



Better Together

RESET • RENEW • REFRAME

Performance Report

December 2024 - April 2026



SHA-NC.org



Message from the CEO

It is my honor and privilege to present Sanford Housing Authority's (SHA) first-ever **Better Together Performance Report (December 2024 - April 2026)**.

Dr. Michael C. Threatt
Chief Executive Officer

I will open with this quote from one of my colleagues: **"If progress is not shared, it is not appreciated"**. This report is more than a summary of accomplishments; it is the story of transformation, resilience, and collaboration. When I joined SHA in December 2024, I inherited an agency in crisis: broken systems, broken people, broken trust, and every program was troubled.

Within my first 90 days, I signed a formal **HUD Recovery Agreement** alongside the Sanford Mayor, former Board Chairwoman, and the HUD Greensboro Field Office Public Housing Director, committing SHA to immediate action.

Guided by my leadership philosophy of **Trust, Transparency, and Transformation**, we began peeling back the onion layers of a poorly performing agency and rebuilding from the ground up through my military-inspired leadership framework: **Assess, Plan, Implement, Evaluate**.

Today, I am proud to share that we have pressed the **RESET** button, have started to **RENEW** our culture, and are working to **REFRAME** what a housing authority of the future looks like as we travel our **ROADMAP 2030** five-year strategic plan. Our slogan, **Reset – Renew – Reframe**, became the blueprint for change.

RESET

First was **Reset**, which started with a full-spectrum HR audit by **sigma-Cogent Solutions, LLC**, reviewing 14 key indicators to align our human capital strategy with organizational goals. We restructured SHA's leadership with a C-suite model, updated job descriptions, established required training for each position, completed a new salary study with **Nelrod**, enhanced our benefits package, and created a modern employee handbook. This success led to the outsourcing of HR operations to **sigma-Cogent Solutions**.

RENEW

Second was **Renew**, a cultural transformation powered by insights from the **WiLD Leaders Trust Survey**. This survey revealed three critical themes: organizational dysfunction, lack of training and resources, and burnout that shaped our renewal strategy. We introduced new leadership values, **WE CAN** (Welcomed, Engagement, Caring, Accountable, Nurturing), and organizational values, **I CAN** (Innovate, Collaborate, Automate, Navigate). These values now guide how we lead, collaborate, and serve. Moreover, this includes our new **Mission and Vision statements**.

REFRAME

Third was **Reframe**, redefining SHA's future through technology and strategic vision. We launched a new responsive website and mobile app through our partnership with **Brooks Jeffrey Marketing**, began the housing software conversion from **SACS** to **Reframe**, and implemented digital tools such as the Microsoft Teams phone system, the **Housing Agency Marketplace** for procurement, **Tikler** for document management, and **Monday.com** for project management. We deployed **Lenovo** laptops, tablets, and docking stations.

As a result, you can now follow us on **Facebook, Instagram, TikTok, LinkedIn, and YouTube** to stay updated and engaged with us on social media. We also launched our **Attract-Recruit-Retain Central Carolina Landlords** marketing campaign to build better partnerships with property owners and managers.

A defining moment of this journey was the **2025 State of the Housing Authority Address** on June 16, 2025, at the Dennis A. Wicker Civic & Conference Center. This historic event marked a turning point as I unveiled our **"180 Days Later: Reset, Renew, Reframe – A CEO's Strategic Impact & Vision Report"** and introduced **Roadmap 2030**, our five-year strategic plan built on five pillars.

Road Map 3030 - Five-Year Strategic Plan - Five Pillars

1. Tackling Financial Challenges
2. Rebuilding Operational Capacity
3. Restoring Public Trust
4. Achieving HUD Recovery
5. Laying the Foundation for a Housing Authority of the Future.

Another defining moment was the **2026 State of the Housing Authority Address** on April 13, 2026, at the

Dennis A. Wicker Civic & Conference Center, which took place during the Sanford Area Growth Alliance's (SAGA's) Public Policy Luncheon, where I gave my last presentation to the Sanford and Lee County community.

As the first CEO in 10 years to relocate to the Lee County area, I have been honored to embrace the audacious challenge of turning around a Troubled agency under a **HUD Recovery Agreement**. I have been blessed to help plant seeds that **prevented a federal HUD receivership** and positioned the agency to advance the goals of the **Roadmap 2030 five-year strategic plan**.

