young, Executive Director, Laurel Housing Authority, "Abraham Williams, the best example, period, in our industry for providing resident services and one of the loudest voices uplifting those we serve and their families!"



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A New Administrative Home for a Longstanding Agency

- Biloxi Housing Authority

The Biloxi Housing Authority has begun a major renovation project focusing on its new **Administrative Office Building**. The new building is expected to be ready in early 2026 and will provide a new administrative home for the agency.

The new office building will help usher

in a new era for the agency. While providing additional administrative space for the agency, the renovations to the space will not only provide an updated and modern look, but will also help the space function more efficiently for the agency.

For more information on this project or for more information on Biloxi Housing Authority, please visit their website at BiloxiHousing.org.

Breaking Ground on the Future of Affordable Housing Through Public-Private Partnership

- Mississippi Regional Housing Authority VI, Jackson, MS



A new affordable housing development valued at \$29.8 million is underway in downtown Jackson, aimed at revitalizing and preserving one of the city's most historic neighborhoods—the Farish Street District. This project will restore or reconstruct a total of 67 homes within a 5.8-acre area, contributing significantly to the neighborhood's cultural and architectural heritage.

Leonard Court will feature a diverse selection of housing options, including single-family homes and duplexes with 1 to 4 bedrooms. Each residence will be equipped with modern amenities such as in-unit washers and dryers, smart thermostats, and security systems. Residents will also have access to shared community amenities, including a clubhouse and gazebo, fostering a sense of community and belonging.

Led by Gulf Coast Housing Partnership (GCHP) from Louisiana, this expansion underscores a commitment to delivering quality, contemporary housing while maintaining the historic character of the area.

“This development represents a major step forward in safeguarding Jackson’s cultural legacy while increasing access to safe, affordable housing,” GCHP stated in a recent press release.

Housing at Leonard Court will be prioritized for individuals earning less than 60% of the area median income (AMI), which is approximately \$25,943 based on recent census data. To support affordability, Project-Based Vouchers will also be provided through the Mississippi Regional Housing Authority VI, providing rental subsidies for qualifying tenants.

Construction began in January, with some homes expected to be completed by the end of 2025. The estimated completion of Leonard Court is projected for mid-2026.

This development will offer much-needed affordable options for residents of Jackson. For additional information, please visit the Mississippi Regional Housing Authority VI’s website at MRHA6.org.

Meet Your Heroes

- Water Valley Housing Authority

Each summer, Water Valley Housing Authority (WVHA) hosts their resident youths for various summer fun activities. This year, WVHA invited their residents to meet their first responder heroes.

WVHA hosted the Water Valley Fire Department and Water Valley Police Department to give their youth a chance to interact with these first responders, learn more about their jobs, and learn about how they can help keep their families and community safe.

Water Valley Fire Department Firefighters brought fire hats for all of the children and gave them a tour of their fire truck. Officers from the Water Valley Police Department brought activity books and showed children their squad cars.

This opportunity was a great way for WVHA’s youth to interact with these first responders, learn more about how they serve the community, and discover how they can be responsible members of their communities.

For more information on Water Valley Housing Authority, please visit their website at WaterValleyHousingAuthority.com.



Youth touring a Fire Truck brought by the Water Valley Fire Department



Youth holding activity books given to them by Water Valley Police Officers.

Annual Conference Awards & Scholarships

Poster Contest Winners

NC Elementary School:

1st Place: Messiah Murray
Greensboro Housing Authority
2nd Place: Miracle Murray
Greensboro Housing Authority
3rd Place: Denver Tunstall
Robeson County Housing Authority

NC Middle School:

1st Place: Ariel Williams
Greensboro Housing Authority
2nd Place: Cash Coleman
Greensboro Housing Authority
3rd Place: Ca'siyah Thaxton
Greensboro Housing Authority

NC High School:

1st Place: Jamira Carter
Greensboro Housing Authority
2nd Place: Bryanna Wilborn
Greensboro Housing Authority
3rd Place: Jeremiah Glover
Greensboro Housing Authority

