



# PATHS & SPACES:

NAVIGATING THE HOUSING JOURNEY

**SERC-NAHRO**  
FALL WORKSHOP

**NOVEMBER 10-12, 2024**  
MONTGOMERY RENAISSANCE HOTEL  
MONTGOMERY, AL





# PATHS & SPACES

NAVIGATING THE HOUSING JOURNEY

2024

## VISION

The vision of SERC-NAHRO is to empower local housing and community development agencies to build and expand their capacity to provide safe, affordable housing and increased quality of life in the communities they serve.

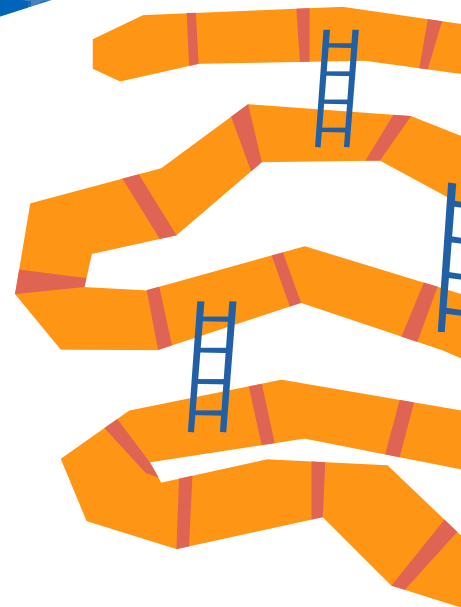
## MISSION

The mission of SERC-NAHRO is to provide quality education and training, information, networking opportunities and advocacy for its members.