As the CEO, I am responsible for **people, culture, and results**. Leadership is not just about setting direction; it's about creating an environment where **growth is expected, accountability is shared, and excellence is the standard**.

Better Together Performance Report

As I close my first and last **Better Together Performance Report**, we are reimagining what a housing authority can be. I understood my assignment, and my season at the SHA is now up as I pass the baton to the next CEO. I will end with this quote that I picked up from one of my mentors **"Do the best you can, while you can, with what you, and save the rest for your succession plan."**

Thank you for standing with us as we move forward and turn yesterday's failures into tomorrow's successes as we celebrate the **65th Anniversary** of the SHA, **Better Together**.

In Service,

Dr. Michael C. Threatt,
Chief Executive Officer



Board of Commissioners/ Directors

Current

Dr. Karen Wicker, Chairwoman
07/01/2025 - 06/30/2027 (appointed July 2021)

Jacquelyn Dalrymple, Vice Chairwoman
07/01/2025 - 06/30/2028 (appointed July 2024)

Erin Britton, Commissioner
07/01/2025 - 06/30/2027 (appointed February 2021)

Diane Sinnamon, Commissioner (Resident)
07/01/2025 - 06/30/2028 (appointed July 2024)

Crystal Williams, Commissioner
07/01/2025 - 06/30/2026 (appointed July 2025)

Previous

Hope W. White, Former Chairwoman
07/01/2024 - 06/30/2025 (appointed July 2015)

William Newby, Former Vice Chairman
07/01/2022 - 06/30/2025 (appointed July 2019)

Holly Aeschliman, Former Commissioner
07/01/2023 - 06/30/2025 (appointed June 2023)

Leadership Team

Dr. Michael C. Threatt, Chief Executive Officer

Amanda Pruitt, Chief Operating Officer

Deborah Kauba, Chief Financial Officer

Jeffrey Gorley, Public Safety Manager

Karoll Kuri, Public Relations Manager

Betty Mitchell, Executive Office Manager

Brandie Meekins, Resident Services Manager

Renate Bennett, Housing Choice Voucher Manager

Danielle Tilghman, Asset Manager

Taneisha Pruitt, Asset Manager

Tabatha Ferguson, Business Services Manager

OUR MISSION

To cultivate thriving communities by combining entrepreneurial business practices, strategic partnerships, and innovative housing solutions.

OUR VISION

To be a nationally recognized housing authority of the future where communities thrive, partnerships flourish, and affordable housing opportunities are reimagined.

RESET • RENEW • REFRAME

A call to transformation and innovation.

RESET Operational Realignment

RENEW Culture, People & Purpose

REFRAME Strategy, Vision, and the Road Ahead: Roadmap 2030 Strategic Plan



Partnerships:

- Alliance Health
- AMA Consulting Group, LLC
- The Banks Law Firm
- Barton, Gonzalez & Myers, P.A.
- BDO PHA Finance
- Blue Fire Investment Group, LLC DBA CEOIRM
- Boys & Girls Club of Central Carolina
- Brick City Tigers
- Brooks Jeffrey Computer Services
- Brooks Jeffrey Marketing
- C. Michael Consulting Group, LLC
- Central Carolina Community College
- City BBQ Catering
- City of Sanford
- ClearGov
- CliftonLarsonAllen LLP
- Cohn Reznick Advisory LLC
- Department of Veteran Affairs
- Dominion Due Diligence Group
- Duke University School of Medicine- Partners in Caring
- EnCompliance Consulting, LLC
- Fidelity Bank
- Gilson Housing Partners
- Habitat for Humanity for the Sanford, NC Area
- HAI Group Housing Training Institute
- Haven in Lee County, Inc.
- Housing Agency Marketplace
- Integral Grant Writing Services
- Legal Aid North Carolina
- Let's Do It Together Foundation
- Lee County Sheriff's Office
- Life Springs Dream Center/ Life Springs Restoration Center
- MarStan Consulting, LLC
- McCright & Associates
- NAACP Sanford-Lee County Branch
- Nan McKay & Associates
- National Organization for Black Law Enforcement Officials, Eastern North Carolina Chapter
- NC Works
- Nelrod
- Operation Hope
- Outreach Mission Inc.
- Partnership for Children & Families
- The Place to Heal
- Premier Contracting Professionals
- Project Point Five
- RBC Community Investments
- Reframe Assist
- RLH Development, LLC
- Royal American Management
- S3 Housing Connect
- SACS
- Sanford Area Growth Alliance
- Sanford Fire Department
- Sanford Herald
- Sanford Police Department
- Sanford Rotary
- Sigma-Cogent Solutions, LLC
- Social Bridge Technologies-Tracking-at-a-Glance (TAAG)
- St. Mark United Church of God
- Stogner Architecture
- Stored Tech
- Tikler
- Trillium Health Resources
- Triangle Business Journal
- Truist Bank
- Tsunami
- U.S. Housing Consultants
- U.S. Inspections Group
- WiLD Leaders®



