

SERCUlator

July 2026



**SERC March Meetings:
Reconnecting and Refocusing
Photos and Recap**

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State Bits & Pieces

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Member Services Update

Back Cover

PASSPORT
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**SERC-NAHRO
Annual Conference**

Photos & Recap
pg 8-13



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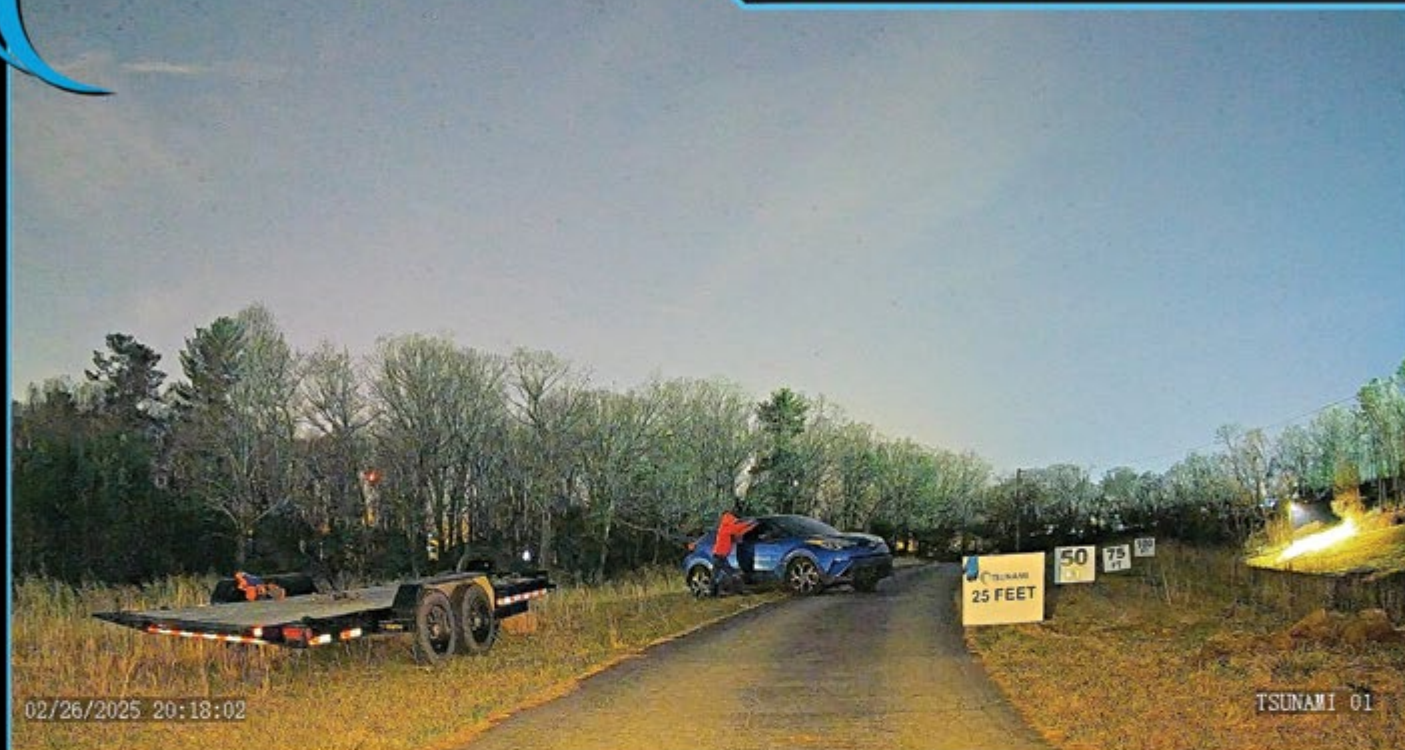
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On the Cover

The SERC-NAHRO 2026 Annual Conference, "Passport To A New World In Housing" was held June 28-30th at the Hilton Orlando in Orlando, Florida. Over 300 Housers came together to learn, connect, and inspire. We look forward to welcoming everyone to Biloxi, Mississippi for the 2026 Fall Workshop, November 8-10th.

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* IFC = Inside Front Cover

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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, Supporters, and Friends,

On behalf of the SERC-NAHRO Executive Board, thank you to everyone who attended our Annual Conference and Scholarship Dinner. Your presence, participation, and enthusiasm made these events a tremendous success.

Our Annual Conference provided an outstanding opportunity to learn, collaborate, and strengthen the relationships that make SERC such a vibrant organization. The Scholarship Dinner was especially meaningful as we celebrated the achievements of our scholarship recipients and reaffirmed our commitment to supporting the next generation of leaders.

I extend my deepest appreciation to all our committees for their months of planning, dedication, and countless hours of work behind the scenes. Your commitment to excellence ensured that every detail reflected the high standards and mission of our organization. Thank you also to our speakers, sponsors, volunteers, and partners whose generosity and support helped make these events memorable.

To our members and attendees, thank you for your engagement, encouragement, and continued investment in SERC-NAHRO. Your participation is what makes our organization strong, and together we

continue to build a legacy of service, leadership, and opportunity.

As we reflect on the success of these events, I look forward to all that we will accomplish together in the coming year.

Thank you for your unwavering support of SERC-NAHRO and for helping us make a lasting impact in the communities we serve.

Michael Wong,
SERC-NAHRO President

Join Us for The 2026 SERC-NAHRO Fall Workshop

875 Beach Blvd., Biloxi MS 39530 | Sun-Tues, Nov. 8-10, 2026



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

SERC March Meetings: Reconnecting and Refocusing

Each March, SERC-NAHRO's committees come together over a long weekend to reconnect and set goals for the year. During this meeting, each committee has the opportunity to gather and plan for the year ahead.

This year, we met in Richmond Virginia, a town full of history and fun. Attendees were steps away from the state capitol in the beautiful and historic downtown.

In addition to the committee meetings and Executive Committee meeting, SERC members were able to come together for a fantastic dinner to celebrate all that was accomplished over the long weekend.

If you are interested in serving on a SERC Committee, please reach out to your state association president for more information on appointments.



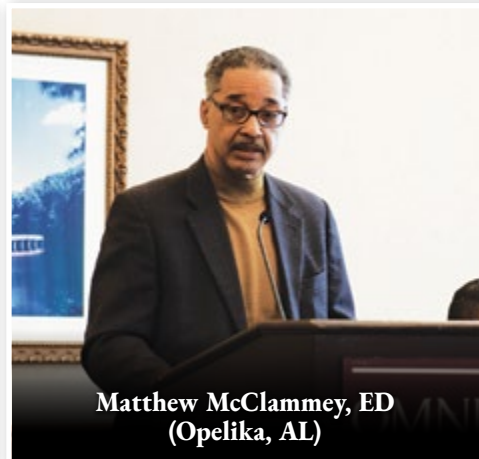
Micheal Wong SERC President and ED
(Harrisonburg, VA)



James Cox, CEO
(Greensboro, NC)



Maria Catron, ED
(Oak Ridge, TN)



Matthew McClammey, ED
(Opelika, AL)



Latonya Fason, Deputy Director, Sheronda Watson, Director of HCV, and Mark Reid, ED (Jackson, TN)



Kerry Smith, ED (Washington, GA); **Taleshia Stewart, Senior VP of Strategic Initiatives and Resident Services** (Columbia, SC); **Thomas Dent, Maintenance Supervisor** (Troy, AL); **Chris McKissick, ED** (Booneville, MS); **Kimberly Levingston, ED** (Prichard, AL); **Sharita Oates, COO** (Goldsboro, NC)



Matthew McClammey, ED (Opelika, AL); **Becky-Sue Mercer, ED** (Arcadia, FL); **Douglas Freeman, ED** (Augusta, GA)



Micheal Wong, SERC President and ED and his wife **Phyllis Wong** (Harrisonburg, VA)



Douglas Freeman, ED (Augusta, GA), **Craig Shugart significant other of Marie Harris, ED** (Roberta, GA)

SERC MARCH COMMITTEE MEETINGS AND EVENTS



Mathew McClamney, ED (Opelika, AL); Chris McKissick, ED (Booneville, MS); Ginger Bohannon, ED (Sevierville, TN) and husband Jackie Bohannon



Marie Harris, ED (Roberta, GA); Beverly Barber, ED (Opp, AL); Patricia Allen (Thomaston, GA)



Kevin Price, ED (Wrightsville, GA) and Felicia Jackson, Assistant ED (Laurel, MS)



Jonny Johnson, Commissioner (MS Region IV) and Sharita Oates, COO (Goldsboro, NC)



Kimberly Levingston, ED (Prichard, AL) and Kennard Randolph, ED (Selma, AL)



Shaunté Evans, CEO (Spartanburg, SC); Becky-Sue Mercer, ED (Arcadia, FL); Phyllis Mills, Exec. Admin Assistant (MS Region V); Derold Sterling, ED (Alexander City, AL)



Presley Parris daughter of Stacy Parris, ED and Cass Garrett, Dir. of Finance and Deputy Director (Fort Payne, AL)



Shanicki Burton, ED (McDonough, GA)