Scan this QR Code on your smartphone to download the program via the YAPP app.

[SERC-NAHRO.ORG](https://www.serc-nahro.org)





**Anthony Goodson, Jr.**  
President

**WELCOME**

**DEAR SERC FRIENDS**

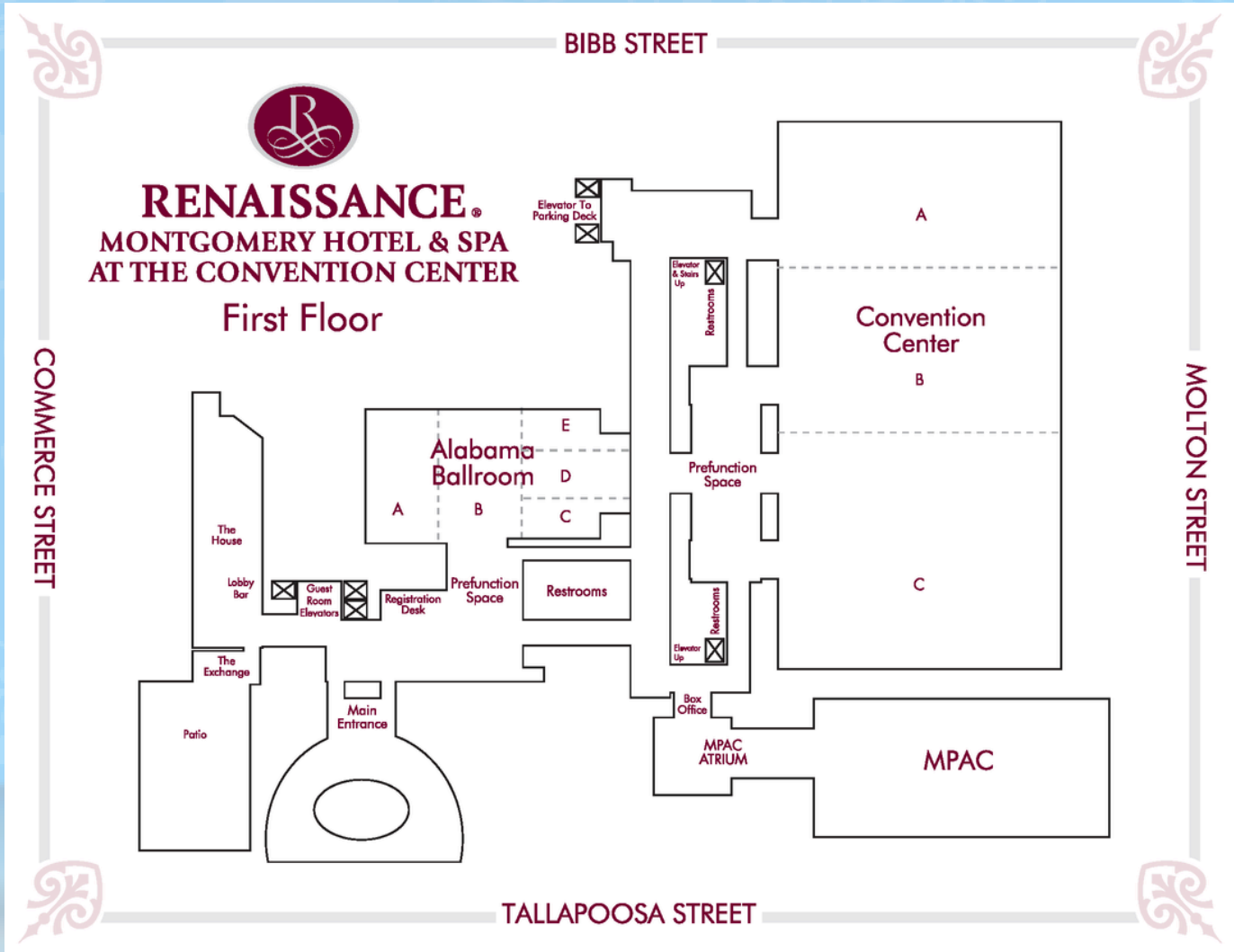
I'm thrilled to welcome you to our Fall Workshop, themed Paths & Spaces: Navigating the Housing Journey! Our mission in affordable housing goes beyond mere responsibility; it's a call to action that demands dedication and innovative thinking, and your presence here is vital to our success.