SC Elementary School:

1st Place: Kayden Fredrick
Mullins Housing Authority
2nd Place: Sariah Givines
Columbia Housing
3rd Place: Jaliyah Grier
Newberry Housing Authority

SC Middle School:

1st Place: Angel Whale
Beaufort Housing Authority
2nd Place: Ishir Williams
Mullins Housing Authority
3rd Place: Zaya Coleman
Newberry Housing Authority

SC High School:

1st Place: Xavion Reaves
Mullins Housing Authority
2nd Place: Victoria Henry
Beaufort Housing Authority
3rd Place: Kemara Tobe
Newberry Housing Authority

Newsletter Contest Winners

NC Extra Large Agency:


1st Place
Fayetteville Metropolitan HA

NC Large Agency:


1st Place
HA of the City of Goldsboro


2nd Place
Rocky Mount HA


NC Medium Agency:


1st Place
Washington HA


2nd Place
Burlington HA

NC Small Agency:


1st Place
Redevelopment Commission
of the Town of Tarboro


2nd Place
Roxboro HA


3rd Place
Smithfield HA

SC Extra Large Agency:


1st Place
Spartanburg Housing

SC Large Agency:


1st Place
Charleston County Housing and Redevelopment Authority

SC Medium Agency:


1st Place
Gaffney HA


2nd Place
Newberry HA

SC Small Agency:


1st Place
HA of the City of Greenwood

CCHRCO's Newest Lifetime Member, Connie Howard

Congratulations to our newest Lifetime Member, Connie Howard.

Formally inducted as a lifetime member at our 2025 Annual Conference, Connie's service and dedication to CCHRCO over the years

has been unwavering. It is our honor to induct her as a lifetime member and celebrate her career of service.

Left to Right: Sandra Perry, ED (Elizabeth City, NC); Connie Howard, CCHRCO Lifetime Member; Allen "Buddy" Brown, ED (Benson, NC).



Photo credit F. Vanessa Diggs, PhD

Website Contest Winners

NC Extra Large Agency:



1st Place
Kinston HA
KHANC.org



2nd Place
Fayetteville Metropolitan HA
FMHANC.org

NC Large Agency:



1st Place
Rocky Mount HA
RM-HA.org



2nd Place
HA of the City of Goldsboro
HACG.org

NC Small Agency:



1st Place
Benson HA
BensonHousing.org



2nd Place
Lenoir HA
LenoirHousing.org



3rd Place
Redevelopment Commission
of the Town of Tarboro
TarboroHousing.com

SC Extra Large Agency:



1st Place
Spartanburg Housing
SpartanburgHousing.org

SC Medium Agency:



1st Place
York HA
YorkHASC.org

Scholarship Winners

Tyzhae Williams
\$1,500 SERC-NAHRO
Plymouth HA
Elizabeth City State University

Kansas Jordan Nichols
\$1,500 SERC-NAHRO
Greenwood HA

Tashé M. Graham
\$1,000 SERC-NAHRO
Laurinburg HA
NC A & T State University

George D. Robert Forté
\$1,000 SERC-NAHRO
HA of the City of Darlington

Quadrai Lindsey
\$1,000 CCHRCO
Greensboro HA
Winston-Salem State University

Lakyra Rodgers
\$1,000 CCHRCO
Greensboro HA
University of Phoenix

Saniyah White-Wooten
\$1,000 CCHRCO
Kinston HA
University of NC Greensboro

Yasmeen Alloush
\$1,000 CCHRCO
HA of the City of High Point
University of NC Greensboro

Kawthar Alloush
\$1,000 CCHRCO
HA of the City of High Point
Guilford Technical Community College

