



President's Corner

Jennifer Keogh, President

Greeting NCRC Members,

I have had the pleasure of serving with all of you over the last two years. From the bottom of my heart, I want to thank all of you for your dedication and commitment to the NCRC Board of Directors. It's because of your engagement we continue to meet our goals and move NCRC forward as a relevant organization. I have loved serving you all as your Regional president.

Thank you to our Committee Vice Presidents, Task Force Chairs, State Chapter Presidents, and work group members. You are the heart and soul of this board. Thank you to Cheryl Anne Farmer, our Regional Service Officer for her partnership and support. I couldn't have been as effective or efficient without you! Thank you to my best friend in the world, Anna Judge, for coming along

on this journey with me. You have listened to me prep for speeches in the wee hours of the morning, helped calm my nerves when I was overwhelmed, helped me make wardrobe choices and you continue to make me laugh to the point my abdominals hurt! In addition to friendship, you work tirelessly for your agency and at all levels of NAHRO. THANK YOU.

And lastly, a big THANK YOU to George Guy, your incoming President of NAHRO, for his encouragement and support. He has been an amazing partner and more importantly, he has become a good friend. I want to share my recall of George's final words to me at our board meeting in San Antonio.

"Jennifer and I are the same age. We grew up watching the same tv shows, eating the same kind of food and listening to the same type of music. I call myself her brother from another mother. And while we may be different because of the color of our skin, we are more alike than we are different.....we are

2020 Calendar

NCRC Board Meeting/ Retreat

Janaury 9-10
Embassy Suites
Chicago, IL

NCRC Conference hosted by IL NAHRO

April 22-24
Holiday Inn Mart Plaza
Chicago, IL

NCRC Board Meeting

April 22
Holiday Inn Mart Plaza
Chicago, IL

NCRC Board Meeting

October 1
Tentative
Orlando, FL

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America.”

Think about this, we are more alike than we are different. Imagine a country where everyone listens to each other and celebrates difference rather than hate because of difference.

George and I have had an amazing ride together, and I wish him all the best as he takes on the role of NCRC President.



I have spent the last several months rapping things up and putting together onboarding materials to turn the leadership of our great 8 state region our new President. During this time, I had the opportunity to also reflect on the important work we achieved together. Over the last two years, NCRC NAHRO has provided hundreds of housing authorities with access to timely and relevant information and the opportunity to be a part of one of the strongest professional development and advocacy housing associations. Take a peek at what I consider our TOP TEN accomplishments.

Over the last two years, I have traveled to each of your states and had the amazing opportunity to spend time learning about the needs of your housing agencies, but also about YOU as professionals. One thing that I continue to be amazed at is the passion and fire you bring to your work. During my travels, I did not meet many people that were intentional in selecting housing as a career. This industry is filled with people that fell into this work of being a houser. I heard it continuously, “housing grabbed my heart”

I have spent time thinking about the WHY. WHY does this work of being a houser grab my heart? WHY does it grab your heart? Think about that? WHY. What is your WHY? I encourage you to take 10 minutes with a piece of paper and pen (or for you millennials, your electronic device) and come up with your WHY.

TOP TEN ACCOMPLISHMENTS OF NCRC NAHRO 2017-2019 BOARD OF DIRECTORS

1. Provided access to leadership opportunities through National NAHRO committees and NCRC Board and Workgroups
2. Created a comprehensive Advocacy Plan that included these accomplishments
 - Publication of two [Legislative Position Paper](#)
 - Produced and launched the “Advocacy for the Busy Professional” training that is being replicated with National NAHRO
 - Sent over 4,000 letters to our members of Congress
3. Began oversight of membership dues collection that allows for streamlined income and engagement with members
4. Provided scholarship opportunities for member agency and for residents
5. Created a [Government Shutdown Public Engagement Plan](#) and hosted [Shutdown website](#)
6. Member agencies submitted over 120 National Awards of Merit to National NAHRO
7. Increased communication for Small Agencies
8. Hosted a [website](#) that is a resource to connect with peers and created awareness on housing issues through the use of social media and eblasts
9. Submitted a [letter](#) to HUD opposing the proposed rule on Mixed Immigration Status
10. Produced quarterly newsletters that keep members informed of association news

Over the past two years, I have loved hearing your WHY's. Here are a few that left impacts on my heart:

"The mission means everything"; "I grew up in public housing and I want better for my community"; "I love being a public servant"; "I grew up in this community and I want to impact change"; "Doing this work is setting an example for my children"; "This work fits my personality"; "Grow and make an impact"; "I love the families".

Whatever your WHY is, use it. I want you to use it each day to remind yourself WHY you are doing this work. Once you find your WHY, you can use it to propel forward and your ability to advocate becomes

so much easier.

As I transition out of my role as Reginal President, I will be taking my WHY and serving all of you at the National level. President Sunny Shaw has asked me to serve in her administration as the National Legislative Chair. I am humbled, excited and hopeful for the upcoming 2 years of our work together.

It has been one of my greatest professional joys serving in this capacity. I firmly believe that having a network of hundreds of "housers" is one of the most valuable benefits of being a member of the region and I have loved every minute of leading this organization of housers!



