



President's Corner

Alan Zais, President

as the first step in developing policy and programs steps that could prove replicable for the region.

The next steps included:

- Development of a best practice guide to share.
- Special purpose vouchers or enhance FUP program.
- Informational meetings to share updates from each state within the region.
- Identifying other federal agencies with whom we can collaborate on this issue.

Regional Highlights



We've been working closely to demonstrably support HUD with its 2022-2026 Strategic Goals. Strategic Goal #1 to support underserved communities is a component of the HUD Secretary's goal to bring housing opportunities for individuals with experience through the criminal justice system.

In August, 2023, Great Lakes Administrator Diane Shelly invited myself along with a number of NCRC NAHRO members (above right) for the Great Lakes Regions Reentry Group Luncheon,



Attendees at the Great Lakes Reentry Program included Deputy Regional Administrator James Cunningham; myself as NCRC NAHRO President and Illinois NAHRO Senior Vice President; Kim Townsend as NAHRO National Diversity, Equity and Inclusive Advisory Committee and NAHRO Indiana State President; and George Guy as NAHRO Senior Vice-President and NCRC Immediate Past President.

2024 Calendar

January 11-12, 2024
NCRC NAHRO
Board Retreat
Chicago, IL

April 29-May 2, 2024
2024 NCRC & OHAC
Conference
The Summit
Cincinnati, OH

April 29, 2024
NCRC NAHRO
Board Meeting
Cincinnati, OH

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- Connect with state funding agencies regarding resources to include reentry in QAPs.

- Pursue sustainable funding sources through voucher

administrative fees, landlord incentives, and supportive services.

- Explore potential HUD waivers.

In September, 2023 I very much appreciated being invited by Alison Brokke of the U.S. Department of Housing and Urban Development; Richard Cho, Senior Advisor to the HUD Secretary, and my



friend and colleague John Bae of the Vera Institute of Justice—to take part in the HUD Headquarters reentry simulation program, and then on televised panel that explored how we can develop federal policy for reentry housing programs (right).

NCRC was the representative for this national HUD program. I represented at NAHRO NCRC President and Illinois NAHRO Senior Vice President and for both of my agencies of Winnebago County Housing Authority (dba as Northern Illinois ReACH) and the Boone County Housing Authority are part of the Vera Opening Doors to Housing program. On the panel I served with Ron Clewer (NCRC 4-Year At Large and DEI Committee Member, and Illinois NAHRO Board Member, and Illinois Vice President of Gorman and Company); Richard Monocchio, the HUD Principal Deputy Assistant Secretary (and recently the Cook County [IL] Housing Authority CEO); and Sandra Henriquez, Executive Director of the Detroit Housing Commission. Our moderator was Dr. Calvin Johnson, HUD Deputy Assistant Secretary for the Office of Research, Evaluation, and Monitoring (Above, right).

On September 14 we continued our wellness program for the NCRC membership with a free interactive Zoom program available to all members. The program covered:

- Outlook email strategies to boost productivity and reduce stress
- Outlook calendar secrets to simplify your day
- Learn basic communication etiquette to support each other's work/life boundaries

The 90 minute session was designed to help produce hours of saved time! Taking control over the member's inbox and keeping themselves and their team organized and focused on what's most important.

Facilitator: Jill Hinrichs, PCC, Perspectives Senior Consultant (left).



As an ICF professional certified coach (PCC), Jill applies strengths-based models to coaching, leadership development, and team development.

Before joining Perspectives, Jill has been the Director of Marketer Development for GE Healthcare, the Talent Development Manager for North America at a global organization, a professional coach for Careerbuilder.com, and an Instructional Designer at Groupon. She holds a Master of Science in Management (MSM) and a Master's Certificate from the University of Texas at Dallas' Executive Coaching Program

Has there been any recent leadership changes?

No. Leadership has been strong in that it is steady and consistent.

Describe what the region is doing to attract and retain new members and to bring new professionals and emerging leaders into the industry.

This has been a program in both of our regional conferences and encourage in our state conferences. We also have impressed this on the State Chapters—we feel using the organizational



structure and encouraging the State's to use their relationships in recruitment and development is part of the same work in encouraging State Chapter attraction and retention to the region and national NAHRO.

Describe regional strategies in support of NAHRO's advocacy campaigns like August Advocacy and Lane Duck advocacy.