WE CAN
Leadership Values
These values define how we lead and support one another as a team.

- W Welcomed:** We create inclusive spaces where everyone feels seen and heard.
- E Engagement:** We are present, proactive, and committed to meaningful collaboration.
- C Caring:** We lead with empathy and compassion.
- A Accountable:** We take ownership of our actions and outcomes.
- N Nurturing:** We invest in the growth and well-being of our people.



I CAN
Organizational Values
These values reflect how we operate as an organization and drive innovation.

- I Innovate:** We embrace change and seek creative solutions.
- C Collaborate:** We work together across teams and disciplines.
- A Automate:** We streamline processes to increase efficiency and impact.
- N Navigate:** We adapt with agility and lead through uncertainty.

Road Map 2030 Strategic Plan

1 Finance

Goal: Ensure financial stability and transparency to support the organization's mission.

2 Human Resources

Goal: Attract, develop, and retain a high-performing workforce to build the housing authority of the future.

3 Asset Management

Goal: Optimize housing asset performance and maintenance to ensure safe, quality living environments.

4 Rental Assistance

Goal: Expand and enhance rental assistance programs to meet evolving community needs.

5 Resident Services

Goal: Deliver holistic support services that elevate residents' quality of life.

6 Public Relations

Goal: Strengthen community engagement and elevate the public profile of the Sanford Housing Authority.

7 Development

Goal: Implement a forward-thinking real estate development and modernization strategy.



Rebranding for Strategic Growth



Digital Transformation Implementation of Website & Software



Responsive Website with Chat Integration & App



Housing Agency Marketplace for Procurement & Contract Management



ClearGov Budget Cycle Management Software



TAAG Case Management and Performance Tracking Tool



Tikler Document Workflow, Modernizing Operations



ReFrame Assist Housing Software

Affordable Housing Certifications

Nan McKay:

- Family Self-Sufficiency
- Resident Opportunity and Self-Sufficiency
- Self-Sufficiency Coordination
- Essentials for Commissioners
- SEMAP
- Hearing Officer
- Fundamentals of LIHTC
- Capital Fund Program
- RAD PBV
- Public Housing Management
- Procurement & Contract Management
- Supervision & Management
- HCV Specialist w/ HOTMA
- Public Housing Specialist w/ HOTMA

Tikler: SOPs 101 for PHAs: A Practical Guide to Creating & Enforcing Them

EnCompliance Consulting: Recertification Bootcamp

Nelrod:

- Increasing Productivity: Time Management Best Practices
- Public Relations: Telling the Agency Story
- An Introduction to Navigating HUD's Resources
- Housing Choice Voucher 101: Essentials for Success
- Public Housing 101: Essentials for Success
- HOTMA Refresher: What Operational Staff Need to Know
- Year-End Review for HCV & What's to Come in 2026

Social Bridge Technologies: Tracking-at-a-Glance (TAAG)

Web Accessibility in Mind (WebAIM): Accessible Documents: Word, PowerPoint, and Acrobat

17 Months *Resetting, Renewing & Reframing*

December 19
WiLD Trust Index® Results
The WiLD Trust Index® debriefing of survey results was revealed to Dr. Threatt.

February 25
Received PNAs
SHA received Physical Needs Assessments (PNAs) for developments from Dominion Due Diligence Group (DG3).

December 2
Dr. Threatt Selected SHA CEO after a six-month national search and inherits a team in which 7 of 22 staff members have housing certifications.