Incoming President Report

George Guy, Senior Vice President

Greetings:

It is a very important time to be working within affordable housing. The landscape is changing and the work that we do, while it has

always been of the utmost importance, we are experiencing a heightened sense of urgency to find new strategies, partners, and initiatives that will ensure the work of our agencies remains top of mind and works in the best interest of our residents.

The agencies that encompass the North Central Regional Council of NAHRO are located in the heart of our nation. Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, Ohio, and Wisconsin provide housing and supportive services for thousands of families who call our developments home. We have an obligation to our communities and residents to keep conversations about affordable housing top of mind so over the next several years I've outlined the following priorities for NCRC NAHRO:

1. Advocacy

As many of our communities are experiencing

tremendous growth, the need to craft strategies for increased affordable housing availability is critical. Affordable housing can transform a community and alleviate concerns about gentrification. As we see new developments enter our communities, we must remain sensitive to the housing needs of those who are currently residing within our neighborhoods. Advocacy will keep the lines of communication open and create opportunities to explore solutions that will address this need.

2. Inclusiveness

When we discuss matters involving inclusiveness it's not about brick and mortar structures but instead it is a conversation about what we will need to do as housing providers to ensure all communities are equally included – rural and urban. There must also be an emphasis to avoid bias associated with residents enrolled with Section 8 or those utilizing Housing Choice Vouchers to subsidize housing costs. We continue our efforts to change the perception of affordable housing and make every effort to ensure our families are treated equitably.

3. Commitment to Education

Understanding that education is the gateway to end generational poverty, NCRC NAHRO will craft a unified strategy with the goal of ensuring every child is able to read at his or her grade level or above. We will also work to identify and create access to Pre K programs, and additional resources through community collaborations and partnerships that will aid our children throughout their educational journey. Additional effort will be made to offer access and exposure to experiences beyond their environment that will allow children living in any of our properties to see real-world examples of advanced education opportunities, jobs, and careers.

By focusing on these three key areas, I hope to empower those of you in the region to build the relationships necessary to further our message and accomplish our goals. We need to remain relevant in our industry while continuing to think outside of the box.

I am looking forward to connecting with agencies throughout the region and bringing new ideas and thoughts to the table. Let's work together to expand our voice so that our communities truly understand and appreciate why programs such as Moving to Work (MTW), Rental Assistance Demonstration (RAD), and all matters involving repositioning are beneficial to our region.

One final thought. A lot of the work we do is firmly rooted in legislation, crafted at the city, state, and federal level. I will continue to advocate for NCRC NAHRO among our elected officials and I welcome you to join me in this important conversation. When we have a unified message and we speak with one voice, we can and will make a difference.

We have some good work ahead of us and our communities and residents are relying on us. Please feel free to contact me at gguy@fwba.org if you have questions or would like to discuss opportunities and ideas for your organization.



Housing Committee

Rick Moore, Vice President of Housing

As you recall, 2019 was a year in which the United States experienced a historical government shutdown over a standoff between President Donald Trump and congressional Democrats over funding for the President's long-promised border wall. The last quarter of 2019 is among us, which means the FY 2020 Senate Appropriations Bill is the topic of conversation as we remain optimistic that history won't repeat itself again this year.

Congress did not complete action on appropriations; however, the House passed a continuing resolution on September 19 that funds the government through November 21. The Senate also passed the continuing resolution on September 26 which funds most projects and activities at the FY2019 levels with several exceptions that provide funding flexibility and additional appropriations to various programs. In the meantime, the House and Senate are expected to

use the next few weeks to continue negotiations on full appropriations for the rest of FY 2020.

What does this mean for HUD, members of the housing industry, and the people we serve? The bill prioritizes funding for transportation projects, programs to encourage economic growth, and core housing programs. HUD anticipates \$56.0 billion in total budgetary resources, which is offset by \$7.4 billion in receipts from FHA/GNMA, for a net funding level of \$48.6 billion. This is an increase of \$2.3 billion above the FY2019 enacted level. Additional funds are expected to address four key areas: Rental Assistance, Community Planning and Development, Emphasis on Homelessness, and Preventing Lead Hazards.

In closing, my only thought is this – more funding means we are able to assist more individuals in need of services that only we can offer. The need is apparent and it's not going away anytime soon... so show us the money!

Professional Development Committee

Sharon Carlson, Vice President of Professional Development

NAHRO Professional Development Committee

A big thank you is sent to all NCRC members for the opportunity to serve as Vice-President for Professional Development for our region over the past two years. It has been my pleasure to share information with you and on your behalf at the national level. Our new Vice-President Mr. Steve Rackis of Iowa City, Illinois is now serving in this position as of the close of NAHRO's Annual Conference held in San Antonio. Please join me in thanking him for serving, and in supporting him as he works toward the Professional Development goals established for the benefit of our members. I look forward to serving with Steve on the national PD Committee.

In addition to leadership transition with the recent NAHRO Board and Committee elections, the national Professional Development Department is also transitioning with the departure of two of its staff members. The work of Professional Development will proceed with the assistance of Ms. Shana Campbell, of *ThinkLearnEngage, LLC*, whom has been contracted to serve in an interim capacity until a new Director joins the NAHRO team. Ms. Campbell will continue to be assisted by Certification Manager Blake Pavlik, as well as CEO Adrienne Todman who advises that a new director should be on board soon. We wish former PD Director Jennifer Naughton and former Operations Manager Lori Barringer a fond farewell and best wishes in their exciting new endeavors!