JaNia Best
\$1,000 CCHRCO
Kinston HA
North Carolina Central University

Elijah Able
\$1,000 CCHRCO
Farmville HA
University of North Carolina Pembroke

Ky'Naisha N. Bobbitt
\$1,000 CCHRCO
Rocky Mount HA
East Carolina University

Rachel Hampton
\$1,000 CCHRCO
Beaufort HA

Tatum Javar Tavor
\$1,000 CCHRCO
Beaufort HA

Jordan Distance
\$1,000 NCHADA
Washington HA
East Carolina University

Akeelah Mitchell
\$500 Brooks Jeffrey BEYOND
Franklin Vance Warren Opp HA
East Carolina University

Muniz Myers
\$500 Brooks Jeffrey BEYOND
HA of Florence
College of Charleston



NC Leadership Steps Up for SERSHA

- Sanford Housing Authority



Dr. Michael C. Threatt has been elected President-Elect of the Southeast Regional Section 8 Housing Association (SERSHA) at their recent Spring Workshop.

This election marks a significant career milestone and professional recognition of his leadership and contributions to the affordable housing industry.

Dr. Threatt currently serves as the CEO of the Sanford Housing Authority, with a distinguished career that includes roles as COO in Dothan, CEO in Sylacauga, and VP in Birmingham.

Congratulations, Dr. Threatt, on this outstanding accomplishment. We look forward to you representing North Carolina well.

For more information on Sanford Housing Authority, please visit their new website launching 1Q 2026 at SHA-NC.org.



Administrative Innovation Wins National Awards

- Washington Housing Authority



The Washington Housing Authority has been recognized by NAHRO with two NAHRO Merit Awards for Administrative Innovation.

The first NAHRO Merit Award recognizes their administrative innovation for their annual report. The 6-page report titled "Building Brighter Futures, One Family at a Time" details the agency's full year.

The document takes the often complicated business of affordable housing and breaks it into a digestible and aesthetic report.

The second award was awarded for the administrative innovation of their website. The agency's website serves as a hub for their communications with residents, community partners, and the community as a whole.

Congratulations, Washington Housing Authority, for this outstanding recognition. To learn more about the Washington Housing Authority or to view their award-winning annual report, please visit their website at WashingtonHousingAuthority.org.

New Leadership Brings Renewed Vision

- Monroe Housing Authority

On July 1st, Timica Melvin joined Monroe Housing Authority (MHA) as their new Executive Director. Joining the agency from INLIVIAN (Charlotte, NC), Timica brings extensive experience and a renewed vision for the agency.



In addition to serving her residents, Timica enjoys spending time with her family. Timica is married to Vince Melvin and has three sons: Vince Jr. (14), Aron (12), and Ares (9).

Join us in welcoming Timica into this new role; we look forward to seeing your vision come to life at Monroe Housing Authority. Learn more about Timica and Monroe Housing Authority by visiting their website at MonroeHousing-NC.com.



Lewis Appointed As New Wake Co. (NC) Executive Director

- Wake County Housing Authority

On Wed., Aug. 20, 2025, the Wake County Housing Authority (WCHA) Board of Commissioners appointed Felts Lewis as its Executive Director.

Lewis, a Raleigh, NC native, is a transformative leader in the public housing industry. He brings 20 years of experience with U.S. Dept. of Housing and Urban Development (HUD) programs to WCHA. Lewis started his public and affordable housing career at WCHA,

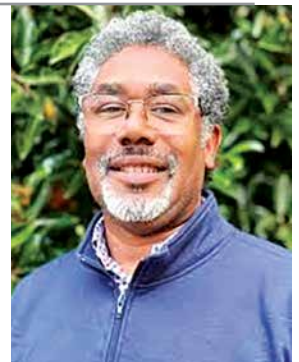
working for 12 years in various capacities, including maintenance, procurement, and asset management. During his seven-year tenure as Executive Director of Roxboro (NC) Housing Authority, Lewis made major changes to improve the quality of life for over 400 residents in Person Co. The occupancy rate reached 100 percent, and the physical condition of 210 units was modernized. The agency also had seven financial audits with no findings.