January 7
Dr. Threatt Joins Tikler on Stage at PHADA 2025 Commissioner Conference to discuss best practices for PHAs to use AI.

February 8
CFO Deborah Kauba Hired
Dr. Threatt taps Deborah Kauba as Chief Financial Officer.

February 28
File Review Submitted for LIHTC Results
U.S. Housing Consultants submits file review for LIHTC results.

December 4
Attends Corridors of Opportunity
Dr. Threatt attends the Corridors of Opportunity - Lee County for the Triangle Business Journal.

January 2
Let's Do It Together Foundation held a welcome reception for Dr. Threatt and his family.

February 20-21
Forensic Audit
Interviews conducted with SHA staff and board, CliftonLarsonAllen LLP.

January 23
SHA Signs HUD Recovery Agreement
Dr. Threatt, former Board Chairwoman, & Sanford Mayor sign the HUD Recovery Agreement for PHAS and SHA, and learn about the \$205K water bill owed to TriRiver.

February 5-6
Pre-NSPIRE Inspection
U.S. Inspections Group conducts a pre-NSPIRE inspection with the following results. Harris Court: 46.95, Foushee Heights: 56.17, Utley Plaza: 55.37, & Linden Heights: 55.69.

February 24
226 Linden Avenue Renamed Hope W. White Village plus Royal American Management (RAM) was selected as the third-party management company; the Central Carolina Housing Solutions name was created; Consulting & Shared Services Agreements between SHA and CCSD were adopted.

December 17
HUD Recovery Agreement
Dr. Threatt learns that SHA will be required to sign a HUD Recovery Agreement during the first meeting with the HUD Greensboro Field Office Staff.

February 6-10
Submits Recapture Letters for FSS/ROSS Funding SHA submits recapture confirmation letters for \$85,854.22 in ROSS funding for 06/01/2021-05/31/2024 and for \$89,026.28 in FSS funding for 01/01/2023-12/31/2023.

February 21
Added TAAG Resident Services Case Management Software SHA enters partnership with Social Bridge Technologies for Tracking-at-a-Glance (TAAG) resident services case management software for FSS, ROSS, and Jobs Plus.

continued...

17 Months *Resetting, Renewing & Reframing*

2025

March 27
Dr. Threatt Elected President-Elect for SERSHA Dr. Threatt was elected President-Elect at the Southeast Regional Section 8 Housing Association, Inc. (SERSHA) at the Spring 2025 Conference.



May 2
Post-NSPIRE Inspections Premier Contracting Professionals conduct Post-NSPIRE inspections.

May 20
Commissioners Change The SHA Board decreased from 7 to 5 Commissioners.

June 1
CEO Contract Extended The SHA Board extends Dr. Threatt's contract for another two years until May 2027.

June 4
Jeffrey Gorley Selected as Public Safety Manager Dr. Threatt selected Jeffrey Gorley as Public Safety Manager and launched the Public Safety Hub (an apartment and office).



June 16
2025 State of the Housing Authority Address Dr. Threatt delivered the 2025 State of the Housing Authority Address and revealed the Roadmap 2030 five-year strategic plan, new logo, new mission and vision statements, and new I CAN organizational and WE CAN leadership values.



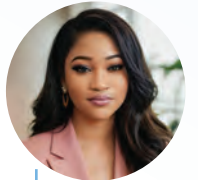
August 5
SHA Hosted the Return of NNO (National Night Out) at Utley Plaza.



September 3
Score for AMP 3 Improved The SHA score for Harris Court improved from a 2022 REAC score of 75 to a 2025 NSPIRE score of 91.

September 2
SHA Rejoins SAGA the Sanford Area Growth Alliance (SAGA) Chamber of Commerce.

September 9
COO Amanda Pruitt Hired Dr. Threatt taps Amanda Pruitt as Chief Operating Officer.



March 7
Agreement with ReFrame Assist SHA enters into an agreement with ReFrame Assist as the new housing software.

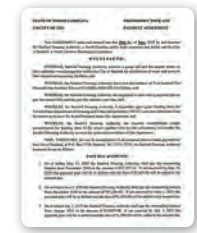
March 31
Results of the Human Resources Audit SHA also receives the results of the Human Resources Audit (Assessment & Recommendation) from sigma-Cogent Solutions, LLC.



May 1
Housing Agency Marketplace SHA enters partnership with Housing Agency Marketplace for eProcurement and contract management services.