Faculty

NAHRO works hard to provide 'subject matter experts' as faculty and will begin accepting new faculty applications this fall. If interested in being placed on a candidate list, please contact Professional Development - Shana Campbell at scampbell@nahro.org.

2019 and 2020 Training Calendar and Certifications

Remaining 2019 scheduled trainings may be found at <https://www.nahro.org/trainingcalendar>. In addition to online sessions and training center offerings, several opportunities for local trainings are listed for various state and regional areas. The 2020 train-

ing calendar is currently being established and will be available soon.

When travel is an issue with trying to obtain training, Greg Shpak will assist with bringing opportunities closer to members in an 'on-site' format. These live training sessions are a great way to bring several agencies within close proximity together to receive needed training with limited travel expense. Reach out to Greg anytime at gshpak@nahro.org to inquire about these opportunities.

Information regarding certifications and certification requirements may be found by contacting **Blake Pavlik** bpavlik@nahro.org or by visiting <http://www.nahro.org/certification>.

John L. Carroll Memorial Scholarship for Small Agencies

The Fall application period for the John L. Carroll Scholarship closed October 1, 2019. Awardees will be contacted by PD staff to inform of the opportunity to take advantage of a complimentary training. Please visit <http://www.nahro.org/carroll-scholarship> and bookmark the page for further information about scholarship eligibility and the application periods. The next opportunity to apply will be Spring 2020. Don't miss out . . . apply!

Please continue to reach out with any professional development questions or concerns. Thank you! Blessings and best wishes for happy and safe holidays.





IRGE Committee

Randal Hemmerlin, Vice President of IRGE

A shout out of thank you to Gary Keller, Director, Jackson MHA, for leading the Lange Award Selection Committee. The chosen

recipient for 2019 was Dr. Michael Sudarskis, PHD and Secretary General of the International Urban Development Association (INTA). He is an architect, urbanist, and visionary who began his career in the regional department of the French Ministry of Finance. Under his leadership, INTA recently concluded a multicounty support initiative in parallel with UN HABITAT III. Congratulations, Dr. Sudarskis!

In late September and early October, my wife Anne and I visited Northern Germany and Denmark, where we attended the 80-year birthday celebration of Anne's uncle in Flensburg, Germany. Anne and I were able to visit a number of communities in Denmark from Aalborg to Sonndeborg as well. Below is a picture of housing along the Als fjord in Sonndeborg.



Consider when you are doing redevelopment or repurposing existing buildings, many of our buildings are less than 150 years old in the Midwest, whereas in countries, such as Denmark, we are looking back 700 years in age with buildings still quite usable. I recently went to a Housing Preservation Workshop in New Ulm, Minnesota and listened to developers talk about the difficulty of re-purposing our older buildings due to regulations and funding. It is a good thing they love their work because redevelopment is hard work. If you are doing redevelopment, my hat is off to you.

The Herman Heights Monument in New Ulm, Minnesota



About two months ago, the Red Wing HRA made a \$50,000 CDBG Program Income loan to the Artist Sanctuary in Red Wing as part of a repurposing of an old church into a new use. Our funds will allow the rehabbing of the bathrooms for ADA requirements and the installation of a one-story lift for access into the building. The building will be a place for artists to hold events, classes, concerts and sell their artwork.



Our existing buildings are important to our history and we need to reuse them whenever possible.

The past three years have quickly gone by and I leave my Vice Presidency of IRGE with this issue. Probably the most significant idea discussed over the past three years was the idea of housing as a Human Right and that Right was codified in writing in 1948 by 70 nations. Now, we need to honor that right and see that everyone has a home.

I want to say thank you for allowing me to serve as your Vice President of IRGE. It was an honor to be in the position.

Commissioners Committee

Sandra Boutell, Vice President of Commissioners



Since we last met in April, the National Commissioners Committee released the updated Commissioners Handbook at the Summer Conference in Boston. Copies were available to purchase and needless to say they were sold out. Copies can be purchased from NAHRO. There is a lot

of new information in the handbook and if you have new commissioners on your board, please purchase a copy for them.

The August Advocacy Campaign was a huge success with over 8,000 letters sent to our legislators. Michigan led the way with 681 letters sent. Thank you all for participating.

It was my pleasure to serve on the NCRC board.

Member Services Committee

Felicia Davis, Vice President of Member Services



The Member Services Committee has reached most of the goals set for this two-year term ending in October 2019.

The Awards Subcommittee has had an increase in Merit Award submissions from 2018 to 2019 and will award 24 Awards of Excellence at the National Conference! Also at the National Conference the newly christened Business Partners Council will be awarded. Lastly the Board will vote on the renaming of the Herman Award at the National Conference.

The Marketing and Relationships Subcommittee continue to discuss ways to obtain and retain current members. There will be continued discussion and work

done to put their ideas in place with the upcoming Marketing and Relationship Subcommittee.

The IT Subcommittee will continue to work with NAHRO staff to improve the Associate Portal for members. The website re-design is scheduled to be released 2020.

The Emerging Leaders Subcommittee continues to work with Fellows on learning exchanges for professional development. The Emerging Leaders along with the Fellows will present a session at the National Conference. In 2018, the Emerging Leaders partnered with the Housing Task Force to raise monies for the Nation Merit scholarship and will do the same for the National Conference.