Lewis was the founder of Roxboro Community Redevelopment Corp. (RCRC). RCRC was awarded two NC Housing Finance Agency Supportive Housing American Rescue Plan grants worth over \$7 million. Funds are for developing new rental housing units and a standalone housing shelter.

Prior to the WCHA appointment, Lewis worked at the Town of Chapel Hill (TOCH) as Public

Housing Division Manager with 296 public housing units. He developed the town's annual plan, five-year plan, and five-year capital fund action plan. Under his leadership, TOCH Public Housing received a passing HUD physical inspection score (74 out of 100 points).

Lewis serves as a board member with the NC Housing Authority Directors Association and Carolinas Council of Housing Redevelopment and Code Officials. For more information on Wake County Housing Authority, please visit their website at WakeCountyHA.org.





SC CCHRCO BEYOND Scholarship Winner

A graduate of South Florence High School in Florence, SC, Muniz Myers was selected as a 2025 Carolinas Council of Housing Redevelopment and Codes Officials (CCHRCO) BEYOND scholarship recipient. Muniz is a resident of the Housing Authority of Florence, SC.

Muniz plans to attend the College of Charleston in the fall to pursue a degree in English. It is his goal to become a screenwriter and share the stories that are closest to him.

When asked about why he chose this career path, he shared, "I want to write the kind of stories that stay with people, that make them think, laugh, cry, or just feel a little less alone. I want to offer new perspectives through the powerful medium of film and television. I've made writing a part of my everyday life. Whether it's scripts, short stories, or just a few lines in a notebook. I'm always working to grow as a writer and find my voice. It's not always easy, but it's what I love, and I'm all in."



Through letters of recommendation, his supervisor shared, "Beyond his work ethic, Muniz is an intrinsically creative individual. His dream of becoming a writer is reflected in his quiet yet persistent pursuit of storytelling. Even during busy days at the cinema, he finds moments to nurture his creative impulses, scribbling ideas and narratives that capture his keen observations of the world around him. It is this blend of discipline and artistic passion that makes him uniquely suited to excel in a rigorous academic environment—a place where his creativity, perseverance, and heartfelt perspective will no doubt take root flourish."

Two \$500 BEYOND Scholarships are awarded annually to two residents of CCHRCO affordable housing. One NC resident and one SC resident each are selected to receive the \$500 BEYOND Scholarship. Brooks Jeffrey Marketing, Inc. sponsors the BEYOND scholarship for CCHRCO. For more information on the BEYOND Scholarship, visit: www.BJMweb.com/beyond.

New Branding Brings Renewed Energy

- Easley Housing

Easley Housing has introduced a new color scheme in the summer of 2025.

The revitalized color scheme builds upon the logo and branding the agency has used for the last several years. The new bright colors emphasize the agency's focus on growth both within their housing programs as well as within their residents' lives.

The branding was designed to empower the agency to transition from their previous branding to their new colors over time as budget and practicality allow, ensuring a smooth transition.

In conjunction with this new branding, the agency launched an enhanced website to

improve communication and engagement with agency stakeholders. Website upgrades include access to new online resources for residents.

For more information on Easley Housing, please visit their new website at EasleyHousing.org.



New Branding

Administrative Innovation Wins National Awards

- Rock Hill Housing Authority

The Rock Hill Housing Authority has been recognized by NAHRO with a NAHRO Award of Merit for Administrative Innovation for their Radon Testing and Mitigation Program.



Radon is a cancer-causing, radioactive gas that you cannot see, smell, or taste. The U.S. Environmental Protection Agency (EPA) states that radon is the second leading cause of lung cancer in the U.S. after smoking. Radon comes from the natural breakdown of uranium in soil, rock, and water and finds its way into homes through cracks and holes in the foundation, construction joints, and plumbing fixtures.