Brandie Garner, HCV Director (Marietta, GA)



Veronica Revels, CEO (Burlington, NC)

SERC COMMITTEES / CHAIRS | 2025-2027

STATE REPRESENTATIVES

AL	Matthew McClammey	NC	Veronica Revels
FL	Becky-Sue Mercer	SC	Shaunté Evans
GA	Douglas Freeman	TN	Mark Reid
KY	Dione Kinmon	VA	Keith Viers
MS	Chris McKissick	WV	Bonnie Hawley

PAST PRESIDENTS

Immediate PP	Anthony Goodson, Jr.	NC
Second PP	Shaundra Clark	GA
Third PP	Mark Taylor	WV

PRESIDENT'S PORTFOLIO - Michael Wong

ANNUAL CONFERENCE	Latonia Simmons (Chair)	GA
EMERGING LEADERS	Chris McKissick (Chair)	MS
	Taleshia Stewart (Co-Chair)	SC
SMALL AGENCY TASK FORCE		
	Russell Nast (Chair)	GA
YOUTH LEADERSHIP DEVELOPMENT		
	Tom Wachs (Chair)	AL
	Katie Miller (Co-Chair)	KY
EXECUTIVE COMMITTEE COORDINATOR		
	Marilyn Medley (Chair)	TN
MULTIFAMILY	Jason Spencer (Chair)	MS

SENIOR VICE PRESIDENT'S PORTFOLIO - James Cox

LEGISLATIVE COMMITTEE	Neil Brickfield (Chair)	FL
POLICY ADVISORY COMMITTEE		
	Ailrick Young (Chair)	MS
NOMINATING COMMITTEE	Shaundra Clark (Chair)	GA
INTERNATIONAL RESEARCH & GLOBAL EXCHANGE		
	Patricia Allen (Chair)	GA
	Joe Thomas (Co-Chair)	GA
SITE SELECTION COMMITTEE	Sean Gilbert (Co-Chair)	TN
	Jacob Oglesby (Co-Chair)	GA

SECRETARY'S PORTFOLIO - Shaunté Evans

HISTORY/ARCHIVAL COMMITTEE

Joyce Wolen (Chair) WV

RESOLUTIONS

Brenda Gay (Co-Chair) GA

TREASURER'S PORTFOLIO - Mike Sweet

BUDGET COMMITTEE

Robert Greathree (Chair) MS
Clifton Clark (Co-Chair) WV

VP HOUSING'S PORTFOLIO - Shannon Young

HOUSING COMMITTEE

Lisa Porter (Chair) VA

RENTAL ASSISTANCE COMMITTEE

Jason Spencer (Chair) MS

VP PROFESSIONAL DEVELOPMENT'S PORTFOLIO - Felicia Jackson

PROFESSIONAL DEV.

Marie Harris (Chair) GA

ADMINISTRATIVE PRACTICE

Douglas Freeman (Chair) GA

EDUCATION & TRAINING

Shanicki Burton (Chair) GA

VP MEMBER SERVICES' PORTFOLIO - Candice Drake

PUBLIC AFFAIRS/SERCULATOR

Beverly Barber (Chair) AL

MEMBER SERVICES

Kerry Smith (Chair) GA

SCHOLARSHIP

Stacy Parris (Chair) AL

Cloe Mansfield (Chair) AL

INSURANCE-HOUSING BENEFITS PLAN

Ed Johnston (Representative) KY

RETIREMENT-HART

Shaundra Clark (Representative) GA

AWARDS

Belinda Harness (Chair) WV

VP CR&D'S PORTFOLIO - Maria Catron

ASSET REPOSITIONING

Jason Spencer (Chair) MS

COMMUNITY REVITALIZATION

Becky-Sue Mercer (Chair) FL

VP COMMISSIONERS' PORTFOLIO - Johnny Johnson

COMMISSIONERS

Harry Howe (Chair) VA

What's NEW In Your STATE?

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

Submit NEWS for your state's BITS & PIECES section of the next issue of SERCulator

How to Submit:

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

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**October Issue
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SERC-NAHRO Committee Meetings & Events

SERC-NAHRO's Committees are the heart of our organization.

SERC's committees manage the SERC's operations including legislative outreach, member services, education and training, and more.

Prior to each conference, all committees are given the opportunity to meet. In addition, the Executive Committee will meet to review committee progress, set SERC goals, and complete administrative tasks.

In addition to the weekend's meetings, committee members were able to come together for a welcome reception hosted by President Wong and a delicious dinner at Charley's Steakhouse to celebrate all that was accomplished in preparation for the annual conference.

If you are interested in serving on a SERC Committee, please reach out to your state association president for more information on appointments.



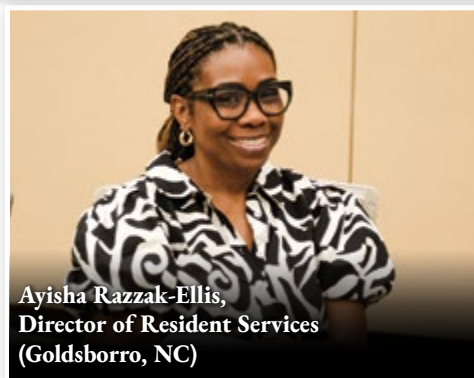
Charlie Harrington, ED (Marion, VA), Marie Harris, ED (Roberta, GA), Kevin Price, ED (Wrightsville, GA)



Bonnie Hawley, ED
(Point Pleasant, WV)



Latonia Simmons, VP of Housing
(Albany, GA) and Ben Washington, ED
(Vicksburg, MS)



Ayisha Razzak-Ellis,
Director of Resident Services
(Goldsboro, NC)



SERC-NAHRO Emerging Leaders

Back Row: Chris McKissick, ED (Booneville, MS), Kimberly Livingston, ED (Prichard, AL), Sara Lyons, Director of Finance (Biloxi, MS), Gloria Lee, ED and Aaron Brittain, Maintenance Supervisor (Picayune, MS); Amanda Fort, ED (Union County, FL), Sharita Oates, COO (Goldsboro, NC), Kerry Smith, (Washington, GA) | Front Row: Valerie Sneed, Office Manager (Tifton, GA), Ashley Whidby, ED/CEO (Boca Raton, FL), Taushai Hawkins, Housing Manager (Danville, KY), Nellie Sanchez, Director of Community Dev. and Stephanie Wright, Director of HCV Programs (Chesapeake, VA), Taleshia Stewart, Senior VP of Strategic Initiatives and Resident Services (Columbia, SC)



Belinda Harness, ED and Darian Baisden,
Housing Coordinator (Mingo County, WV);
Susan Christophel, ED (Columbia County, FL)



Tammy Miller, Deputy Director/Director of
Finance (Wheeling, WV); Sean Gilbert, NAHRO
President and ED (TN Valley Housing Services,
TN), Bonnie Hawley, ED (Point Pleasant, WV)



Jeffrey Patrick, ED (Morehead, KY), and
wife Melissa, Mike Rabun, Purchasing
Agent (Augusta, GA) Shannon Biggs,
SERC-NAHRO Hospitality

SERC-NAHRO First Time Attendees Reception

To welcome first-time attendees to the conference, SERC-NAHRO hosted a First-Time Attendees Reception.

The event included a mimosa bar and delicious sweet treats. Attendees were able to connect with SERC-NAHRO and NAHRO Leadership in order to learn more about the organizations and how they can become more involved.

The reception opened with a welcome by Chris McKissick, Chair of the SERC-NAHRO Emerging Leaders committee. Remarks followed from Michael Wong, SERC President; James Cox, SERC Senior VP; Mark Theile, NAHRO CEO; and Sean Gilbert, NAHRO President.

Attendees were then given time to meet and greet with each other as well as the SERC and NAHRO Leadership in attendance before moving downstairs for the opening session.



Kimberly Levingston, ED and Suzette McKee, Administrative/Inspections Clerk (Prichard, AL)



James Cox, CEO
(Greensboro, NC)



Micheal Wong, SERC President and ED
(Harrisonburg, VA)



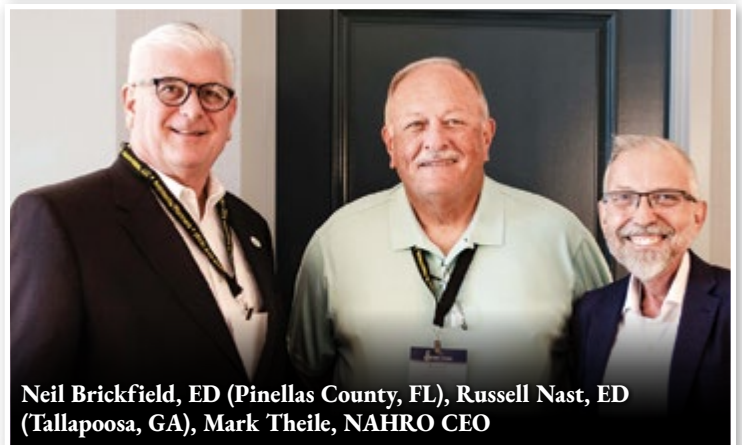
A beautiful table scape put together by Jeffery Patrick, ED
and wife Melissa (Morehead, KY) for first time attendees.