It has been an absolute pleasure to serve as your VP of Member Services!

Small Agency Task Force

Marty Ryan, SATF Chair



Greetings NCRC,

As my term as the SATF chair comes to a close, I want to thank NCRC President Jennifer Keogh for the opportunity to serve in this capacity for our region. I have gained new colleagues in our industry that face the same challenges, obstacles and hurdles that ALL housing authorities do.

As the Executive Director of three small agencies, the work that we do sometimes can go unnoticed, but the victory lies in the fact that WE do not give up and that WE show up for our residents, landlords and boards.

I have relied on the experts, Georgi Banna & the NAHRO staff, to assist with our bimonthly conference calls. Their knowledge and support is invaluable.

Make sure you have the NAHRO Advocacy App: Go to



your App store and type in NAHRO Advocacy & download.

And are you tuned in to www.NAHROblog.org: Legislative & Policy Updates from Washington, DC

Here are attachments for easy access to areas of interest that were provided during our latest NAHRO SATF call:

1. RAD Notice, Rev 4 – <https://www.hud.gov/RAD/library/notices>
2. Public Charge Final Rule – <https://www.uscis.gov/legal-resources/final-rule-public-charge-ground-inadmissibility>
3. HOTMA Proposed Rule – <https://s3.amazonaws.com/public-inspection.federalregister.gov/2016-28593.pdf>

If you have any questions or recommendations, please contact me at albiahousing@iowatelecom.net or 641-777-6203.





Legislative Report

Jim Dewey, NCRC Legislative Chair

Advocacy, Advocacy, Advocacy were the words for the month of August. As you know the letter campaign goal of sending 4,000 letters was smashed with over 8,500 letters being sent! Thanks to you all who took the few minutes each week to send in those very important letters. And, for those of you who did not, there will be future opportunities to advocate for our programs and for so many deserving families in our communities. Our NCRC President challenged the other 8 regional presidents and although NCRC came in second, I think these types of challenges is what made the campaign so successful. This campaign also put us over our 2019 yearly goal of 10,000 total letters with 12,500 being sent with over 2 months to go in the year!

Although a two-year budget and debt ceiling deal was reached July 25th. Congress left for August recess before approving a FY budget. We hoped that they would come back on September 9th and close the deal on the FY budget. On September 19th. The house approved a spending bill to keep the government open until November 21st but it is looking like a second CR will be needed before a budget deal is reached..

The Senate Appropriation Committee has put the Transportation-HUD allocation \$1.5 billion lower than the House and \$3.2 billion higher than current funding levels. The House bill heavily favored HUD programs over transportation, which allowed for the higher HUD funding levels. Hopefully the Senate will dedicate the majority of funding to HUD programs to ensure none will be cut. Public Housing looks to remain at the same levels, Capital Fund up a tick, HAP payments also up a tick while administrative fees look to be at 80% proration. Most Community Development allocations look to be level or lowered from FY 2019 levels. I recommend you read through the detailed in-depth report that NAHRO published on September 26th for more details.

Every NAHRO member is considered a member

of Leg Net, so if you would like to receive weekly e-blasts and participate on monthly calls, contact Tess Hembree at thembree@nahro.org and she will include you in those opportunities.

Let's not forget the new Public Housing Caucus that has been formed by Senator Cleavers and Senator Stivers. I understand that there have been about a dozen other's that have since signed up to this caucus. This is huge for our industry and advocacy efforts. I think this will strengthen our budgetary position with congress for many years to come. Please inform your legislators about this caucus and encourage them to join as well.

Advocate- If we are not heard, others will be!

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Housing America Task Force Report

Anna Judge, Housing America Poster Contest Chair



October is Housing America Month:

October is Housing America Month. If your agency is opening a new development, debuting Little Free Libraries or community gardens, hosting resident activities or signing proclamations we want to hear about it! Please share these special and important occasions with your colleagues by listing them on the Event Calendar link here <https://www.housingamericacampaign.org/events.html> along with NCRC leadership, so that we too can congratulate you on your accomplishments! We want to help spread the word! No occasion is too small to promote the continued need for decent, safe, affordable housing.

50/50 Raffle in San Antonio:



Throughout the conference in San Antonio, 50/50 raffle tickets were sold to support the Scholarship Fund. We joined the Emerging Leaders at their *Party with a Purpose* on Friday night and announced the winner who was required to be present to win. 50% of the proceeds were placed in the Scholarship Fund, while the other 50% went to this lucky attendee! We collected over \$5,000 in the 50/50 raffle, with the winner walking away with a cool \$2,188! We also do these raffles at our regional conferences. Be on the lookout at our next regional conference in Chicago for your chance to purchase these raffle tickets, as you could be the big winner.

What Home Means to Me:

NAHRO has released the winners of the "What Home Means to Me" poster contest and I am elated to announce that the NCRC region will have two of our youth showcased in the 2020 NAHRO calendar. Please join me in congratulating both Jayden Lattimore and Gracielle Colon, both out of Illinois on their accomplishment. Both of these youth will receive a \$100 Visa gift card from NAHRO.