I invite each of you to dive into meaningful discussions, share your experiences, and collaborate with fellow attendees as we explore new strategies and opportunities to chart our path forward. Together, we can reach new heights and create greater value for our communities. By sharing our insights and expertise, we can navigate towards sustainable solutions that truly benefit those we serve.

Thank you for your commitment to this important cause and for the honor of serving as your President. I wish you a productive and fun-filled experience as we embark on this journey together!

kindest Regards,  
**Anthony Goodson, Jr.**

# FIRST FLOOR MAP

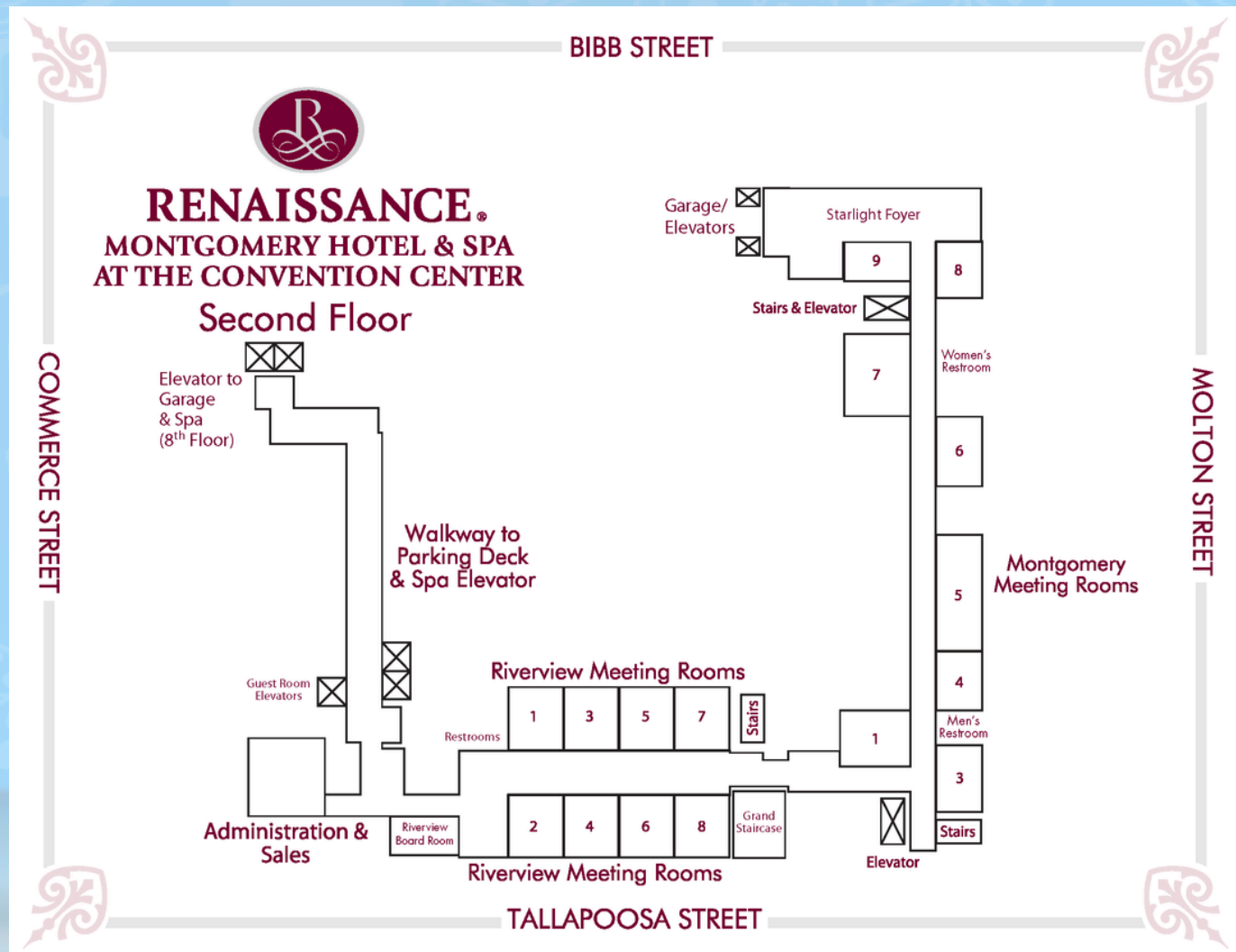


NOTE: ONSITE REGISTRATION AND TICKET PURCHASES ARE NOT AVAILABLE.

BADGES HAVE BEEN PROVIDED FOR ALL DELEGATES AND THEIR REGISTERED GUEST AND SHOULD BE WORN AT ALL TIMES.



# SECOND FLOOR MAP



NOTE: ONSITE REGISTRATION AND TICKET PURCHASES ARE NOT AVAILABLE.  
 BADGES HAVE BEEN PROVIDED FOR ALL DELEGATES AND THEIR REGISTERED GUEST AND SHOULD BE WORN AT ALL TIMES.



# PATHS & SPACES

NAVIGATING THE HOUSING JOURNEY

# WINNER'S CIRCLE Agenda

*"Paths & Spaces: Navigating The Housing Journey" highlights the often unpredictable nature of housing, where each step can lead to advancement or setbacks, much like the game Chutes and Ladders. This year's theme emphasizes how teamwork can help us navigate these ups and downs. This workshop is here to equip you with the resources and community support needed to manage these shifts and make continuous progress together.*

## Sunday, November 10, 2024

<b>Registration</b>	1:00 p.m. – 6:00 p.m.	Hotel Lobby
<b>Opening Session</b>	3:00 p.m. – 5:00 p.m.	Alabama AB
<b>Reception</b>	6:00 p.m. – 7:00 p.m.	Convention Center
<b>Emerging Leaders Welcome Party</b>	8:00 p.m. - 11:30 p.m.	The Exchange Patio

