



# Better Together

**RESET • RENEW • REFRAME**

Performance Report

*December 2024 - April 2026*



**Sanford Housing Authority**

[SHA-NC.org](http://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: Better Together

- 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.

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

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

**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.

**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.

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

**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, Utlely Plaza: 55.37, & Linden Heights: 55.69.

**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.

**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.

*continued...*

# 17 Months *Resetting, Renewing & Reframing*

**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.



**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.

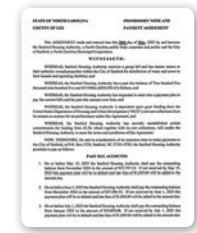


**May 1**  
**Housing Agency Marketplace** SHA enters partnership with Housing Agency Marketplace for eProcurement and contract management services.



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

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



2025

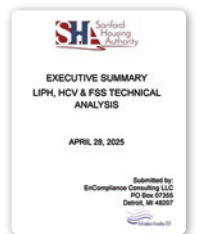
**March 8**  
**Review Submitted for Public Housing Results** U.S. Housing Consultants submits file review for Public Housing results.

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

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



**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.



**April 1**  
**Review Submitted for HCV Results** U.S. Housing Consultants submits file review for Housing Choice Voucher Program results.

**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 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.

**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.



**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**  
**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 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 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.



**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.



**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.



**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.

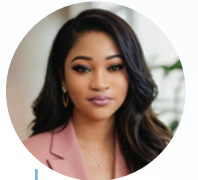


**September 17**  
**SHA Connects Newsletter** First issue released.



**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.



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# 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.



**September 22**  
**SHA Updates Policies** to meet the HUD Recovery Agreement: the Admission & Continued Occupancy Policy (ACOP, last updated in 2019) and the Procurement Policy (last updated in 2020).

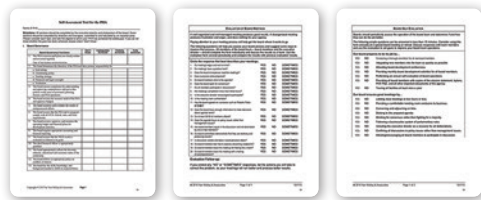
**October 14**  
**Dr. Threatt was the guest speaker at the NAACP Sanford** (Lee County) Branch 5447-B, where he discussed Affordable Housing Challenges and Solutions in Sanford and Lee County.

**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.

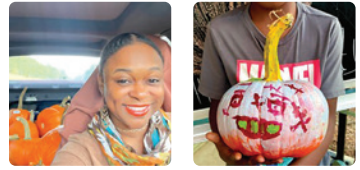


**October 23**  
**SHA Releases "Did You Know Social Media Series"** of VASH and HCV Homeownership videos for Dr. Threatt.

**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.



**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.

**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.

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



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



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



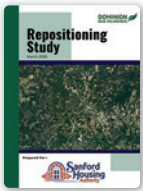
**January 22**  
**Recertification Bootcamp** SHA's Rental Assistance, Asset Management, and Resident Services teams attend EnCompliance Consulting's Recertification Bootcamp.

*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  
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