May 30
\$205K Repayment Agreement Entered with TriRiver SHA entered a water bill repayment agreement with the City of Sanford for \$205K to TriRiver.



June 16
Score for AMP 1 Improved The SHA score for AMP 1 (Linden Heights, Foushee Heights, and Utley Plaza) improved from a 2022 REAC score of 49 to a 2025 NSPIRE score of 81.

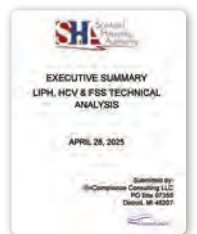
June 30
Property Management Company Named The SHA Board elects new Chair and Vice Chair; the New Commissioner Handbook is adopted; the revised Family Self-Sufficiency (FSS) Action Plan is adopted; and Central Carolina Housing Solutions becomes the name of its property management company.



March 8
Review Submitted for Public Housing Results U.S. Housing Consultants submits file review for Public Housing results.

March 6
RBC Letter for LIHTC Noncompliance Dr. Threatt, Board, SHA, and CCSD receive a letter from RBC regarding LIHTC noncompliance for MGG developments.

April 28
Comprehensive Assessment of PH, HCV & LIHTC Programs EnCompliance Consulting completed a comprehensive assessment of Public Housing, Housing Choice Voucher, and LIHTC programs and provided recommendations.



May 27
Post-NSPIRE Repairs Start Premier Contracting Professionals starts Post-NSPIRE repairs at all public housing sites to prepare for the upcoming NSPIRE inspection in June.

May 28
Digital Phone System Implemented SHA implements MS Teams Digital Phone System as a part of its hardware digital transformation initiative.

June 13
SHA Pays Off \$205K Water Bill SHA pays off a \$200K water bill debt with TriRiver, and Dr. Threatt and CFO Deborah Kauba pose for a memorable milestone photo.



June 3
HUD Releases \$1.6M SHA submits FY2023 audit, and HUD releases frozen \$1.6M in CFP funds.

June 15
Procurement Assessment C. Michael Consulting Group: SHA Procurement Assessment and Recommendation.



June 18
SHA Outsources HR Operations to sigma-Cogent Solutions, LLC.

June 30
SHA Held an HCV Homeownership Program Workshop to celebrate National Homeownership Month.



July 18
SHA Partners with Tickler to streamline document workflows and AI-driven compliance.

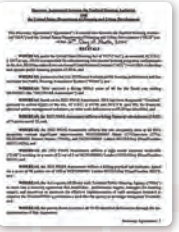


August 18
SHA implements a Hardware Digital Transformation initiative with Lenovo Laptops, Docketing Stations, & Tablets.

September 11
Leadership Sanford Meeting Dr. Threatt attends his first Leadership Sanford meeting.



March 6
HUD Recovery Agreement Signed HUD Greensboro Field Office Public Housing Director signs and executes the HUD Recovery Agreement for PHAS.



March 31
SHA Adopts 15 New Financial Policies: Asset Management Compliance, Check Writing Authorization, Acquiring Insurance, ELOCCS, Accounting & Cash Management – Internal Controls, Capital Fund Program, Collection Loss Write-Off, Credit Card, Program Funding & Budgeting, Capitalization & Depreciation, Investment, Accounting System, Allowance for Doubtful Tenant Accounts, Voucher Management System, and Disposition of Property.

May 31
CEO Helps Charter New Chapter of Kappa Alpha Psi Fraternity SHA's CEO, Dr. Threatt, helps charter the new Sanford-Pinehurst Alumni Chapter of Kappa Alpha Psi Fraternity, Inc.



September 15
Strengthening Partnerships Between PHAs and LME/MCOs Dr. Threatt serves as a panelist during the North Carolina Housing Authority Directors Association (NCHADA) Fall Conference.



September 17
SHA Connects Newsletter First issue released.



July 18
Plans to Demolish Stewart Manor SHA submits annual and five-year plans to HUD to demolish Stewart Manor and transfer of assistance (TOA) for 100 units under the RAD PBV program.

continued...

17 Months *Resetting, Renewing & Reframing*

September 24
SHA Partners to Hosts Suicide Prevention Month with True Life Ministries and The Place to Heal including a Community Candlelight Suicide Prevention Vigil.