## Monday, November 11, 2024

<b>Registration</b>	7:30 a.m. – 11:30 a.m.	Hotel Lobby
<b>Continental Breakfast</b>	7:45 a.m. – 8:30 a.m.	Convention Center
<b>Sessions</b>	9:00 a.m. – 12:00 p.m.	
<b>Morning Break</b>	10:30 a.m. – 10:45 a.m.	Alabama A
<b>Lunch On Your Own</b>	12:00 p.m. – 1:30 p.m.	
<b>Sessions</b>	1:30 p.m. – 4:30 p.m.	
<b>Afternoon Break</b>	3:00 p.m. – 3:15 p.m.	Alabama A
<b>Dinner</b>	7:00 p.m. – 8:00 p.m.	Alabama AB

## Tuesday, November 12, 2024

<b>Breakfast, Program and Legislative Update</b>	7:30 a.m. – 8:45 a.m.	Alabama AB
<b>Sessions</b>	9:00 a.m. – 12:00 p.m.	
<b>Prize Drawing</b> (Must Be Present to Win)	12:00 p.m.	

\*Agenda is tentative and subject to change.





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## Opening Session Guest Speaker:

### Dr. Bobby Dukes

Dr. Dukes has been the lead pastor of NBMBC for 13 years. Ned Branch is a nontraditional, charismatic, God-centered church. Ned Branch reaches thousands of people around the world weekly through their in-person services, and through their social media platforms.

Dr. Dukes is married to his high school sweetheart, Shanikia L. Dukes for 28 years. They have three children Javaris, Deoshe', and Alexcia; and three grandchildren Brayden, Landon, and Laila. He loves his family, and his family is the greatest gift God has given unto him.

Pastor Dukes has a Bachelor's Degree in Biblical Studies; a Master's Degree in Pastoral Counseling, and a Doctorate Degree in Christian Leadership. It is his goal to use his formal education to propel others in their gifting of God; yet, making known, 'knowledge' is only part of the solution, it is the "ANOINTING," which only God can give, that destroys the yoke!

When you hear a message from Dr. Dukes you will laugh and think. He believes and endeavors to reach people where they are with a message of hope and the gospel of Jesus Christ. He does not want anyone to think like him, he just wants his hearers to think.



## Boost Your Career

NAHRO VIRTUAL TRAININGS

[nahro.org](http://nahro.org)

Visit us at [serc-nahro.org](http://serc-nahro.org)

Follow us on social media "SERC-NAHRO"



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# SERC Game Day Opening Session

*Kick off the Fall Workshop with our "SERC Game Day," a fun, interactive session inspired by ESPN's College Game Day, featuring state challenges and crowd engagement, hosted by our Emerging Leaders Committee! Whether you're a seasoned attendee or a first-timer, this session is the perfect way to gear up for a winning workshop experience!*  
*Location: Alabama AB, from 3:00 p.m. – 5:00 p.m.*

#### **Presiding**

Emerging Leaders Committee  
SERC-NAHRO

#### **Invocation**

Johnny Johnson  
VP of Commissioners

#### **Pledge of Allegiance**

Kevin Price  
Wrightsville Housing Authority

#### **Welcome**

Steven Sides  
President of AAHRA

#### **Remarks**

Anthony Goodson Jr.  
President of SERC-NAHRO

#### **Guest Speaker**

Dr. Bobby Dukes, Pastor  
Ned Branch Missionary Baptist Church

#### **Conference Information**

Marie Harris  
Professional Development Committee Chair



Reception starts at 6:00 pm in the Convention Center  
Welcome Party starts at 8:00 pm at The Exchange Patio  
\*Agenda is subject to change.





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# Training Sessions

**Monday, Nov 11th – AM Sessions**

## **Small Agency Task Force (SATF) Roundtable**

Track: Small Agency Taskforce

Room: Montgomery 5

Presenter: Lisa Porter, SATF Chair and Russell Nast, SATF Co-Chair

Description: A roundtable discussion on issues affecting small agencies, best practices, concerns, and suggestions for better daily operations. Come prepared to engage with colleagues in looking towards the future of small agency operations.

Moderator: Charles Harrington, Marion Redevelopment and Housing Authority

## **Calculating Utility Allowance for Project Based Rental Assistance**

Track: Asset Repositioning/Multifamily

Room: Alabama D

Presenter: M. Jason Spencer, Tennessee Valley Regional Housing Authority

Description: This course walks you through the process of developing utility allowances for the Project Based Rental Assistance Program. We will discuss the entire process from development of the utility allowances to submission to HUD/CA to ultimate approval.