Micheal Wong, SERC President and ED
and his wife Phyllis Wong (Harrisonburg, VA)



Amanda Fort, ED and Jennifer Karnes,
Public Housing Manager (Union County, FL)



Neil Brickfield, ED (Pinellas County, FL), Russell Nast, ED
(Tallapoosa, GA), Mark Theile, NAHRO CEO



SERC-NAHRO Awards & Resolutions

To open the annual conference, SERC-NAHRO held our opening session. As is tradition, the session was opened with the parade of flags where representatives from each member state processed in with their state's flag.

This year, the SERC-NAHRO Awards, Resolutions, Commissioners, and Public Affairs Committees presented their awards during the opening session.

The Awards Committee recognized the following agencies:

- **Hall of Fame:** Susan Lillis, Executive Director of Richmond Section 8, KY
- **Resident Service Award, Small Agency:** Housing Authority of Danville, KY
- **Resident Service Award, Large Agency:** Auburn Housing Authority, AL
- **Efficient Service Award:** Winder Housing Authority, GA
- **Collaboration Award:** Harrisonburg Redevelopment and Housing Authority, VA
- **Development Award, Small Agency:** Winder Housing Authority, GA
- **Development Award, Large Agency:** Selma Housing Authority, AL
- **Award of Commitment:** George L. Barnes, Commissioner
- **Community Impact Award:** Pinellas County Housing Authority, FL

The Resolutions Committee recognized the following individuals:

Please note the deadline for resolution entries for next year is May 13th, 2027.

Retirement Resolutions:

Alabama:

- Lana Fancher – Selma, AL
- Valarie Reed – Gadsden, AL

Florida:

- Timmy Burke – Columbia Co, FL
- Terrance Lawson – New Smyrna Beach, FL
- Judith Gosen – Seminole County, FL

Georgia:

- Danny Kilgore – Monroe, GA

Kentucky:

- Austin J. Simms – Lexington, KY

Mississippi:

- Robert Herd – Mississippi Regional Housing Authority

Tennessee:

- Vicki Engelhardt – Lawrenceburg, TN
- Jeff Green – Tennessee Valley, TN
- Terry Cunningham – Kingsport, TN

West Virginia:

- Mrs. Eddiena Schoolfield – Beckley, WV
- Donna Whitt – Beckley, WV
- Shelley Glatzer – Moundsville, WV
- Tim King – Ripley, WV

Memorials:

Florida:

- Rev. Richard Richardson – Lakeland, FL
- Dave Kelly – St. Petersburg, FL
- Joyce Debardeleben – St. Petersburg, FL

Georgia:

- Donnie B. Carter – Tifton, GA

South Carolina:

- Mary Chase Ford – Abbeville, SC

Tennessee:

- Donna Seymour – Humbolt, TN
- James A. Carson – Oak Ridge, TN

West Virginia:

- Dottie Landis – Ripley, WV
- Virginia Pryor Jefferson – Beckley, WV
- Joey Jude-Beckley – Beckley, WV

The Commissioners Committee awarded their Commissioner of the Year Award, recognizing Marianne B. Smith from Dry Ridge Housing Authority, KY as the 2026 SERC-NAHRO Commissioner of the year.

Finally, the Public Affairs Committee awarded Website and Newsletter of the Year Awards to the following agencies:

Website of the Year:

- **Extra Large:** Spartanburg Housing, SC – SpartanburgHousing.org
- **Large:** Northwest Georgia Housing Authority – NWGHA.com
- **Medium:** Florene Housing Authority, AL – FloHousing.org
- **Small:** Smithfield Housing Authority, NC – SmithfieldHousingNC.org

Newsletter of the Year:

- **Extra Large:** Spartanburg Housing, SC
- **Large:** Housing Authority of Americus, GA
- **Medium:** Housing Authority of Maysville, KY
- **Small:** Beaver Dam Housing Authority, KY



Jenny Hammond, ED (York, SC) and Micheal Wong, SERC President and ED (Harrisonburg, VA)



SERC-NAHRO Parade of Flags, American Flag carried by Harry Howe, Commissioner (Marion, VA)



Shaunté Evans, CEO (Spartanburg, SC) Accepts XL Agency Website and Newsletter of the Year Awards from Micheal Wong, SERC President and ED (Harrisonburg, VA)



**Micheal Wong, SERC President and ED
(Harrisonburg, VA)**



**Mark Theile, NAHRO CEO; Ivory Matthews, NAHRO Senior VP;
Charlie Harrington, ED (Marion, VA), Micheal Wong, SERC
President and ED (Harrisonburg, VA), James Cox, CEO (Greensboro,
NC), Becky-Sue Mercer, ED (Arcadia, FL), Sean Gilbert, NAHRO
President and ED (TN Valley Housing Services, TN)**



**James Cox, CEO
(Greensboro, NC)**



**Ivory Matthews,
NAHRO Senior VP**



**Jakes Oglesby accepting his pin as a new
SERC-NAHRO Life Member, presented by
Micheal Wong, SERC President and ED
(Harrisonburg, VA)**



**SERC-NAHRO Life Members
Thomas Rowe, Frank Lofurno, and Don Cameron**



**Mark Theile, NAHRO CEO; Ivory Matthews,
NAHRO Senior VP; Sean Gilbert, NAHRO President and ED
(TN Valley Housing Services, TN)**



**Janet Chapman, ED (Williamstown, KY);
Marianne B. Smith, SERC Commissioner
of the Year and Dione Kinman, ED
(Dry Ridge, KY)**



**Micheal Wong, SERC President and ED
(Harrisonburg, VA) and Johnny Johnson,
Commissioner (MS Region IV) present
certificates to Commissioner of
the Year Nominees**



**Micheal Wong, SERC President and ED
and Tiffany Runion, Deputy Director
(Harrisonburg, VA) accept the Collaboration
Award from Darian Baisden, Housing
Coordinator (Mingo County, WV)**

SERC-NAHRO Legislative Luncheon

The Legislative Luncheon provides the opportunity for attendees to stay up to date on what is happening in Washington. This year Tushar Gurjal and Gabriel Smith from NAHRO presented to attendees about various items affecting housing today.

Prior to the legislative portion of the luncheon, SERC conducted its annual business meeting for the membership to provide an update on SERC's organizational structure and budget. The luncheon provided an excellent opportunity for SERC to come together to discuss affordable housing within our region, and the country at large.

Additionally, SERC Members were encouraged to take part in NAHRO's August Advocacy Month; an annual tradition of using the month of August to vocally support affordable housing to your local, state, and federal representatives.



**Gabriel Smith, Legislative Affairs
Manager for NAHRO**



**Nicole Smart, FSS Coordinator and
Regina DeLay, FSS Program Coordinator
(Marietta, GA)**



**Lenise Lynch, Vice Chair and
Beth Draughn, ED (Mount Airy, NC)**



**Julius Howard, ED (Fairfield, AL) and
Dontrelle Young Foster,
President and CEO (Birmingham, AL)**



**Donna Walker, Administration; Michael Boatwright, ED;
Christa Bledsoe, Commissioner; Jessica Connell, Administration;
Nidia Saunders, Housing Specialist, (Moultrie, GA)**



**Stephanie Wright, Director of HCV Programs (Chesapeake, VA),
Shanicki Burton, ED (McDonough, GA), Sharita Oates, COO
(Goldsboro, NC), Taleshia Stewart, Senior VP of Strategic Initiatives
and Resident Services (Columbia, SC)**



**John E. Tunstall, Jr, Commissioner; Laticia
Salter, HCV Manager; and Quatisha Gay, Sr.
HCV Specialist (Hopewell, VA)**



**Deborah Story, ED (Lanett, AL);
Tanesha Roach, ED (Triana, AL)**



**Michael Abbott, Attorney; Hunter
McFarland, Assistant ED, and his wife
Megan McFarland (Norton, VA)**

SERC-NAHRO Scholarship Dinner

To close our conference, the scholarship committee hosted the scholarship dinner. The night opened with a motivational speech by Keynote Speaker Dr. Rita Felton. The scholarship committee then recognized this year's What Home Means to Me Poster Contest winners, which will be covered in a future edition of the SERCulator.

Moving into fundraising, the scholarship committee compiled baskets from each member state which were auctioned off in a silent auction, with two items being auctioned off during the event as a live auction.

The night ended with the 50/50 drawing, the winner Marie Harris, ED (Roberta, GA) graciously donated back \$500 of her winnings to the scholarship fund.