The agency was awarded a \$600,000 grant from the U.S. Department of Housing and Urban Development's (HUD) Office of Lead Hazard Control and Healthy Homes. Through the funding made possible by this grant, the agency has utilized its website and social media to inform residents and community members of the potential dangers of radon and provide them with resources and access to materials to test their homes.

Through their innovative use of grant funding, the agency has been able to effectively inform their residents as well as share this information with the broader Rock Hill community.

Congratulations Rock Hill Housing Authority for this outstanding recognition.

To learn more about their Radon Testing and Mitigation Program, please visit their website at RHHA.org.

2025 TAHRA/KHA ANNUAL CONFERENCE RECAP

Thank you for joining us at the TAHRA/KHA Annual Conference at the beautiful HeartSong Lodge. We hope you enjoyed the insightful sessions, interactions with our exhibitors, and our time at Dollywood!

We look forward to welcoming you all to our Spring Workshop, which will be held this April. More information on the spring workshop will become available closer to the new year.



Patrick Johnson, ED (Lebanon, TN); Machel York, Principal and CEO (Cauthen and Associates); Burdett Garrett, Administrative Assistant (Lebanon, TN); Michael Bates, ED (Gallatin and South Carthage, TN)



Maria Catron, outgoing TAHRA President and ED (Oak Ridge, TN); Mark Reid, incoming TAHRA President and ED (Jackson, TN)



Jason Pickard, Facilities Director; Misty Lightner, Occupancy Coordinator; Pam Bratcher, ED; Kristy Robinson, Deputy Director; Susan Bryant, HR/Accounting Specialist; Ashley Webb, Accounting Specialist; Stacy Webb, Accounting Specialist (Martin, TN)



Lisa Bonadio, ED; Olivia Parfait, Deputy ED; Deb Knezevich, Occupancy Specialist (Cleveland, TN); Gena Burden, ED (Union City, TN)



TAHRA & KHA
2025 ANNUAL CONFERENCE
HOUSING IN MOTION
SMALL CHANGES, POWERFUL TRANSFORMATIONS



100 Years of History Preserved Through Affordable Housing

- Newport Housing Authority

Newport Housing Authority (NHA) hosted a celebration in recognition of the 100th anniversary of the Rhea-Mims Hotel.

The building was opened as a hotel in 1925. NHA undertook an extensive two-year remodeling project that began on May 2, 2000. The remodeling process was two-fold: first, to preserve the historic building, and second, to adapt its hotel rooms into 17 low-income housing units.

Through the renovation process, the hotel's lobby space now serves as a stunning common area for residents and Housing Authority events. Not only is the space incredibly functional, but it was lovingly restored to preserve and enhance the craftsman architecture featured throughout the building.

When the remodeling project began in 2020, Leon Bryant served as NHA's Executive Director. Having since retired, Bryant attended the ceremony alongside current NHA Executive Director Walter Cole.

The hotel was built out of native stone and was the vision of Lucia Rhea Mims, who served as the innkeeper.

The stone was mined on-site. The building has been on the National Historic Register since 1998.

Currently, the building is confirmed to be the oldest building being utilized to house residents through the HUD Section 9 Program in the State of TN and likely the entire country, though currently unverified.

The rich history of the Rhea-Mims Hotel not only serves as a window into the past but will continue to serve the Newport community for years to come. For more information about the renovation or for more information about the Newport Housing Authority, please visit their website at NHAtoday.com.

Pictured Top Right: Staff and retired executive director attending the ribbon cutting.

Ribbon Cutting Opens New Housing Options

- Gallatin Housing Authority



The Gallatin Housing Authority and Tennessee Housing Development Agency (THDA) celebrated the grand opening of Sumner Gardens Court in Gallatin on Wednesday, Aug. 20th, which brought 48 additional affordable housing units to the city.

"The need for additional affordable housing in Gallatin was no question," Gallatin Housing Authority Executive Director Michael A. Bates said. "We have a shortage throughout the nation and in Sumner County and Gallatin. We're in a position where we could increase the number of affordable housing in Gallatin."