Moderator: Amanda Fort, Union County Housing Authority

## **From the 1937 Housing Act through Responsibilities and Governance**

Track: Commissioners (Full Day Monday and 1/2 Day Tuesday)

Room: Alabama A

Presenter: Nancy Walker, Walker Consulting

Description: Beginning with the Housing Act of 1937 and ensuing state law establishing Housing Authorities, the discussion will be outlining the relationship between the Housing Authority and local government and State law. A discussion of the relationship between HUD and the Housing Authority as well as other Federal Agencies; and the roles and responsibilities of the Board of Commissioners for fiduciary oversight of the management and operation of the Housing Authority. Designed to bring context and understanding of the complex operating environment of a housing authority to new Commissioner's and give tenured Commissioners a review of Housing Authority structure and the roles and responsibilities associated with Governance.

**A certificate will be provided for commissioners attending the entire training.**

Moderator: Gloria Byrd, Picayune Housing Authority





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## PHA Financial Management Training, Building Financial Excellence Together

Track: Finance (Full Day Monday and 1/2 Day Tuesday)

Room: Alabama B

Presenter: Chris Kubacki, CPA, AH Forward and Maria Urlaub, CPA, AH Forward

Description: An in-dept look at Financial Management Training with strategies for your agency which will cover many hot topics. Join us as we dive into Eligible Uses of Funds for both PH and HCV, VMS Reporting, FSS Financial Reporting, FASS Reporting, Accounting for Component Units/RAD Conversions, and Internal Controls/Policies and Procedures. This training will provide PHA's with all the tools they need to insure they have all the required Financial Policies and Procedures, including a checklist and information on how the policies can be tailored to your specific agency. The VMS training will cover submission process, reporting for PBVs, TPVs, and RAD conversion vouchers and fields that are frequently mis-reported or relatively new, and reconciliation of VMS to the FDS. The FSS Financial Training will cover eligible uses of funds, FSS forfeitures, and escrow account balances. With all the HUD mandated changes, you won't want to miss this! The moderator and trainers are CPA's, specializing in HUD Accounting. So, let's collaborate together to build stronger PHA's.

Moderator: Mary Agnes Kern, CPA Fee Accountant, West Virginia

## Air Conditioning Best Practices and New Refrigerants

Track: Maintenance (Full Day)

Room: Alabama C

Presenter: Randy Munson, Corporate Trainer, Chadwell Supply

Description: Preparing for the new refrigerators by following the proper procedures now. Covering the theory of air conditioning, proper testing and charging of air conditioning systems. Expanding on the importance of adhering to proper methods when the new A2L refrigerants are introduced into the market as R410a is phased down.

Moderator: Robert Greathree II, Housing Authority of the City of Columbus



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## The Basics You Need to Know

Track: New Executive Director's Best Practice (Full Day)

Room: Alabama E

Presenter: Sunny Shaw, CEO, Sunny Shaw and Associates

Description: A New EDs Guide to A Successful First Year and Happily Everafter Your first 3 months, 6 months, 12 months and beyond! In this session we will learn about access to HUD programs, agency due dates, and best tips to get every PHAS point possible. We will expand to developing relationships/partnerships within your community. Finally, we will bring it back home to share the best tips on customer service, your relationship with your team, and your relationship with your board.

Moderator: Kerry Smith, Dublin Housing Authority

## Bridging Mental Health and Public Housing

Track: Public Housing (Full Day)

Room: Montgomery 7

Presenter: Tonia Spaulding, Director of Behavioral Health Department

Description: Housing conditions may take a toll on an individual's emotional status, depression, and hostility among residents. A cohesive neighborhood, support and creating opportunities for neighbors to interact may be a key ingredient to quality housing. This interactive session will explore how mental health is supported through housing.