L to R: Kerry Smith, ED (Washington, GA); Taleshia Stewart, Senior VP of Strategic Initiatives and Resident Services (Columbia, SC); Stacy Parris, ED (Ft. Payne, AL); Shanicki Burton, ED (McDonough, GA); Valarie Sneed, Office Manager (Tifton, GA), Sharita Oates, COO (Goldsboro, NC)



Keynote Speaker
Dr. Rita Felton



Daniel Deaton, Richmond City Police
and Robert Blythe, City Mayor and
Chairman (Richmond, KY)



Robert Greathree, ED
(Columbus, MS)



Michael Wong, SERC-NAHRO President and ED (Harrisonburg, VA);
Regina DeLay, FSS Coordinator (Marietta, GA); Latonia Simmons, VP
of Housing (Albany, GA); Susan Lillis, ED (Richmond Section 8, KY)



Jaime Steen, ED (Darlington, SC); Regina DeLay, FSS Coordinator
(Marietta, GA); Ginger Bohannon, ED (Sevierville, TN); Stacy Parris, ED
(Ft. Payne, AL); Janet Chapman, ED (Williamstown, KY); Shana Demby,
ED (Enterprise, AL); Michael Wong, SERC-NAHRO President
and ED (Harrisonburg, VA)



Tim Kits, ED (Danville, KY)
and his wife.



Douglas Freeman, ED (Augusta, GA)
and his wife.



Sharon Tolbert, ED (Auburn, AL) and Julius
Howard, ED (Fairfield, AL)



Cultivating a Resident Centered Mindset

- Lanett Housing Authority

Lanett Housing Authority (LHA) understands that in order to be a successful agency, we must foster an environment in which our residents can succeed alongside us.

LHA prides itself on providing weekly and monthly resident services offerings within their community to keep residents engaged and motivated.

Each week, LHA holds a Soup for the Soul event, which provides residents the opportunity to come together for fellowship and to share a warm meal. The community space is decorated, and the meal is prepared by Mrs. Melissa McKee and Mrs. Deborah Brooks, both members of the LHA staff.

LHA provides free transportation to and from classes at Southern Union State Community College in order to remove the barrier of transportation to residents who are pursuing continued education.



Monthly, LHA provides a Midday Reflection class, which helps remind residents to reflect, recharge, and continue their days with peace and determination. The class is led by Mrs. Deborah Brooks and works to help residents develop the tools to recenter their mindsets.

Through a partnership with the Alabama Extension Human Services Program, residents have the opportunity to participate in different educational series. Most recently, the Master of Memory series empowered attendees to see how different actions can affect our memory.

During Black History Month, LHA provided programming for the community's youth to educate and inspire. This year the agency recognized Mr. Anthony Talley, who is locally known as the \$1 Thursday man. Each Thursday, Mr. Talley goes out into his community asking people to donate just one dollar, which then will go to assist families in need. Through his outreach, he shows the profound impact that small acts of generosity can make.

The agency partnered with Lanett City Schools to support their reenactment of key events that led up to the civil rights movement, portrayed by student actors. The event included artwork created by students as well as highlighted leaders within their community.

To celebrate the Easter Holiday, the agency holds an Easter Egg hunt for the children within the community.

To honor Mother's and Father's day, the agency hosts events to celebrate the parents

within their community.

During School holidays, LHA's non-profit B&B provides camps and programming for the community's youth. The events focus on educational opportunities as well as providing a safe outlet for children to make friends and have fun. These services are provided at no cost to families and provide transportation, meals, snacks, and field trip opportunities. During the school year, the agency provides after-school support to families to help remove the barrier of childcare cost to families.

In addition to traditional Christmas holiday celebrations, the LHA also hosts a Christmas porch decorating contest to help get residents in the holiday spirit. This not only creates a festive environment for all residents to enjoy, but also fosters a spirit of pride within the residents for highlighting the beauty that can be found when a house is made a home.



LHA understands that to build resident trust, we can not simply host one event and then disappear until next year. We must continue to show up, listen our residents, and provide services that remove or counter the barriers they face.

For more information on LHA and the resident series they provide, please visit their website at LanettHousing.com



Lanett Housing Authority
Lanett, AL
PH 354 Units
Deborah Story, ED
LanettHousing.com



Teaming Up for Free Check-Ups

-Huntsville Housing Authority

The Huntsville Housing Authority (HHA) and the University of Alabama in Huntsville's School of Nursing have teamed up to host a new neighborhood nursing program.

The program aims to make healthcare more accessible by meeting residents where they live, regardless of insurance status. Services include basic screenings, health education, and wellness tips designed to help families maintain long-term health.

"Our mission at HHA is to provide resources that enhance the quality of life for our families," said Antonio McGinnis, Executive Director of the Huntsville Housing Authority. "Partnering with the UAH College of Nursing allows us to offer critical health services that promote long-term wellness and self-sufficiency within our communities."

Available services include:

- Blood pressure and blood sugar checks
- Blood oxygen, height, and weight checks
- Basic health screenings
- Health education and wellness tips

"These services provide individuals with information about their own health where they don't have to go to a clinic or provider and be charged for that service," said Karen Frith, a professor of nursing at UAH. "But what they find out is, do they have a condition that really does need a follow-up with a health care provider."

For more information on Huntsville Housing Authority please visit their website at HSVHA.org

New Leadership Brings Renewed Vision

- Greensboro Housing Authority

Blessa White has been appointed as the new Executive Director of Greensboro Housing Authority (GHA) in Greensboro, AL.

Prior to joining GHA, Blessa served at the Opp Housing Authority, working in housing operations, programs, and community partnerships. She is deeply committed to the mission of creating safe, quality housing, building strong partnerships, and empowering residents to thrive.

"I lead with heart, I serve with purpose, and I build for our future"

When asked about how she plans to lead the agency, Blessa shared, "I lead with heart, I serve with purpose, and I build for our future". She



has outlined her goals to be: listen to her community, strengthen partnerships, deliver innovative solutions, promote transparency and accountability, and create opportunities for a better tomorrow.

Congratulations Blessa on your appointment, we look forward to seeing the excellent work coming to Greensboro Housing Authority.

Changing of the Guard

-Troy Housing Authority

After a career of dedicated service, Debra Rogers has retired as Executive Director of the Troy Housing Authority.

No stranger to members of SERC-NAHRO or AAHRA, Debbie's career has been filled with service not only to her agency but also to Housers from across the SERC region.

Emily Maddox will be stepping into the role of Executive Director, moving up from within the agency structure. Emily is excited to serve the agency and community within this new role.

Congratulations to both Debra and Emily



as they enter these new chapters of their professional life. For more information on Troy Housing Authority please visit their website at TroyHousingAL.org

86th AAHRA Annual Conference

Mon.-Wed., September 14-16, 2026
Edgewater Beach Resort; Panama City Beach, FL





Spring Family Picnic Event Brings Communities Together

- St. Petersburg Housing Authority

The St. Petersburg Housing Authority (SPHA) hosted a Spring Family Picnic event in Jordan Park for SPHA residents on March 10, 2026.

The event brought together SPHA families and community partners for an afternoon focused on connection, wellness, and neighborhood unity.

SPHA residents enjoyed outdoor activities, accessed helpful community resources, and strengthened relationships with neighbors and local organizations. The event was generously sponsored by the City of St. Petersburg.

A highlight of the event was a youth martial arts demonstration by SPHA students enrolled in the Shihan School of Survival. SPHA's Jordan Park Youth Program introduced martial arts classes last year in partnership with the Shihan School of Survival. SPHA youth showcased the martial arts skills they have developed in the class. Founded by Shihan Walter Evans, the Shihan School of Survival is dedicated to empowering youth through Jujitsu and Karate training. The program addresses challenges such as youth obesity, violence, bullying, gang activity, criminal behavior, suicide, drug use, and other societal issues by providing students with positive outlets for growth and self-improvement.

Additional Event Highlights included:

- Prescription eyeglasses for youth by Moxy Vision Program

- Fresh produce market by Positive Impact St. Pete
- A thrilling tree climb activity by Pathfinder Outdoor Education
- Music & DJ entertainment by DJ Dondy
- Face painting by Face Painting Brittnei
- Balloon creations by Awesome Austin's Entertainment

The event was coordinated by Kiara Lovett, SPHA's Director of Social Services, who emphasized the importance of community partnerships. "We are proud to bring residents and community partners together through events that promote engagement, support services, and meaningful connections," said Lovett. "We are grateful for the organizations that continue investing in our residents and communities."

Thank You to Community Partners who helped make this event possible: Bay Area Legal Services, BayCare, Boys & Girls Clubs of Greater Tampa Bay, Daystar Life Center, Empath Health, Evara Health, Keep Pinellas Beautiful, Lutheran Services Florida, NAMI Pinellas County, R'Club - HIPPIY Program, Rise and Thrive Foundation, The Sanderlin Center, S.T.O.R.Y 727, St. Petersburg College (SPC), St. Petersburg Library System, and St. Petersburg Police Department

Congratulations to St. Petersburg Housing Authority on another outstanding event. To learn more about SPHA please visit their website at StPeteHA.org



St. Petersburg HA
St. Petersburg, FL

Rent-Subsidized: 266 Units

Public Housing: 134 Units

Income-Based: 58 Units

HCV: 3,838 Vouchers

Michael Lundy, President and CEO

StPeteHA.org



New Leadership Focuses on New Perspectives

– Tallahassee Housing Authority

Dr. Tamara Berry-Andrews, has been appointed as the new Executive Director of the Tallahassee Housing Authority (THA).

She holds a Doctor of Philosophy (Ph.D.) in Organizational Leadership and Management, along with additional academic and professional credentials that support her expertise in leadership, housing compliance, and organizational development.