Sumner Gardens Court, located on Westland Avenue, provides two- and three-bedroom units with washer and dryer hookups, central heating and cooling, and walk-in closets. Residents will have access to a splash pad, computer center, playground, and community room.

The complex is phase two of the project, adding an additional 48 units to the existing 100 units that'd previously been built at Sumner Gardens.

"Standing here today, I'm humbled and proud that 48 new families have brand-new, beautiful homes," Bates said.

The project was financed by a \$10.7 million equity investment through low-income housing tax credits awarded by THDA.

To keep up to date with Gallatin Housing Authority, please visit their website at GallatinHA.com.



Leaders from Gallatin Housing Authority and THDA cut the ribbon on Sumner Gardens Court.



Sumner Gardens Court signage.



Goodson Hills is First Project for Rebranded Housing Authority

- Beyond Housing

Beyond Housing (formerly Bristol Redevelopment and Housing Authority) has officially broken ground on Goodson Hills, its newest residential community—and first since the organization rebranded earlier this year.

Located on Eason Lane, adjacent to Beyond Housing's EnVision Center, Goodson Hills will include 23 two-story, townhouse-style homes, each offering three bedrooms and two bathrooms. These spacious residences were designed to create a safe, welcoming environment for families seeking high-quality, affordable housing.

"As our new name indicates, we are committed to providing not just housing,

but a full suite of social, educational, and advancement opportunities to help individuals and families reach their fullest potential," said Lisa Porter, Executive Director/CEO of Beyond Housing. "Goodson Hills is a perfect example of how we're reimagining what affordable housing can be—safe, modern, and supportive of families' long-term success."

Financing for the estimated \$8.6 million project combines Federal Low-Income Housing Tax Credits (LIHTC) with new State Housing Opportunity Tax Credits (HOTC)—a first-of-its-kind financing structure in Virginia that ensures the development's financial viability in today's challenging housing market.



"We are proud to join forces with Beyond Housing to acquire funding for Goodson Hills," said Chris Thompson, director of strategic housing for Virginia Housing. "This project is one of the first using this new financing structure and will play a key role in addressing the need for affordable housing in Bristol."

The new development's name, as well as its Eason Lane location, honors Col. Samuel Eason Goodson, one of Bristol's founding fathers. The site was previously home to Beyond Housing's Bonham Circle units, which were demolished in 2018.

Construction of Goodson Hills will be led by Quesenberry's Construction of Big Stone Gap, Virginia. The project is expected to be completed in approximately 18 months.

"This development has been more than three years in the making," said Josh Fleenor, chair of the Beyond Housing Board of Commissioners. "It represents countless hours of planning, research, and collaboration—and above all, a deep belief in a bright future for our community."

For more information, please visit the agency's new responsive website at beyondhsg.com.

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Janice Nelson or Jessica Strange hbp@callhsa.com www.housingbp.com

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Redevelopment Preserves Historical Neighborhood

- Alexandria Redevelopment and Housing Authority

National real estate developer Fairstead has closed on \$120 million in funding to launch the complete redevelopment of the Samuel Madden Homes, a landmark public housing site in Alexandria's Old Town neighborhood.



Originally constructed in 1945 to house African American defense workers, the Samuel Madden site holds deep historical significance. That legacy will be honored through an expansive preservation initiative, including oral histories, archaeological studies, and public interpretive signage in collaboration with the City of Alexandria.

In partnership with the Alexandria Redevelopment and Housing Authority (ARHA), The Communities Group, and the Virginia Center for Housing Research at Virginia Tech, Fairstead will replace the existing 66 aging units with a 207-unit mixed-income community designed to serve households earning 30% to 80% of the Area Median Income (AMI). Upon completion, each of the families occupying the 66 original units will be welcomed back to the new homes.

The new six-story, 295,000-square-foot development will set a new standard for energy efficiency, built to Zero Energy Ready Home standards and certified

under the Enterprise Green Communities program. It will include a mix of one- to four-bedroom apartments, underground parking, and amenities that promote community health and engagement.