Moderator: Shanicki Burton, McDonough Housing Authority

## Monday, Nov 11th – PM Sessions

### Breaking Down Barriers

Track: Women in Leadership

Room: Montgomery 5

Presenter: Maria Catron, Oakridge HA & Heather McNair, Augusta HA

Description: Are you facing barriers to moving forward in leadership or are you stuck in a leadership rut? This session is for you! Come and get your questions answered! Our dynamic panel of leaders will guide you through the maze of breakthroughs!

Moderator: Yvonda Bean, Columbia Housing Authority



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## Navigating Reserve for Replacement Requests

Track: Asset Repositioning/Multifamily

Room: Alabama D

Presenter: M. Jason Spencer, Tennessee Valley Regional Housing Authority

Description: This course is designed to help you navigate the process of requesting reserves for replacement requests in the context of asset preservation and ongoing renovation. We will learn the overall process and share firsthand experiences in getting reserve for replacement requests approved

Moderator: Amanda Fort, Union County Housing Authority

## Tuesday, Nov 12th – AM Sessions

### Aspiration, Inspiration, and Succession: Growing You and Growing Them

Room: Alabama E

Presenter: Sunny Shaw, CEO, Sunny Shaw, and Associates

Description: Step 1: Growing yourself as a leader. Step 2: Growing your team leaders. Step 3: Prepping for Succession because it's not just an agency retirement plan. In this session we will learn about growing our own leadership to become all we aspire to be. We will expand that leadership to our teams as we learn to identify who our future leaders are and how to grow them. Finally, we will discuss why a solid succession plan matters NOW! Not just for the CEO retirement. But we won't leave it there, we will cover how we begin to create that plan, ensuring the long-term success and sustainability of our agencies. That, friends, is a legacy!

Moderator: Kerry Smith, Dublin Housing Authority

### Fair Housing 101

Track: Maintenance

Room: Alabama C

Presenter: Torri Armstrong, Attorney – Baker, Donelson, Caldwell & Berkowitz, PC  
Audrey Hurt, Attorney – Baker, Donelson, Caldwell & Berkowitz, PC

Description: This presentation will explore the fundamentals of the Fair Housing Act as it relates to maintenance personnel and their responsibilities as employees of housing providers through real world scenarios, illustrating practical challenges and legal considerations for common fair housing issues.

Moderator: Robert Greathree II, Housing Authority of the City of Columbus



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## Let's Talk Resident Services!

Track: Resident Services

Room: Montgomery 7

Presenter: Ayisha Razzak-Ellis, Housing Authority of the City of Goldsboro  
Taleshia Stewart, Columbia Housing  
Jacklyn Weir, Housing Authority of the City of Columbus

Description: Let's talk about resident services during a time when many housing authorities are repositioning their portfolios for better quality and more sustainable housing inventory. This session brings experience from several resident services leaders on how their housing authorities have been creative in administering cutting edge programs to support resident initiatives in the midst of changes in the industry. This interactive session will cover the core elements of quality resident services and special programs such as ROSS, FSS, JOBS Plus, homeownership and other non-HUD Funded opportunities to support resident programs.

Moderator: Felicia Jackson, Laurel Housing Authority

## Washington Update

Room: Montgomery 5

Presenter: Tim Kaiser, Executive Director, Public Housing Authorities Directors Association (PHADA)  
PHADA's Executive Director Tim Kaiser will provide the latest news on FY 2025 HUD appropriations. He will also outline the association's concerns about current shortfalls in HCV and public housing funding, NSPIRE physical inspections and the Build America Buy America Act (BABA) program. Other likely topics include PHADA's take on HUD's proposed changes in criminal records and tenant screening, the implementation of HIP/HOTMA, and the pending Fair Housing Rule. PHADA's E.D. will also elaborate on what's in store for PHAs under a new presidential administration and the 119th Congress that convenes in early 2025. Audience participation and feedback is encouraged.