September 17
IT Assessment Brooks Jeffrey Computer Services submits the IT Assessment to SHA's leadership team.

2025



October 6
PR Manager Hired Dr. Threatt selects Karoll Kuri as Public Relations Manager.



October 14
Sanford Rotary Induction of Jeffrey Gorley Fellow Rotarian Dr. Threatt attends Public Safety Manager Jeff Gorley's induction into the Sanford Rotary.

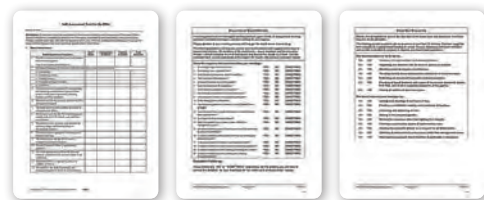


October 25
SHA Enters Partnership With ClearGov to reestablish public trust, and create financial transparency, operational budgeting, capital budgeting, digital financing reporting, strategic planning, capital project tracking.



October 23
SHA Releases "Did You Know Social Media Series" of VASH and HCV Homeownership videos for Dr. Threatt.

October 28
Dr. Threatt Implements Board Governance: Board of Commissioners Best Practices to help meet the requirements of the HUD Troubled Recovery Agreement, which include an assessment tool, an evaluation of board meetings, and a board self-evaluation.

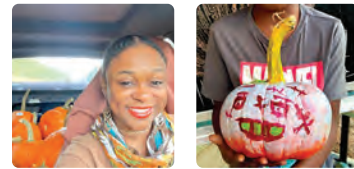


October 15
Dr. Threatt Attends Nan McKay & Associates' Essentials for Commissioners Webinar Training to create best practices training and correspondence to help meet the requirements of the HUD Troubled Recovery Agreement.



October 1
SHA Outsources Maintenance Operations to Premier Contracting Professionals and officially launches New Maintenance Standard.

November 14 & 20
SHA hosts Thankful Thursday (Pumpkin Painting Party) at Garden Street Apartments and Gilmore Terrace Apartments.



November 17
SHA Request for Correction of 2024 SEMAP Score from a High-Performer score of 100 to a Standard Performer of 71 and Notification of HCV Program Challenges.

November 18
SHA Request for Approval for FSS Coordinators to Assume Full Case Management Responsibilities for HCV, Public Housing, and RAD PBV Programs.

November 12
Salary Study Process is completed with Nelrod.

November 10
Tsunami Cameras are Installed at public housing sites.



November 3
New Website With Chatbot SHA partners with Brooks Jeffrey Marketing to launch a new responsive website featuring chatbot capabilities.

November 1
SHA implements a 24/7 Maintenance Call Center partnership with Gilson Housing Partners.

November 24
SHA updates its Administrative Plan (last updated in 2017).

December 1
Sanford's Christmas Parade SHA staff participate in the city Christmas parade with a float.

December 16
Mark Rodgers of the Sanford Herald interviewed Dr. Threatt and Scott Lyerly to discuss the demolition of Stewart Manor.



January 9
Faith & Blue Initiative Public Safety Manager, Jeffrey C. Gorley, has been chosen as the lead for the October 2026 Faith & Blue Initiative in the City of Sanford.



December 29
SHA submits Job Plus grant application for \$1.6 million.



January 21
SHA Submits Corrective Action Plan (CAP) for FYE2025 SEMAP Troubled designation.

December 19
Festive Friday SHA staff and partners judge Festive Friday (Holiday Door-Decorating Contest).



December 10
SHA partners with the Outreach Mission Inc. (OM) for a Lunch & Learn community presentation.



January 5
SHA Completes the New Employee Handbook process with sigma-Cogent Solutions, LLC, and The Banks Law Firm.



November 24
SHA Thanksgiving Giveaway sponsored by Premier Contracting Professionals.

February 9
SHA Launches Program Coordinating Committee (PCC) Recruitment for FSS, ROSS, and Jobs Plus programs.

January 30
SHA Highlights the Accomplishments of Operation Clean Up in the Harris Court community, in collaboration with multiple law enforcement agencies, targeting on-site suspected drug-related activity, resulting in 15 arrests.