Jayden Lattimore, Bloomington Housing Authority



Gracielle Colon, Winnebago County Housing Authority



Last, but not least, I would like to give a huge shout out to Eugene Jones and the Chicago Housing Authority! At our conference in Nebraska, Mr. Jones was thoroughly impressed with the calendar entries from our region, and graciously offered \$5000.00 for the non-winning entries! This donation was placed into the Scholarship Fund and the posters are being displayed throughout the Chicago Housing Authority's new office space.

The *Housing America Task Force* relies on your support to continue our mission. Thank you, as always, for your unwavering support. We couldn't be as effective and present as we are without the backing of NCRC's membership.



Community Revitalization & Development Report (CR&D)

Bruce Johnston, Vice President of CR&D

It is with regret I am unable to join you in San Antonio for the Fall NAHRO National Conference. I plan on being in DC this spring and New York for the summer conference. Also, I look forward to seeing you all in April for the Illinois NCRC conference.

Currently we are looking for ideas to bring to the membership for Illinois NCRC in April. If there is anyone that is interested in providing idea or session that pertains to CR&D please contact me at revitalization.inc@gmail.com or call me at the number provided on this cover page.

Please accept the following information for NCRC members to use re: Federal CR&D opportunities/programs.

- Opportunity Zones
- Low Income Housing Tax Credits
- NAHRO Opportunities

Public Housing Commissions are a natural vehicle for a municipality to utilize or partner with for access to these opportunities. NAHRO has information throughout their website on CR&D opportunities/changes/and support.

- Conversion to RAD
 - Variety of ways and success stories
- Use of CDBG funding
 - Policies and rules

I look forward to discussing the world of CR&D over the months to come and discussing the needs of your communities.

Regional Service Officer Report

Cheryl Anne Farmer, RSO



NEWSLETTER – We are looking for advertisers for our quarterly newsletters. If you know of anyone who might be interested, please pass along the advertising rate sheet located at the end of this newsletter. The next deadline for newsletter submissions is January 15, 2020. Please send us any interesting news that is happening at your agency, we would love to share it with the rest of the region.

WEBSITE – If you have any job postings that you would like to post on our website please send them to me in Word format. This is a free service to our members. Don't forget to check out our member discussion forums on the website. We need

our members to use these forums in order to maximize the benefits to you.

AWARDS – Be on the lookout for upcoming scholarship information. The updated forms will be sent soon.

Poster Contest – Be on the lookout for upcoming poster contest submission deadline information. The updated forms will be sent soon.

Advocacy Action – Visit either the NCRC or National NAHRO websites to access the [Advocacy Action Center](#) to make sure your state is submitting letters to Congress!



Save the Date!

Pack your bags and head to Chicago in 2020.

April 22-24, 2020

Holiday Inn Chicago Mart Plaza - River North
350 W. Mart Center Dr.
Chicago, IL 60654

St. Paul Public Housing Agency gets OK for program to preserve public housing units

St. Paul agency to receive \$220 million over 20 years to keep units maintained.

By [Marissa Evans](#) Star Tribune; October 11, 2019



Jon Gutzmann, executive director of the St. Paul Public Housing Agency, said that the federal Rental Assistance Demonstration program was something his agency “couldn’t say no to.”

More than 3,800 housing units owned by the St. Paul Public Housing Agency are being transferred to a new program that will shore up funding to keep up with repairs.

The Public Housing Agency is slated to receive an estimated infusion of \$220 million in funding over the next 20 years under the federal Rental Assistance Demonstration (RAD) program. Agency officials say that the new wave of dollars will mean less uncertainty around congressional funding and is a way to maintain the public housing units they have. Officials hope to eventually create more affordable housing units under the program.

The housing agency applied to the U.S. Department of Housing and Urban Development (HUD) more than two years ago for the units to be put under the RAD program. The change goes into effect Jan. 1.

Jon Gutzmann, executive director of the Public Housing Agency, said in an interview that the RAD program was something his agency “couldn’t say no to.” The agency needs an estimated \$84 million in capital funding to make fixes to the public housing units it owns. Gutzmann said

residents will not have to worry about displacement or moving out because no large-scale construction will be taking place.

“That’s the only reason we’re doing this, to lock in the momentarily better money while moving into a more stable funding environment,” he said.

The housing authority has the same conundrum other housing agencies face nationwide — how to squeeze more money out of the federal government as it slowly backs away from investing in public housing. Public housing authorities are finding their capital and operational budgets are not being fully funded by Congress, causing slowed public housing maintenance, long waiting lists for Section 8 rental assistance and limited use of other voucher programs that could help vulnerable populations. Public housing communities are often made up of older adults and people with disabilities.

The RAD program was authorized by Congress in 2012 to help housing authorities complete needed maintenance for aging public housing units without relying on the federal government for increased funding.

All of the units are still publicly owned, managed and operated by the St. Paul Public Housing Agency, and the organization isn’t partnering with any private companies, said Louise Seeba, the housing authority’s general counsel.

Shannon Guernsey, executive director for the Minnesota chapter of the National Association of Housing and Redevelopment Officials, said that the St. Paul Public Housing Agency’s transition to RAD is something other public housing authorities statewide will likely consider.

“For each community who has a housing authority, that housing authority is looking to serve and address the local need. ... Preserving these units and keeping them viable for the long-term is really important,” Guernsey said. She said efforts to preserve and ensure that the units are “available for the long term means a community has this asset they can use for their residents.”