Dr. Berry-Andrews began her journey in the public housing and affordable housing industry driven by a passion for service, equity, and sustainable community development. Over the years, she has built a reputation for transforming operations, strengthening compliance frameworks, and leading organizations through complex regulatory and financial environments. Her leadership style is rooted in accountability, collaboration, and empowerment-ensuring both staff and residents thrive.

Throughout her career, she has been a part of the City of Atlanta Department of Housing and Community Development,

Montgomery Alabama Housing Authority, Troy Alabama Housing Authority and the Dothan Alabama Housing Authority. She held several key leadership roles, including Chief Administrative and Development Officer, Chief Housing Officer, Director of Asset and Property Management, Public Housing Director, VP of Assisted Housing Programs and Housing Programs Manager.

“I chose this industry because housing is more than shelter, its stability, dignity, and opportunity.

Every decision we make has the potential to change the trajectory of a family’s life, and that responsibility is both humbling and motivating”

In these roles, she successfully led initiatives related to HUD compliance, PHAS and SEMAP performance improvement, RAD conversions, and strategic repositioning of housing portfolios. Her work has consistently resulted in improved organizational performance, enhanced resident services, and stronger community partnerships.

“I chose this industry because housing is more than shelter, it is stability, dignity, and opportunity. Every decision we make has the potential to change the trajectory of a family’s life, and that responsibility is both humbling and motivating.”

Congratulations Dr. Berry-Andrews on your appointment and welcome to Florida! For more information regarding Tallahassee Housing Authority, please visit their website at TallHA.org



New Leadership Brings Fresh Take on Housing

– Homestead Housing Authority

Arturo Puckerin has been appointed as the new Executive Director of the Homestead Housing Authority.

Arturo holds a Master’s of Public Administration from Strayer University and has spent the majority of his career serving in public service and assistance.

Prior to joining HHA, Arturo served the Jackson Housing Commission (MI) as the Executive Director before joining the City of Kalamazoo (MI) as the Executive Director of Neighborhood Services. Most recently, he served as the Interim CEO of the University Area CDC which focuses on redevelopment and sustainability of the at-risk areas surrounding the Tampa campus of the University of South Florida.

Join us in welcoming Arturo to the SERC-NAHRO Family. To learn more about Homestead Housing Authority and their mission, please visit their website at HHAHousing.org



2026 FAHRO Annual Conference

Tuesday - Thursday, August 4th - 6th, 2026

The Westin Fort Lauderdale Beach Resort

Fort Lauderdale, FL

More Info at FAHRO.org



Program attendees created beautiful flower arrangements to celebrate Mothers Day.

Happiness in Bloom

– Northwest Georgia Housing Authority

The ROSS Program at the Northwest Georgia Housing Authority (NWGHA) celebrated Mother's Day by creating personalized floral arrangements.

Each participant had the opportunity to fully customize their arrangement and design it in their own unique style.

During the workshop, residents also had the chance to connect with Medicare Agent, Irish Coats, to discuss their healthcare

coverage and ensure they have plans that best fit their needs.

The ROSS Coordinator, Aaliyah Linley, encourages elderly residents to attend the monthly workshops and classes as a way to build friendships, keep their minds active, and simply enjoy getting out of the house.

For more information on NWGHA or their ROSS Program, please visit their website at NWGHA.com



New CEO Continues Agency's Mission

– Columbus Housing Authority

The Housing Authority of Columbus (HACG) has appointed Laura Johnson as its new CEO. Johnson has previously served HACG as its Chief Real Estate Officer.

"We are excited to welcome Laura Johnson as the new CEO of the Housing Authority of Columbus," said Larry Cardin, Chair of the Board of Commissioners. "Her vision, experience, and deep commitment to innovative housing solutions make her the ideal leader to guide HACG into its next chapter of growth and community impact."



"I am honored and grateful for the opportunity to serve the residents of Columbus," Johnson said. "The Housing Authority of Columbus has a proud legacy, and I look forward to working with our talented team and community partners to expand access to quality housing and create pathways for families to thrive."

The appointment of Johnson marks a significant milestone for HACG as it continues to construct and modernize facilities, enhance resident services, and contribute to the economic vitality of Columbus.

Congratulations Laura Johnson on your appointment! For more information on the Housing Authority of Columbus please visit their website at ColumbusHousing.org



Move, Sweat and Smile

– Gainesville Housing

When brainstorming ways to help offer physical fitness opportunities to their residents, Gainesville Housing launched a unique initiative.

The agency offers free Zumba classes at two of its properties for all residents to take part in. Andrea Harris, a dynamic Zumba instructor, brings energy, passion, and positivity to every class.

Andrea is CPR certified and proudly works at Crunch Fitness, ensuring that every class

is not only fun for all involved but safe and professional.

Andrea shared that her personal mission is to “help each person find their light and shine brighter through dance.”

Residents are encouraged to attend to let loose, build confidence, and begin their fitness journey in a fun and engaging way.

For more information on Gainesville Housing or their various resident service initiatives, please visit their website at GainesvilleHousing.org

Building Healthy Communities

– West Georgia Consortium Housing Authority

On Saturday, March 28, 2026, the West Georgia Consortium Housing Authority held their “Together We Thrive, Community Health Wellness Fair”.

The Wellness Fair was held at the Shellman Depot and featured various vendors and community partners offering various health and wellness services.

Attendees were able to take part in free health screenings, glucose screenings, blood pressure screenings, prescription medication education opportunities, and health counseling, all at no cost.

Nutritious refreshments were provided alongside door prizes and additional giveaway drawings.

The event was hosted in partnership with Freater Life Ministries and Mariee Health Scrubs who helped make the event possible.

Congratulations to West Georgia Consortium Housing Authority on a fantastic event. For more information on the agency please visit their website at WGCHA.org



Removing Barriers to Food Security

– Brunswick Housing Authority

Each month the Brunswick Housing Authority hosts a food pantry open to the entire community, not just their residents.

Their food pantry offers various rotating options, such as shelf-stable items like rice and pasta, as well as fresh produce and vegetables when available.

The pantry is located on BHA property in order to provide easy access for their residents and community members. Located within the Jobs Plus building, it also opens the door for visitors to learn more about the Jobs Plus program and how it may benefit their families.

For more information on Brunswick Housing Authority and their various resident service offerings, please visit their website at BrunswickPHA.org



2026 GAHRA Annual Conference
Sunday - Wednesday, September 20th - 23th, 2026
Marriott Savannah Riverfront Hotel; Savannah, GA
More Info at GAHRA.org





Changing of the Guard

– Floyd County Housing Authority

After a career of dedicated service, longtime Executive Director Anna Howell has retired from the Floyd County Housing Authority (FCHA). A familiar face will be stepping into the role of Executive Director. Ola Stepp has been appointed to the position and will continue to serve the agency in this new role.

FCHA administers 172 Public Housing units and manages 301 Housing Choice Vouchers (HCV), previously known as Section 8 Vouchers, 25 Mainstream Vouchers, and 20 Section 202 units in the community. FCHA is committed to providing valuable resident opportunities, including Container Gardening, the Family Self-Sufficiency (FSS) Program, Food Deliveries (Meals on Wheels), Health Fairs, and HUD's Strong Families. Ms. Stepp is proud to be taking on this

new role, and proud to continue furthering the mission of the agency.

Congratulations ladies on entering this next chapter of your professional life. For more information on the Floyd County Housing Authority please visit their website at FCHA-KY.org

FCHA
Floyd County
Housing Authority

Bringing Services to Families

– Housing Authority of Danville

The Housing Authority of the City of Danville (HACD) understands that resident services and programs are vital to the success of our communities. In order to make these services most accessible to their residents, HACD has committed to providing On-site case management for their residents.

Kynector Julia Turpin from Kynect Health Coverage and FSS Coordinator

Heather Morris travel to the various properties and provide assistance with applying for and renewing benefits, answering questions about eligibility, and providing assistance with job readiness. By making these connections, they are able to make critical connections and begin building a strong foundation of trust with their program

participants. For more information on The Housing Authority of the City of Danville, please visit their website at DanvilleHousingAgency.com



2026 KHA/TAHRA Annual Conference
Saturday - Wednesday, September 13th - 16th, 2026
Crowne Plaza Airport & Expo Ctr., Louisville, KY
More Info at KyHousingAssn.com



The health plan that cares about your coverage as much as you do.



Housing Benefits Plan (HBP) is a SERC-NAHRO sponsored plan offering medical, dental, vision, life, and disability benefits to housing authorities within the region.

For more information about HBP visit the website at www.housingbp.com or contact Jessica Strange at 318-226-1411 option 5 or hbp@callhsa.com.



Grant Brings New Roofs to Prepare for Storm Season

– South Mississippi Housing Authority

The South Mississippi Housing Authority (SMHA) is working to protect tenants ahead of severe weather season with a \$1 million grant awarded at the beginning of the year from the Federal Home Loan Bank of Dallas.

The award comes from the Fortified Fund Rental program, which provides grants to fortify roofs on affordable housing.