Designed by Torti Gallas + Partners (architecture/landscape) and Determined by Design (interiors), the project will feature:

- A creative studio for podcast recording.
- A game room with free internet access.
- An interior wellness courtyard.
- 7,500 square feet of open space, including nearly 500 square feet designated for a community food hub run by local nonprofit ALIVE!
- The food hub will provide fresh food access, cooking demonstrations, and support services like financial and legal assistance for the broader Alexandria community.

“Partnering with Fairstead to breathe new life into this historic community has been a big step forward for affordable housing in Alexandria,” said Eric Johnson, CEO of ARHA. “As this redevelopment takes shape, we’re excited to see the positive change it will deliver to families in our city for generations to come.”

For more information on this development project or Alexandria Redevelopment and Housing Authority, please visit their website at ARHA.us.

National Night Out

- Suffolk Redevelopment and Housing Authority



The Suffolk Redevelopment and Housing Authority hosted their annual National Night Out Event for residents in conjunction with city officials, the Suffolk Police Department, and Suffolk Fire and Rescue.

These agencies came together to show their community that they are coming together to keep the community safe!

The event included food, games, music, dancing, a school supply giveaway, and an opportunity for residents to meet SRHA's valued community partners.

Like in years past, residents appreciated this opportunity to come together, fellowship, and demonstrate their commitment to keeping their neighborhoods safe.

For more information on Suffolk Redevelopment and Housing Authority, please visit their website at SuffolkRHA.org.



Youth checks out fun giveaways at the Suffolk Fire & Rescue booth.



Youth poses as a firefighter behind a banner at the NNO event.

2025 WVAHA ANNUAL CONFERENCE RECAP



April Dotson, WVAHA Awards Committee Chair and ED (Buckhannon, WV); Rae Sabo, Best Customer Service Award Winner and Occupancy Specialist (Fairmont-Morgantown, WV); Tashina London, Awards Committee Member and PH Manager Assistant (Charleston/Kanawha, WV)



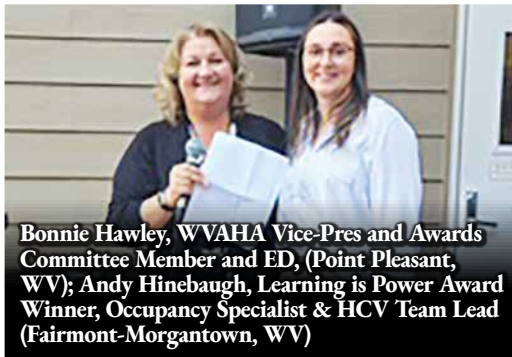
Monica Helm, Awards Committee Member and PH Property Manager, and Tashina London, Best Overall Employee Award Winner and PH Manager Assistant (Charleston/Kanawha, WV)



Angie White, Awards Committee Member and Section 8 Manager, and Lexi Taylor, Exemplary Leadership Award Winner and Program Manager/Support Services (Randolph County, WV)



Brooke Buente, Above & Beyond Award Winner, Leased Housing Generalist (Charleston/Kanawha, WV)



Bonnie Hawley, WVAHA Vice-Pres and Awards Committee Member and ED, (Point Pleasant, WV); Andy Hinebaugh, Learning is Power Award Winner, Occupancy Specialist & HCV Team Lead (Fairmont-Morgantown, WV)



James Armes, Rise & Shine Award Winner, Facilities Manager (Charleston/Kanawha, WV)

Thank you for joining us for the WVAHA Annual Conference at the beautiful Stonewall Resort in Roanoke, WV!

Conference attendees were treated to engaging sessions for administrative staff and maintenance as well as the opportunity to come together and fellowship with Housers from across the state.