January 19
ROSS Grant Application Submitted SHA submits a Resident Opportunity and Self-Sufficiency (ROSS) grant application for \$272,250.00



January 30
SHA Hosts First FSS Graduation Ceremony in over five years for Latora McNeill (sponsored by Fidelity Bank and Premier Contracting Professionals).



January 28
SHA Awarded FSS Funding for \$148,624.00 for 01/01/2026-12/31/2026.

January 22
Recertification Bootcamp SHA's Rental Assistance, Asset Management, and Resident Services teams attend EnCompliance Consulting's Recertification Bootcamp.

March 3
Dr. Threatt Presented "The State of the Housing Authority" during the leadership meeting at Central Carolina Community College's Dennis A. Wicker Civic & Conference Center.

March 6
RBC Investor Member Deficit Restoration Obligation Election Letter Dr. Threatt, Board, SHA, and CCSD receive RBC Investor Member Deficit Restoration Obligation Election Letter for Matthews Garden Gilmore, LLC (MGG).

March 23
CCSD Scores a 95 on NSPIRE for Matthews Court.



March 21
Launch of NAACP Nonpartisan Justice Bus Tour Community Engagement-Education Initiative.

March 17
Tsunami Cameras Installed at LITHC/RAD PBV-MGG sites.



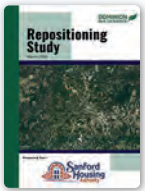
March 11
PIC Error Correction for FSS Escrow, SHA enters agreement to partner with AMA Consulting for PIC Error correction for FSS escrow, FSS addendums, Individual Training & Service Plans, and Contracts of Participation.

continued...

17 Months *Resetting, Renewing & Reframing*

April 1
SHA Awarded \$912,369.00
 in CFP Funding.

March 23
DG3
Presented the Repositioning Study for SHA's remaining public housing portfolio.



2026

March 23
SHA Updates Housing Policies: ROSS Action and HCV Homeownership (both last updated in 2017), EIV, VAWA, Pet Ownership/ Assistance Animal, Record Retention, and Bedbug Action Plan.

April 8
SHA Implements a Receptionist Call Center for Asset Management, Rental Assistance, and Resident Services programs through a partnership with Gilson Housing Partners.

April 10
Landlord Marketing Campaign
 SHA launches Attract-Recruit-Retain Central Carolina Landlords Marketing Campaign.



April 13
2026 State of the Housing Authority Dr. Threatt delivered the 2026 State of the Housing Authority during SAGA's Public Policy Luncheon.



April 9
SHA Awards Contracts: A&J Lawncare the lawncare contract and Cleggs the pest control contract.

April 1
Appointed Child Fatality Task Force Jeffrey C. Gorley, Public Safety Manager, has been appointed to serve on the North Carolina Child Fatality Task Force.

April 15
SHA Submits its Emergency Safety and Security Grant in the amount of \$250,000.00.

April 20
Dr. Threatt Leaves a Legacy of Trust, Transparency, and Transformation as CEO of the SHA, and an agency that now has 16 of 17 team members with housing certifications.



SHA Adopts Safety and Security Housing Policies: System Access Internal Control, Ban & Criminal Trespass Policy, No Solicitation Policy, Use of Community Center Policy, Authorized Parking Policy, and Smoke-Free Public Housing Policy.

April 16
Dr. Threatt Presented the State of the Housing Authority at the Kiwanis of Lee County.

April 16
Black Scholarship & Thought Leadership in Times of Crisis
 Dr. Threatt serves as a Panelist during the Edward Waters University's HBCU Graduate Research Conference & Summit.



April 17
SHA Submits Capital Fund At Risk/ Receivership/Substandard/Troubled Program Grant in the amount of \$500,000.00, Emergency Safety and Security Grant in the amount of \$250,000.00, Housing-Related Hazards Grant in the amount of \$500,000.00, and Lead-Based Paint Capital Fund Program Grant in the amount of \$500,000.00.

When We Work Together 

Better Service + Better Accountability + Better Partnerships = Better Housing Opportunities

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Serving North Carolina



Lee County
 Sanford • Broadway
Harnett County
 Anderson Creek • Buies Creek
 Bunnlevel • Coats • Dunn
 Erwin • Lillington • Mamers

P 919.776.7655 • F 919.775.0090

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 Mailing Address: P.O. Box 636, Sanford, NC 27331

SHA-NC.org   