Moderator: Taleshia Stewart, Columbia Housing

## Project Based Rental Assistance Roundtable

Track: Asset Repositioning/Multifamily

Room: Alabama D

Presenter: M. Jason Spencer, Tennessee Valley Regional Housing Authority  
Debbie Rogers, Troy Housing Authority  
Mike Sweet, Chickasaw Housing Authority  
Ann Dobson, Jasper Housing Authority

Description: Panelists will discuss conversion/post conversion experiences and field questions from the audience concerning operation in the Project Based Rental Assistance (PBRA) program. If you are looking to convert to PBRA, this roundtable is crucial to developing a plan of action for post conversion operations.

Moderator: Amanda Fort, Union County Housing Authority



# Save the Date

# SERC-NAHRO MLK Basketball Tournament & Cheer Competition



**WHAT:**  
SERC-NAHRO MLK Basketball  
Tournament & Cheer Competition

**WHEN:**  
January 17th-19th, 2025

**WHERE:**  
Columbia, South Carolina  
Venue & Tournament Schedule:  
**COMING SOON!**

**GET READY! GET READY! GET READY!**

Columbia Housing is hosting the 2025 Southeastern Regional Council (SERC) Martin Luther King, Jr. Basketball Tournament and Cheer Competition. We're challenging SERC Nation to bring out their best teams and squads for a CH tournament and cheer experience!

**#SERCMLKtheCHWAY**



SERC is Comprised of Housing Authorities from 10 States:  
Alabama • Florida • Georgia • Kentucky • Mississippi • North Carolina  
South Carolina • Tennessee • Virginia • West Virginia

[ColumbiaHousingSC.org](http://ColumbiaHousingSC.org)





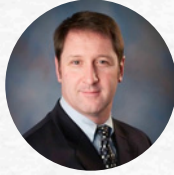
# SERC Committees



**Anthony Goodson, Jr.**  
President



**Michael Wong**  
Senior Vice-President



**Mike Sweet**  
Secretary



**James Cox**  
Treasurer



**Dannie Walker**  
VP Housing



**Candice Drake**  
VP Prof. Development



**Shaunté Evans**  
VP Member Services



**Shannon Young**  
VP CR&D



**Anthony Sawyer**  
VP Commissioners



**Shaundra Clark**  
Immediate Past President



**Mark Taylor**  
Second Past President



**Sean Gilbert**  
Third Past President

## State Representatives

AL Steve Sides	NC Allen Brown
FL Abe Singh	SC Janice Fowler
GA Marie Harris	TN Justin Jones
KY Cheri James	VA Nancy Tarkenton
MS Christopher McKissick	WV Belinda Harness

## Executive Committee Chairs

### Annual Conference

Latonia Simmons

### Emerging Leaders

Robert Greathree

Taleshia Stewart

### Small Agency Task Force

Lisa Porter

Russell Nast

### Youth Leadership Development

Tom Wachs

Abraham Williams

### Executive Committee Coordinator

Marilyn Medley

### Women In Leadership

Shaundra Clark

### Multifamily

Matthew McClammey

### Legislative

Yvonda Beans

### Policy Advisory

Ailrick Young

### Nominating

Shaundra Clark

### Intl. Research & Global Exchange

Patricia Allen

Henrietta Snipes

### Site Selection

Jake Oglesby

Sean Gilbert

### History/Archives

Joyce Wolen

### Resolutions

Vacant

### Budget

Courtney Coleman

### Housing

Felicia Snow

### Rental Assistance

Elizabeth Little

### Professional Development

Marie Harris

### Administrative Practice

Douglas Freeman

### Education & Training

Felicia Jackson

### Public Affairs/Serculator

Reta Thomas

### Member Services

Kerry Smith

### Scholarship

Stormy Parsons

### Insurance-Housing Benefits Plan

Thomas Rowe

### Retirement

Ed Johnston

### Asset Repositioning

Jason Spencer

### Community Revitalization

Beth Brown

Becky Sue Mercer

### Commissioners

Johnny Johnson

**SAVE THE DATE**



# COMMUNITY CHECKMATE

STRATEGIES FOR A WINNING COMMUNITY

**SERC-NAHRO**  
ANNUAL CONFERENCE

**JUNE 22-24, 2025**  
HYATT REGENCY ATLANTA  
ATLANTA, GA



DESIGNED BY: INTEREST PLATFORMS, LLC