Board Pictures from the Meeting in San Antonio!

Thank you for your service as President Jennifer Keogh!



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FOR MORE INFORMATION

Contact Ken Merrifield today at
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Free Member Benefit for NCRC Members

Don't forget that you can advertise any job openings on the NCRC Website. Please submit your posting in word format to rso@ncrcnahro.org

Utilize our Member Forums

Have you visited our website, logged in and hopped onto one of our member discussion forums? This is a great way for you to network with colleagues from our 8 states. We currently have the following:

General Forum

Small Agency Forum

NAHRO Professional Development **Training Calendar**

View and register for all NAHRO courses **HERE**.

Additional regional, state, and local trainings:

- April 22-24, 2020 at Holiday Inn Chicago Mart Plaza, Chicago, IL
2020 NCRC Conference Hosted by IL NAHRO

2020 National NAHRO Conference Dates

Washington Conference

March 29-31

Grand Hyatt Washington Hotel
Washington, DC

Summer Conference

July 23-25

Sheraton New York Times Square
New York, NY

National Conference & Exhibition

October 1-3

Marriott Orlando World Center
Orlando, FL



NAHRO Advocacy Center

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STATE CHAPTER REPORTS

ILLINOIS CHAPTER

Jackie L. Newman, President



2019 is almost in the history books! It has been a very busy year!



Since our last NCRC Board Report in April 2019 the ILNAHRO Board has been busy partnering.

We partnered with Indiana to host our joint annual conference July 29-31 in Indianapolis, Indiana. Our keynote speakers at this conference included HUD Midwest Regional Administrator, Joseph Galvan and our NAHRO Senior Vice President, Sunny Shaw who shared her heart-moving growing up experience. The conference also included specialized Commissioner training and a Family Self-Sufficiency track that was very well received by Housing Authorities.

Our partnership continued during the month of August with our NCRC Region working diligently to ensure that our voices were heard by our elected officials in Washington, D.C. through the Advocacy Campaign. Our Region sent over 2,000 letters to Congress!! Although our NCRC Region didn't win the regional competition, we were a significant part of sending over 8,500 letters to our members of Congress!!

During the month of September, we partnered with Elevate Energy to host a Pest Management for

Housing Properties training in Peoria, IL. The training was so well received and attended that we received a request to host this same training in the Southern part of the State of Illinois. The goal of the training was to identify managements role in support of the least toxic, most effective measures for pest control; including ways to manage pests in housing with techniques that pose less risk to vulnerable populations and connecting the health risks pests pose such as asthma with the need for effective least toxic control of cockroaches and mice.

Continuing in our partnerships, we are gearing up for hosting the 2020 NCRC Conference in Chicago, Illinois April 22-24, 2020. Members of the ILNAHRO Board have been engaged with the 2020 Conference committee during our weekly telephone conference calls, planning and working through all the logistics necessary to ensure our 2020 NCRC Conference is one of the best yet -- as we, **Reposition**, **Renew** and **Refocus**.

Overall, it has been a very busy year around the State of Illinois but we are extremely excited about what has been accomplished in 2019 as we look towards 2020!

Make plans now to pack your bags & meet us in Chicago, Illinois

April 22-24, 2020

Holiday Inn Chicago Mart Plaza River North

We wish you well during the final quarter of 2019!



INDIANA CHAPTER

George Guy, President

The Indiana Chapter of NAHRO is pleased to provide its report.

- State Representative Trey Hollingsworth, is taking action and making sure that issues affecting

affordable housing are addressed in the nation's capital. Rep. Hollingsworth introduced the YIMBY (Yes In My Backyard) Act, which would require Community Development Block Grant (CDBG) recipients to identify when they are using counterproductive regulations that could affect affordable housing. I look forward to working with Rep. Hollingsworth on this important initiative.

- Indiana is now home to two EnVision Centers; one in Jeffersonville and the other in Gary. These EnVision Centers are meant to connect HUD-assisted families with resources and support services to help them reach self-sufficiency. We are proud of the work that both of these communities are doing.

- A special thank you to Kim Townsend for setting up our upcoming NAHRO Capital Fund Training that will take place in Anderson, IN, November 21-22.

- Planning is underway for our 2020 State Conference being held at the Horizon Convention Center in Muncie, IN, June 18th-20th, so mark your calendars!



IOWA CHAPTER **Marcy Conner, President**

To assist in keeping Iowa housing authority staff educated in Fair Housing, Iowa NAHRO sponsored a no cost one-day Fair Housing Training on October 23rd in West Des Moines, Iowa. Comments from the participants were very positive and many were very appreciative of the no cost training.

Iowa NAHRO Professional Development is busy planning the next Iowa NAHRO Annual Conference that will be held in West Des Moines April 6 – 8, 2020. The first day of the Conference will include a one-day Lead Refresher course followed by sessions to be announced in the near future. Mark your calendar so that you can attend. For more information, please check out our website at www.ianahro.org.

It has been an honor for me to serve as the Iowa NAHRO President for the past term. I look forward

to supporting our new leadership team to continue pursuing the goals and objectives we have set forth.