At our awards dinner, Housers from across the state were recognized for their unwavering dedication to their agencies and residents. The following individuals were recognized with awards:

Best Customer Service: Rae Sabo - Fairmont-Morgantown Housing Authority

Learning is Power: Andy Hinebaugh - Fairmont-Morgantown Housing Authority

Exemplary Leadership: Lexi Taylor - Randolph County Housing Authority

Above & Beyond: Brooke Buente - Charleston Kanawha Housing Authority

Rise & Shine: James Armes - Charleston Kanawha Housing Authority

Best Overall Employee: Tashina London - Charleston Kanawha Housing Authority

Attendees were also able to sneak in a little fun, whether they attended our Casino Night or participated in our scholarship basket raffle, which saw some lucky attendees walking away with fantastic prizes.

Thank you so much to all who attended; looking forward to welcoming you all again soon in May 2026.

WVAHA would like to extend our dearest thanks to Belinda Harness for her service as President. Without her dedication, this conference would not have been possible. The entire WVAHA board wishes her much continued success (and well-deserved rest) as she transitions to the past-president role.

A Career of Service Celebrated

- Moundsville Housing Authority

Congratulations to Shelley Roth Glatzer on her upcoming retirement from the Moundsville Housing Authority.

Shelley first started with the Moundsville Housing Authority on October 7th, 1980, as a receptionist. Over time, she moved into the leasing/occupancy position before being appointed as Executive Director.

Shelley has now transitioned to the Finance Director position, where she plans to assist until her retirement, planned for March of 2026.

Through her service to MHA, Shelley became involved with WVAHA and has served our organization as well.

In her retirement, Shelley plans to spend more time enjoying life with her husband and family.

Thank you, Shelley, for your service to MHA and WVAHA, wishing you a wonderful retirement!



Shelley Roth Glatzer, Finance Director (Moundsville, WV); Belinda Harness, ED (Mingo County, WV)

EXECUTIVE ORDER ELIMINATES CHECKS

Executive Order 14247 directs that all Federal Agencies stop issuing checks and transition to a fully electronic payment system by September 30, 2025. The stated reasons in the Executive Order for the required change are:

- ♦ To modernize federal payments
- ♦ Increase efficiency
- ♦ Reduce costs
- ♦ Reduce the risk of fraud, theft and delays associated with paper checks

The following Federal Agencies have already indicated their adoption of this policy by September 30, 2025:

- The Social Security Administration
- The IRS will no longer issue checks for refunds
- OR accept checks for payments
- The Department of Veterans Affairs
- Department of Labor
- Railroad Retirement Board
- Office of Personnel Management
- U.S. Department of Treasury
- Alcohol and Tobacco Tax and Trade Bureau
- National Indian Gaming Commission

It's hard to imagine that the impact of this Executive Order will be limited in scope. We view the Executive Order as the beginning of eliminating the issuing of checks from virtually all of Federal, state and local government.

We'd love to help you in the transition from checks to debit cards when making utility allowance distributions or any other regular payments that you may make.

Please give us a call at **404.333.8528**

or email us at Sales@myuflex.com



Sincerely,
The Uflex Team



REACH OUT TO US: YOUR OFFICERS



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Dates to Remember

**OCT 31
TO
NOV 01**

2025 SERC-NAHRO
Executive Committee Meeting

**JUN
26-27**

2026 SERC-NAHRO
Executive Committee Meeting

**NOV
02-04**

2025 SERC-NAHRO
Fall Workshop

**JUN
28-30**

2026 SERC-NAHRO
Annual Conference

SERC-NAHRO Member Services Update

Dear SERC Members,

It is with great pleasure and excitement that I enter into the role of VP of Member Services for your 2025-2027 term.

Member Services will continue to focus on its membership and aims to provide the best training and legislative

communication tools to ensure great success in housing.

Do not hesitate to provide feedback on where improvements can be made while applauding us for what we are doing well. SERC is only as strong as our members make it.

We look forward to a successful term under President Michael Wong.

We will see you in Greenville, SC, in November for our Fall Workshop!



— Candice Drake | SERC Vice President, Member Services