The new roofing was installed at the agency's Woodward Park neighborhood in Long Beach, serving 40 households. Two contractors, Hus-

band Roofing and Contracting and Summit Roofing completed the necessary work.

"All of our roofs had exceeded their useful lifespans. We were at a point where they desperately needed to be replaced," Brooks said. "Capital and funding for projects like this have been slim for the past 10 years or more. We can't say thank you enough for Home Loan Bank of Dallas for coming through with this."

Additionally, the agency plans to replace roofs in Pearl River and Jackson counties. In total 80

buildings and more than 200 families will have new roofs as a result of the grant.

Congratulations to SMHA on the award of this fantastic grant! For more information on South Mississippi Housing Authority please visit their website at: SouthMississippiHousing.org



Sister Jean Meyer accepts the MAHRO Commissioner of the Year Award from Sarah Lyons, MAHRO President and Johnny Johnson, SERC-NAHRO VP of Commissioners

MAHRO Commissioner of the Year

– City of Okolona Housing Authority

MAHRO is proud to announce that Sister Jean Meyer of the City of Okolona Housing Authority and the Excel Commons Nonprofit Organization has been named the 2026 Commissioner of the Year.

Commissioner Meyers has demonstrated a strong ability to persuade and engage

the broader community in supporting housing and community development initiatives. Through her willingness to devote both time and leadership to the City of Okolona Housing Authority and the Excel Commons Nonprofit Organization, she has consistently served as a voice of reason and advocacy for residents and stakeholders alike.

Commissioner Meyers has actively communicated with local, state, and federal officials—through meetings, phone calls, and written correspondence—to address critical issues impacting public housing and small communities such as Okolona. Her efforts have helped bring attention to funding needs, policy challenges, and the importance of continued investment in affordable housing.

Additionally, Sister Jean, serving as Vice Chair, played a key advocacy role during SERC Campaign Advocacy Month. She engaged local elected officials to discuss the importance of continuing resolutions and the need to keep the federal government operational to ensure uninterrupted housing and community development funding. Her advocacy on behalf of SERC and NAHRO emphasized the real-life impact these programs have on public housing authorities and the residents they serve, helping local leaders better understand the urgency and necessity of sustained support.

Congratulations to Sister Jean and the Okolona Housing Authority on this outstanding achievement, we are proud to have you represent MAHRO.



2026 MAHRO Annual Conference

Monday, August 19, 2026
Beau Rivage Resort & Casino; Biloxi, MS
More Info at MAHRO.org



Putting the Emphasis on Mental Health

– The Housing Authority of the City of High Point

The Housing Authority of the City of High (HAHP) Point has prioritized mental health resources and services for its residents through a series of events.

In partnership with Northwest Area Health Education Center (AHEC), a program of Wake Forest University School of Medicine and part of the NC AHEC System, Sister Circle International, Carl Chavis YMCA, and Mental Health Associates of the Triad,

HPHA proudly hosted its first Youth Mental Health Awareness Forum.

Held in recognition of Mental Health Awareness Month, the forum aimed to spotlight the current state of youth mental health, reduce stigma and discrimination, and promote equitable access to mental health resources. The event emphasized the importance of early intervention to prevent youth mental health challenges from escalating later in life.

The HPHA and its partners were recognized for its Youth Mental Health Awareness Forum and was presented with a Guilford County Board of Commissioners' resolution.

The HPHA's second mental health awareness forum, themed "The Real Life, Real Talk," focused on sharing real stories, addressing real issues, and striving for real solutions for youth. Youth and adult panelists engaged in enlightening conversations and gained access to valuable resources to help navigate life's challenges.

The evening brought together youth, families, professionals, and community members for

impactful discussions on a wide range of topics, including, but not limited to, mental health and wellness, law enforcement, immigration, education, peer pressure, counseling, youth and gang violence, and substance abuse. The forum shed light on



the emotional struggles and challenges of youth and the importance of open, honest communication between parents and youth.

Congratulations to the Housing Authority of the City of High Point on this outstanding emphasis on mental health services and connections.

For more information on the agency, please visit their website at HPHA.net.



A Familiar Face to Lead the Agency

– Housing Authority of the City of Goldsboro

Michele Wiggins has been appointed as the next Chief Executive Officer of the Housing Authority of the City of Goldsboro (HACG).

Wiggins brings experience in housing administration and community development.

Wiggins worked with HACG as director of grant management from 2015 to 2020, and as director of strategy and innovation from 2020 to 2021.

Recently, she worked with the North Carolina Department of Public Safety as a housing opportunities manager, overseeing a portfolio exceeding \$200 million in U.S. Department of Housing and Urban Development, HUD, Community Development Block Grant-Disaster Recovery and HUD Community Development Block Grant-Mitigation funding.

"Ms. Wiggins' depth of experience, proven leadership, and passion for serving our community make her an outstanding choice to lead (HACG)," shared Sherry Archibald, HACG Board

Chair. "Her desire to return and work closely with our staff, residents, and community stakeholders reflects her strong commitment to our mission."

Wiggins graduated with a bachelor's degree in business administration and law from Western Carolina University in 2004, a Juris Doctorate from BYU Law School, in Utah, in 2007, and a master's degree in public administration from the Edward S. Ageno School of Business at Golden Gate University, in California, in 2015.

Congratulations Michele on your appointment and welcome back to HACG. For more information on the agency, please visit their website at HACG.org



2026 CCHRCO Annual Conference
Sunday - Wednesday, August 23rd - 26th, 2026
Marriott Myrtle Beach Resort & Spa at Grande Dunes
Myrtle Beach, SC. More Info at CarolinasCouncil.org



Brooketah Banks, Chairman of the Kinston Housing Authority Board of Commissioners and Charity Bunting, Commissioner of the Housing Authority of High Point accept their awards for Commissioners of the year.

CCHRCO North Carolina Commissioners of the Year Award

Carolina Council is proud to announce that Brooketah Banks, Chairman of the Kinston Housing Authority (KHA) Board of Commissioners and Charity Bunting, Commissioner of the Housing Authority of High Point (HAHP), have been named the 2026 North Carolina Commissioners of the Year.

This prestigious award recognizes commissioners who demonstrate exceptional leadership, advocacy, and commitment to advancing housing and community

development across North and South Carolina. Ms. Banks and Ms. Bunting were formally honored during the CCHRCO Commissioners Conference luncheon on April 18, 2026.

As Chairman of the Kinston Housing Authority Board of Commissioners, Ms. Banks has demonstrated exceptional leadership by prioritizing the needs of residents. She refers other agencies and partners to the Kinston Housing Authority in order to provide necessary services to enrich the

lives of the agency's residents. Additionally, Ms. Banks is a steadfast advocate for the agency, collaborating with city officials to ensure KHA and their residents have a seat at the table.

Ms. Bunting uses her position on the Housing Authority of High Point's Board of Commissioners in order to selflessly advocate for not only affordable housing, but for strengthened collaborations with local service agencies. During the agency's redevelopment efforts, she made herself available in order to advocate for the project's completion and necessary funding, highlighting the need to move away from "stereotypical" affordable housing. Without Ms. Bunting's support, the project would not have come together to serve as a jewel within the HAHP community.

The Commissioner of the Year Award highlights individuals who go above and beyond in their roles, demonstrating innovation, strong governance, and meaningful community engagement. Ms. Banks and Ms. Bunting's selection reflects their exemplary service.

New Leadership, Brings Renewed Vision

– Beaufort Housing Authority

Zeb Hough has been appointed as the new Executive Director of the Beaufort Housing Authority (BHA). Zeb brings a wealth of experience which is sure to serve the agency well.

"Faith and community development has always gone hand in hand for me." Shared Zeb when asked about his experience in housing. Zeb served the Salvation Army for 12 years before transitioning to a rescue mission affiliate in Rochester NY where he oversaw supportive care housing programs that ranged from drug and alcohol rehab to a single mother's transition home. The end goal was always permanent housing, which led him to network with housers.

In 2020, he moved along with his family, to North Carolina. Since being in the Carolinas, he has worked in housing from the shelter side and served as a commissioner of the New Bern Housing Authority, until he was hired by the city to lead the housing neighborhood revitalization effort.

In late 2025, he heard about the opportunity at BHA, "I thought, what a great opportunity. 100 units, undergoing a RAD conversion to expand, small town with great folks, and I thought that the timing couldn't have been worse. We had just applied for the CNI grant in New Bern, and my worst professional fear was leaving them hanging. Thankfully, I have a great network of friends and mentors, that encouraged me to check it out anyway."

Since joining the agency, Zeb has obtained his PHM through NAHRO and is pursuing his EDEP through PHADA/Rutgers. He also holds a M.A in theology and strategic leadership from Northeastern Seminary.

When asked about his favorite moment while working within affordable housing, Zeb shared, "When I began to serve the city of New Bern, the city had a lot that had been cleared, and it was prime for residential development. The problem was, there was no public/ private relationship to make it happen. Long story short, through a lot of work and amazing partnerships, we built three new bungalow style homes specifically for moderate to low-income families. We then partnered with the local housing agencies and were able to make them available to individuals displaced by Hurricane



Florence. Today, three families are thriving in those homes, and I get to drive by them every day knowing I had a hand in that."