2020 IOWA NAHRO Board of Directors

President: Steve Rackis, Iowa City HA

President Elect & Small Agency Advisory Group: Marty Ryan, Albia Housing Authority

Past President & Housing: Marcy Conner, Central Iowa Regional HA

Secretary & Community Development: Jodi Royal Goodwin, Muscatine HA

Treasurer: Susan Swartzendruber, LRHA of Knoxville

NCRC Representative: Amy Tooley, Sioux City HA

Professional Development: Adam Sutton, Fort Madison HA

Member Services: Lori Amdor, Corning Housing Commission

Commissioners: Lois Koelder, Northwest Iowa Reg'l HA

Scholarships: Dawn Lorenzen, Manning Municipal HA

Member At Large: Donald Amsler, Keokuk Housing

Member At Large: Lynne Hansen, Region XII Housing

Member At Large: Celia Taylor, Fort Dodge Housing Agency

Member At Large: Lisa Ahern, INRCOG



MINNESOTA CHAPTER **Diane Larson, President**

As our state transitions to a new board of directors, I would like to highlight some of the recent State Chapter activities:

Key Accomplishments:

- We launched the Members Only portion of our website. Here members can access a resource library that includes sample policies and forms for member use.
- MN NAHRO initiated the use of webinars for member education, in addition to our normal trainings/conferences. In 2019 we held two webinars: a) Impact of Government

Shutdown and Resources and b) Repositioning Public Housing.

- From our member survey, we learned that our members wanted us to focus on some of the needs of small agencies. In response, we offered a finance training specifically geared towards small agencies, developed an Advocacy Toolkit for Small Agencies, and most recently launched a technical assistance (TA) grant program for small agencies going through transitions. The TA program is a partnership with the Greater Minnesota Housing Fund.

Professional Development:

- Our MN NAHRO annual conference was held September 11th – 13th in Duluth, MN. Two national trainings were offered: a) Reasonable Accommodations & Fair Housing Training with Nan McKay and b) UPCS REAC Update with the US Inspections Group. In addition, there were several sessions focused on specific repositioning options including presentations from the Special Applications Center (SAC) staff from Chicago and Encumbrance

- Considerations with legal staff from the HUD field office. In addition, our members were able to schedule one on one meetings with the HUD Field Office staff to discuss repositioning options for their specific agency. Georgi Banna, Director of Policy and Program Development from NAHRO, provided a Washington Update during our lunch program.
- In July, a Leadership Retreat was held in Montevideo, MN with a focus on leadership techniques to help manage transition and change and a repositioning roundtable.

Organizational/Membership Activities:

- Minnesota NAHRO has hired a new Membership/Engagement Coordinator effective August 2019. His name is Spencer Kopp and he will be assisting Shannon Guernsey with various event and membership related duties.
- At our September board meeting, the board voted to increase our membership dues by 2% recognizing the increasing member benefits offered.
- MN NAHRO hired a consultant to complete a salary compensation study for our two employees to ensure that our salary/benefits offered are adequate to both retain and attract qualified employees for the organization.

Legislative Advocacy:

Minnesota NAHRO has a very robust legislative committee conducting weekly conference calls during the legislative session and bi-weekly conference calls outside of regular session. Some highlights include:

- Our Legislative Chair and President testified at the Minnesota House of Representatives Housing Finance and Policy Committee during the last session.
- MN NAHRO held a congressional briefing for federal staff in partnership with the Minnesota Housing Partnership.
- MN NAHRO led a recent effort to include senior housing as an eligible use for Housing Infrastructure Bonds and continues to advocate for bonding for public housing rehabilitation needs throughout the state.
- We organized and hosted our annual Day at the Capitol.

Communication and Outreach:

- Short "member updates" are sent out via email weekly or bi-weekly to our members allowing members to quickly get the latest information.
- Monthly "Housing Recaps" are sent to members via email for those agencies that might not be receiving an alert service and/or are not National NAHRO members.
- In 2019 we had 28 entries with representation in every age category for the "What Homes Means to Me" poster contest.
- In addition to providing four \$1000 scholarships at the state level, we had winners advance to NCRC and National NAHRO for further scholarship opportunities.

I am very honored to have served as the Minnesota NAHRO President for the past two years.



NAHRO
MICHIGAN CHAPTER
James Dewey, President

Since last writing, Michigan has held two state conferences. One held in Battle Creek Michigan, that we were fortunate enough to have our own Jennifer Keogh attend, present and represent NCRC! Our fall conference was a joint conference held in September with our other two state organizations; Upper Peninsula Housing Organization (UPHO) and the Michigan Housing Directors Association (MHDA). With over 180 attending this conference, and our theme being "Agents of Change" it was a hit. I was able to say good bye as President of MI-NAHRO and turn over the gavel to our incoming President and NCRC Board member Zac Fosler.

During our Executive Board meeting, our board took action to enhance and strengthen our Professional Development/Conference committee and fully support-

ed our commitment to regional in-state commissioner trainings throughout the year. Our general membership also approved MI-NAHRO By-law changes that we are now asking the NCRC Board to review and approve and to move onto National for final acceptance.

Our State Legislative VP Brandie Isaacson, has been successful recruiting State Congressional District Contacts (CDC) to ensure we have boots on the ground in Michigan advocating for all of our HUD programs. Because this was completed prior to the August Advocacy letter push, we held a successful letter challenge by Congressional District. Although, District 10 (my district) won this challenge in a landslide, we saw more first-time letter writers than ever before.