Zeb married his high school sweetheart, and they are celebrating 22 years of marriage. Together they have two beautiful children, Isaiah (17) and Eden (15) who will always be babies to Zeb regardless of their age.

Congratulations Zeb on your appointment, we look forward to all the excellent work coming from Beaufort Housing Authority. For more information on BHA please visit their website at BeaufortHousingNC.com



L to R: Veronica Revels, CCHRCO President and CEO (Burlington, NC); Patricia Caldwell, Chair, and Jessica Holcomb, ED (Newberry, SC)

CCHRCO South Carolina Commissioner of the Year Award

– Newberry Housing Authority

Carolina Council is proud to announce that Patricia Caldwell, Chairman of the Newberry Housing Authority Board of Commissioners, has been named the 2026 South Carolina Commissioner of the Year. This prestigious award recognizes commissioners who demonstrate exceptional leadership, advocacy, and commitment to advancing housing and community development across North and South Carolina. Ms. Caldwell was formally honored during the CCHRCO Commissioners Conference luncheon on April 18, 2026. As Chairman of the Newberry Housing Authority Board of Commissioners, Ms. Caldwell has consistently exemplified excellence in public service. Her leadership has strengthened the Authority's mission to provide safe, affordable housing while fostering community growth and stability. She has been a tireless advocate for residents, championing initiatives

that improve quality of life and expand opportunities for families throughout the region.

"Patricia Caldwell's dedication and vision have made a lasting impact on our agency and the community we serve," said Jessica M. Holcomb, Executive Director of the Newberry Housing Authority. "Her recognition as Commissioner of the Year is a testament to her unwavering commitment and outstanding contributions to the housing profession and Newberry County."

The Commissioner of the Year Award highlights individuals who go above and beyond in their roles, demonstrating innovation, strong governance, and meaningful community engagement. Ms. Caldwell's selection reflects her exemplary service and the respect she has earned among her peers across the state.



Celebrating a Career of Dedicated Service

– Abbeville Housing

After a career of dedicated service, Executive Director Larry Haqq has announced his upcoming retirement from Abbeville Housing.

Larry has over 30 years of experience in the Management and Development of Affordable Housing in South Carolina, Georgia, and Minnesota. Throughout his career, he has managed various types of developments, including Market Rate, Low Income Housing Tax Credits (LIHTC), Public Housing, Section 202 and 811, Single Family Homes, as well as Housing Choice Vouchers.

Throughout his career, Larry initiated partnerships with various stakeholders, including City, County Officials, HUD, and Non-profits. Disposed of and recapitalized affordable housing properties utilizing various funding sources (to include Section 18, HOPE VI, LIHTC, and RAD) to ensure long-term viability.

Prior to joining Abbeville Housing, Larry served the Fulton County Housing Authority in Georgia for 18 years. Serving the agency in a variety of roles before being appointed Executive Director in 2014.

Congratulations, Larry, on your retirement, and thank you for your dedicated service!



2026 CCHRCO Annual Conference

Sunday - Wednesday, August 23rd - 26th, 2026
Marriott Myrtle Beach Resort & Spa at Grande Dunes
Myrtle Beach, SC. More Info at CarolinasCouncil.org

CONGRATULATIONS
South Carolina
ROSS GRANT RECIPIENTS!

Housing Authority of Cheraw
\$171,501

Rock Hill Housing Authority
\$272,250

Southeastern Housing
and Community Development
\$255,750



Welcome Home Ivory Mathews

SERC-NAHRO is proud to welcome Ivory Mathews back to our regional family, officially reestablishing her membership with the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials.

Some returns feel less like a new chapter and more like a homecoming. This is one of those moments.

Rooted in the Southeast

For Ivory, the Southeast has never been just a place on a map, it is the soil where her career was planted, nurtured, and shaped. From her earliest days in housing and community development to the executive roles that have defined her national influence, she has spent the better part of her professional life serving the residents, agencies, and communities across our region.

She has walked the halls of housing authorities from the Gulf Coast to the Appalachian foothills. She has sat at conference tables in big cities and small towns alike. She has championed residents, mentored colleagues, and shaped policy alongside many of the very people now welcoming her home. The Southeast didn't simply witness Ivory's career — it raised it.

A National Leader, A Regional Daughter

Today, Ivory serves as Senior Vice-President of NAHRO, one of the most influential housing organizations in the country. In that role, she helps guide national housing policy, advocacy, and best practices on behalf of communities nationwide. Her platform is broad, her reach is significant,

and her voice is one of the strongest in the field. Yet even as her influence has expanded to a national scale, her roots have never moved. Her heart, her foundation, and her professional family remain right here in the Southeast. That is what makes this return so meaningful. SERC-NAHRO is not simply gaining a member, we are welcoming home one of our own.

A Welcome from NAHRO Leadership

"Ivory's return to SERC-NAHRO is a true win for our region and for the broader housing community. Leaders like Ivory remind us why this work matters and why the relationships we build here translate into real outcomes for the families we serve. Welcome home." Sean Gilbert, President, NAHRO | Member, SERC-NAHRO

Why This Return Matters

SERC-NAHRO has long been a powerhouse for housing and community development across the Southeast; connecting practitioners, advocates, and leaders from Mississippi to West Virginia and everywhere in between. The relationships, the learning, the advocacy, and the shared mission of advancing safe, affordable housing across our region are unmatched.

Having Ivory back in this community strengthens every corner of our council. She brings a rare combination of deep regional experience and broad national perspective, a blend that enriches our collective work and amplifies the impact of our shared mission.

For SERC-NAHRO, this is more than a reinstated membership. It is leadership



coming home. In Ivory's Own Words

"To my SERC-NAHRO family; old friends and new faces alike: My sleeves are rolled up. I'm ready to get to work. Ready to collaborate, advocate, listen, learn, and contribute. Ready to support the policies, partnerships, and people that make our region a national leader in housing innovation.

The work ahead — expanding affordable housing, strengthening communities, supporting housing authorities, and championing pathways to homeownership, is too important to do alone. I'm honored to step back into this arena alongside such a dedicated and talented group of professionals, many of whom have walked this journey with me from the very beginning."

Let's Build What's Next

Whether you're a long time SERC-NAHRO member, a new colleague, or a partner in the broader housing community, Ivory is ready to connect.

Here's to coming home. Here's to roots that run deep. Here's to the work ahead.

ROSS Program Renewal Continues Program Impact

– Rock Hill Housing Authority

Rock Hill Housing Authority has been awarded a three-year renewal of its ROSS-SC Grant. This grant provides funds to hire or maintain a service coordinator who assesses the needs of public and Indian housing residents and links them to training and supportive services. Services which may include healthcare coordination, benefits counseling,

transportation assistance, financial literacy programs, peer support groups, and independent living support. In addition, the grant is designed to assist residents of public and Indian housing in making progress toward self-sufficiency by addressing educational, professional, and health-related barriers. Through personalized support and resource connections, the program empowers residents to achieve their personal and professional goals and take meaningful steps toward self-sufficiency.

Congratulations, Rock Hill Housing Authority on this grant award. To follow along with their ROSS Program or to learn more about their agency please visit their website at RHHA.org





Maryville Housing Authority Director of Facilities and Special Projects Chris Lee (left), Chief Financial Officer Carolyn Gilbert, Director of Operators Cecilia Blair, Executive Director and President Julie Sharpe, Board Vice Chair Brownlow Marsh and Board Chair Tom Taylor.

Breaking Ground on New Affordable Housing

– Maryville Housing Authority

The Maryville Housing Development Corporation (MHDC) broke ground on its first development in over two decades. Hannum Springs, will be a new affordable housing development totaling 11 apartment-style homes.

More than \$1.6 million in funding for Hannum Springs was provided primarily through the Tennessee Housing Development Agency's Tennessee Housing Trust and HOME funds, as well as other grants. The Federal Home Loan Bank of Cincinnati and the Appalachia Housing Enterprise also provided support.

"This is a monumental moment for us," said Julie Sharpe, president of the

MHDC, a nonprofit organization established through and for the Maryville Housing Authority. "Hannum Springs represents our first step toward increasing affordable housing opportunities in Blount County, and it demonstrates our commitment to building safe, quality homes for individuals and families who need them most."

The new homes will be arranged in duplex and triplex layouts across an 8.5 acre parcel of land.

Congratulations to Maryville Housing Authority on this outstanding development project. For more information on this project or MHA please visit their website at MHATN.com



Breast Cancer Awareness Class

– Franklin Housing

Franklin Housing knows that knowledge is power and that early detection can save lives. That is why they have begun holding Breast Cancer Awareness events for their residents.

The sessions are meant to be both educational and empowering, so that attendees can learn common signs and symptoms of breast cancer, understand the importance of early detection, and practice proper breast self-exam techniques.

The sessions also allow for an opportunity to gain confidence in talking with healthcare professionals.

Congratulations to Franklin Housing for prioritizing the health and well-being of its communities.