Michigan is fortunate to have a National NAHRO training site in Livonia Michigan, just outside of Detroit. This center is within our NCRC region and as this year's trainings are wrapping up, National NAHRO needs input as to what types of trainings we need to schedule the 2020 training calendar. Please reach out to National, our Regional Professional Development VP, Sharon Carlson or your State Professional Development VP with your requests before November 15th.



NEBRASKA CHAPTER

Trine McBride, President

The 2019 NCRC Spring Conference was held April 16-18, 2019 at the Hilton in Omaha, with 159 persons in attendance. HUD presented a session on Repositioning Public Housing and a two-day training on the Capital Fund Guide Book. Everyone had an opportunity to attend a reception at the Henry Doorly Zoo and enjoy drinks amongst the sea life in the aquarium. NE NAHRO provided 125 state members with a \$200 voucher to offset the cost of registration. This enabled small HAS with limited budgets the opportunity to attend a regional conference.

The NE NAHRO 2019 Maintenance Conference was held August 21-22 in the heart of western Nebraska at Gering. Sessions included basic plumbing, electrical, and heating maintenance. An

overview of REAC Inspections was offered to new maintenance staff. The ribeye steak cookout was a great hit (...in cattle ranch country, steak is expected!). Housing Partners of Western Nebraska provided an informative conference and a good opportunity for maintenance staff to network.

The NE NAHRO 2019 Fall Conference was held in York, NE September 17-19. NAHRO Professional Development Rent Calculation training was offered and well attended by newly hired housing authority staff. For the "seasoned" housing authority staff, Joe Schiff from the Schiff Group presented an informal question and answer session. The conference ended with a session on Nebraska Landlord Tenant Law and new legislative updates on the Nebraska Housing Agency Act.

The NE NAHRO Professional Development Committee has plans underway for an UPCS training in the Spring and 2020 annual conference in September at Gering, NE.

OHIO CHAPTER

Peggy S. Rice, President



OHAC held its Annual Fall Conference from September 18 -20, 2019 at The Renaissance Westerville – Polaris Hotel

in Westerville, Ohio. At this function, the second annual OHAC Person of the Year of Award was bestowed upon Saul Himelstein, President/CEO of The Inspection Group following his nomination by Gary Keller and review of the Person of the Year Selection Committee. In addition to the efforts The Inspection Group provides to the housing industry, Mr. Himelstein and The Inspection Group have been very supportive of OHAC's mission over many years including sponsoring conferences, providing training, donating prizes, etc... Mr. Himelstein is also a Board member and supporter of the National Public Housing Museum in Chicago, and he was once a resident of Bradley Court in Newark, New Jersey.

Training session highlights at the conference

include: Financial Workshop; HCV HQS Training; Maintenance including Heating, Air Conditioning, and EPA 608 Certification; Mental Health First Aid; Housing Legal Track; HCV Best Practices; Asset Repositioning One-on-One Sessions with the Cleveland Field Office of HUD.

In short order, we will be reviewing the outcomes of the Fall Conference and setting sights on the Spring 2020 Conference offerings. The Spring 2020 session will be held on April 29 – May 1, 2020, at the Sheraton Suites Akron/Cuyahoga Falls.

We had two stand-alone trainings remaining in this calendar year in conjunction with Nan McKay. The Rent Calculation Training was held October 1-3, 2019 in Columbus, and the Hearing Officer Workshop is scheduled on November 6-7, 2019, in Dublin.

The OHAC Directors' Retreat was held at Ohio Northern University in Ada, Ohio on October 23-25, 2019. Sessions included the following topics: Narcan, Lead Based Paint and Medicaid Initiative in Ohio, Smoke-Free Initiatives & Vaping, Social Media, and HR Hot Topics including Narcan in the workplace, medical marijuana and the medicated worker.

The Housing Information Committee distributed and compiled a survey of Ohio PHAs and their software provider to aid agencies in communicating with each other about software being utilized.

We continue our advocacy at the state level and anticipate additional updates when the legislature resumes session in full swing.



WISCONSIN CHAPTER
Sarah Boss, President

The annual WAHA Fall Conference was held September 17-19, 2019 in the Milwaukee area. This year's theme was Step Up To The Plate. The conference was packed with many great learning opportunities, but also time to celebrate the great work that our colleagues across the State do. We are always blessed with having HUD Field Office staff provide training and meeting time to discuss our programs. The conference ended with a

great outing to Miller Park to watch the Milwaukee Brewers.

The next WAHA Board meeting is scheduled for November 7, 2019.

Our HUD Field Office continues to host monthly tele-conference meetings with all Housing Authorities and other housing partners.

Further information about WAHA can be found on the website at www.wahaonline.org



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North Central Regional Council of NAHRO (NCRC NAHRO) is a professional membership association of housing and community development agencies and individuals. Total circulation of the newsletter averages approximately 4,000. All editions will be sent by e-mail link to the entire membership and posted on the website. NCRC NAHRO member agencies administer nearly all of the public housing and Section 8 existing housing in *an eight state region*, including Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, Ohio and Wisconsin. In addition, over 800 of our member agencies operate a wide variety of other federal, state and locally funded programs for housing and community development.

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734.498.8415 fax

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