For more information on Franklin Housing please visit their website at FranklinHousingAuthority.com



Dispelling the Myths Surrounding Affordable Housing

– Gallatin Housing Authority

Through a partnership with the Gallatin Area Chamber of Commerce, the Gallatin Housing Authority is working to dispel the myths that all too often surround affordable housing.

Gallatin Housing Authority (GHA) was included within the chamber's City Guide and Business Directory with an incredible article focusing on the agency's new development within their community.

The article positions GHA as the local expert in affordable housing, providing valuable information and insight on the vital work the agency does. The article does not shy away from some of the negative stereotypes surrounding affordable housing, but provides real examples of how GHA is working to provide beautiful, affordable housing options where its residents can build a home.

To review the article in its entirety, you can visit the Gallatin Area Chamber of Commerce website at GallatinTN.org. To learn more about the Gallatin Housing Authority, please visit their website at GallatinHA.com





Homes for Hometown Veterans

– Lexington Housing Authority

One innovative program is launching in West Tennessee aimed at making housing affordable for our nation's heroes. Homes for Hometown Vets provides support for new home construction in Henderson County.

“We’re giving back. It’s like helping those who’ve helped us,” said Toywona Mayo, Executive Director at Lexington Housing Authority.

In partnership with the United States Department of Agriculture, veterans and their families are given first priority for new home construction. Eligible applicants

include veterans that have been honorably discharged from the U.S. Military, spouses of deceased vets, or those who meet specialized requirements.

“We have one in application as of now, and we are only going to be able to offer two at this point, but we’re looking for or hoping for more involvement,” said Barry Wood, Facility Manager at Lexington Housing Authority.

Home for Hometown Vets constructs average two-bedroom, one bathroom homes, and recipients can customize their home from different color schemes, and more.



The success of this demonstration pilot will help to serve as the blueprint for other similar built homes in both Tennessee and across the nation. To learn more about Homes for Hometown Vets or Lexington Housing Authority please visit their website at LexingtonHousingTN.com



A New Day for the Community

– Waverly Housing Authority

The Waverly Housing Authority broke ground on 62 new affordable homes, more than four years after a historic flood killed 20 people and destroyed the city’s public housing developments.

Developers said the elevated site was chosen specifically to reduce risk from future storms. The project includes a community center and other resources intended to help address the housing shortage created by

the flood. Construction is expected to last approximately a year and a half.

“We hope people feel safe and feel at home here,” said Derwin Jackson, Executive Director of the Waverly Housing Authority. “That’s our aim, to provide that kind of atmosphere and that type of community here to blend in with what Humphreys County and what this city wants to rebuild like.”

Congratulations to Waverly Housing Authority for reaching this momentous milestone in their community’s recovery.

New ROSS Program Grant Awarded

– Columbia Housing and Redevelopment Corporation

Columbia Housing and Redevelopment Corporation (CHRC) has been awarded its first ROSS-SC Grant in the amount of \$271,956.

HUD has announced approximately \$37 million in FY 25 Resident Opportunities and Self-Sufficiency (ROSS) funding, awarding grants to 114 organizations. The FY 2025 grant term runs from June 1, 2026, through May 31, 2029.

The grants support service coordinators who connect residents with employment, education, financial literacy, health, and other supportive services to improve their lives and future self-sufficiency.

Services which may include healthcare coordination, benefits counseling, transportation assistance, financial literacy programs, peer support groups, and independent living support. In addition, the grant is designed to assist residents of public and Indian housing in making progress toward self-sufficiency by addressing educational, professional, and health-related barriers. Through personalized support and resource connections, the program empowers residents to achieve their personal and professional goals and take meaningful steps toward self-sufficiency.

Congratulations, CHRC on this new grant award. To follow along with their ROSS Program or to learn more about their agency, please visit their website at CHRC-TN.org



2026 TAHRA/KHA Annual Conference

Sat.-Wed., September 13-16, 2026
Crowne Plaza Airport & Expo Ctr., Louisville, KY





FSS Club Builds Connections and Friendships

Fairmont-Morgantown Housing Authority

Each month, the Fairmont-Morgantown Housing Authority (FMHA) sponsors a class for its FSS participants. They call these classes the FSS Club.

Agency staff rotate the classes between Fairmont and Morgantown and solicit help from area professionals to teach the classes in their areas of expertise. They have found this to be an excellent resource for their FSS participants, and it has really fostered a Club environment between those participating.

“We are seeing people forming friendships, sharing rides to meetings, and sharing ideas and life stories with each other. We started this out as an activity every other month, and the FSS participants asked us to make it monthly.” Shared Executive Director, Christal Crouso, “All this is thanks to our FSS Coordinator, Aimee Setchell. She does an amazing job of fostering not only community and education but also social

interaction and engagement. It has been such a joy to watch this program flourish at FMHA; their interaction is fantastic.”

In the last several months, the agency has held a variety of events, including Employment Read Series, led by the American Job Center; Holiday Party; Vision Board Bingo; Financial Literacy Month, presented by the WVU Extension Office; Money Skills Workshop; and a Business Fundamentals Workshop led by the WV Small Business Development Center. Each event includes a \$25 gift card giveaway as well as a meal or refreshments in addition to the scheduled activities.

Residents are more likely to commit to programs where they feel supported and included. By fostering this community atmosphere, their residents not only gain self-sufficiency skills but also a strong support system.



Congratulations to the Fairmont-Morgantown Housing Authority on this excellent initiative. For more information on their agency or their FSS program, please visit their website at FMHousing.com



Fairmont-Morgantown HA
Morgantown, WV
PH 136 Units
Crystal Crouso, ED
FMHousing.com



Save the Date!
2026 WVAHA Fall Conference
Tuesday-Thursday, Sept 22nd - 24th, 2026
Stonewall State Park & Resort; Roanoke, WV





New WVAHA Website Launched

The West Virginia Association of Housing Agencies (WVAHA) launched its new website in April 2026.

The new responsive website allows users to easily navigate the website no matter what device is used to view the website (desktop, laptop, tablet, smartphone).

Some of the features/functions on the new website include:

- About Us Pages - includes information on WVAHA Officers and Committees, Conferences, Jobs, Housing Agencies, History, Procurement, Resources, Scholarships, and more.
- Contact Us - a page including an online form available to contact WVAHA via email

and additional contact information.

- News Archives - feeds on the home page for a quick review of the three latest news articles posted on the site with a page including all previous news entries that may be sorted/filtered.

We encourage all WVAHA members to pass along their agency's news, procurement opportunities, and job openings so they can be shared on the website. Additionally, please take a moment to ensure your agency's contact information is up to date on our Housing Agencies listing page, WVAHA.com/Housing-Agencies

Check out the WVAHA website for yourself at WVAHA.com



Advancing Educational Opportunities Empower Agency Leadership

– Mt. Hope Housing Authority

The Mt. Hope Housing Authority is proud to announce that Executive Director Stormy Parsons has graduated with her MBA from Bethany College in Bethany, WV.

To best serve her residents and continue to position the agency for continued success, Stormy began to pursue her MBA. The classes and coursework Stormy encountered throughout this process have challenged and excited her. Now she is ready to bring the skills she has mastered to the agency and their housing programs.

For more information on Mt. Hope Housing Authority, please visit their website at MtHopeHousing.org



New Website Improves Resident Communications

– Beckley Housing Authority

The Beckley Housing Authority has launched their new responsive website, which will help them better connect with their resident population.

The new website is built to address ADA Accessibility success criteria to ensure everyone has access to the vital information on the site.

In addition to agency information, the website includes the Custom Form Builder module, which allows Beckley HA staff to build and edit custom forms that are submitted securely and encrypted through the BHA website.

Currently, they are using the module to collect Preliminary income change forms.

The website's notification module allows them to reach their residents and community via text and or email notifications. BHA staff are able to send out notifications when updating information on the website.

Notifications can be sent to all recipients or specific groups, depending on the agency's needs.

Congratulations on the launch of your new website, to see BHA's new website for yourself, please visit them at BeckleyHA.com



REACH OUT TO US: YOUR OFFICERS



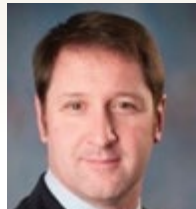
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Dates to Remember

OCT
04-06

2026 SERC-NAHRO
Leadership Workshop

NOV
06-07

2026 SERC-NAHRO
Executive Committee Meeting

NOV
08-10

2026 SERC-NAHRO
Fall Workshop

SERC-NAHRO Member Services Update

Membership Dues Increase

We would like to share an important update regarding membership dues. Beginning October 1, 2026, membership dues will increase as follows:

Minimum: \$175.00

Maximum: \$ 675.00

Affiliate: \$ 300.00

Credit card convenience fee will be charged to the PHA and non-refundable.

We understand that any increase in dues is an important consideration for our members. But this adjustment is

necessary to help us manage rising costs while continuing to provide quality training, facilities, and member benefits we all have come to expect.

Your membership plays an essential role in supporting SERC-NAHRO and we will remain committed to providing meaningful value to your PHA. We sincerely appreciate your continued membership and are grateful to have you as part of SERC and look forward to continuing to serve you.

Thank you for your continued support and membership.



— Candice Drake | SERC Vice President, Member Services