We bring the regional advocacy push and information directly to members, while also assisting the State Chapters to use their relationships as well. We were pleased to learn that NCRC exceeded its 5,000 letter goal for the August advocacy with our strongest showing yet, 6,816 letters, bringing us third in the regional rankings.

Personally, my agency hosted a site visit for Senator Duckworth, in which we organized her team's annual team building exercise among our resident and

programs.

Describe the region's engagement in NAHRO Professional Development.

We're fortunate in that NCRC Senior Vice-President Sharon Carlson is also Chair of the Professional Development Committee. The revenue sharing process has been strongly used by our members and has created a strong revenue source. We have

been in discussion with membership to further share this revenue to the state chapters pro-rated to their involvement, to further encourage use.

Is NAHRO meeting your needs?

Yes. This valuable organization is critical to all of the information and success presented in this report.

Thank you to the NAHRO team!

Senior Vice President Report

Sharon Carlson, SVP



As we complete the end of the 2021 – 2023 term of service, I appreciate being able to work with fellow NCRC Board members who maintained commitment and carried out the responsibilities that come with being a regional leader and representative. We endured through the end of isolation, conducted remote meetings and conferences, and found our way back to working together in person during this term. This could not have been accomplished without everyone's cooperation, and especially not without the leadership of President Alan Zais and Service Officer Cheryl Anne Farmer, who helped all of us navigate the challenges to stay connected and on task.

Following the Annual Conference, the 2023 – 2025 board will take seats at the table and work together to support our members at local, regional and national levels. Our region is again fortunate for representation at the national level from one of our own distinguished members, NAHRO incoming President George Guy. Thank you to all who have agreed to take or continue a leadership role and help us lead other regions in support for George during his tenure.

Having reflected on the adjustments we made during the first part of the current term to effectively maintain our mission and operations, one of the biggest challenges was (and continues to be) engaging with current members and attracting new members. Many agencies managed well in the midst of chaos without needing to be involved with our organization. This new term will need us to continue efforts in how to inspire involvement. Meaningful discussion to highlight differences that exist between agencies and operations needs to occur. We need to focus on how to support those differences whether due to location, populations served, demographics, agency size, local government relationships, overall portfolio,

programs administered, funding levels, etc. No two agencies are the same; yet the regulatory environment tends to constrain the individuality agencies possess due to these differences. NCRC with its hundreds of agencies in myriad sizes, locations, and political environments needs to be vocal about the need for housing policy that will accommodate every agency. Everyone is encouraged to discuss, debate, share ideas and concerns, and help carry the message through to national leaders to help shape future housing policy decisions. One size does not fit all.

Please don't forget to take advantage of the regional www.ncrcnahro.org and national NAHRO www.nahro.org websites for extensive and useful information. As we continue to encourage development of professionals to serve in this industry, we acknowledge that this business is not quick or easy to learn or understand. Promote the importance of this work and share information. This how we shape new leaders.

Lastly, appreciation . . . to Alan, thank you for your wit and making me laugh :-), sharing your intelligence and mentoring the board; to Cheryl Anne for always providing help and information and to whom we rely on more than we should (and to tell me what to do and when to do it); to Marty for your honesty, integrity, heartfelt communication and outstanding critical oversight of our funds; and to Ben for your quiet patience and thoughtfulness while reminding us and waiting for us to give you information so you can officially document NCRC history! You are all deeply appreciated for your dedication and service.

Best wishes NCRC members for a Happy and Healthy Fall Season and memorable holidays!



Housing Committee

Jim Dewey, Vice President of Housing

A Fond Farewell and an Enthusiastic Welcome.

This will be my last report as the VP of Housing for

NCRC and although I will miss being this link for you all, I am excited and am confident that you all will be in great hands with Rick Moore coming in as the next VP of Housing for NCRC! As you know I have been elected to the Sr. VP position with NCRC and am looking forward to working with President Sharon Carlson over the next two years.

Recent Housing News:

To Stay Open or Shut Down: that's the question the Government has not answered as of this writing. I would hope by the time we all meet in New Orleans that the Government has done its job and approved the 2024 FY budget as they are elected to do. Mark Thiele said it best: "It disturbs me greatly that we are again facing the possibility of being a few months away from being unable to serve folks for whom there is no margin of error: the families, seniors, veterans and children who are counting on us for critical housing assistance and services."

HOTMA, HOTMA, HOTMA: it is coming fast so I encourage you all to take part in NAHRO's HOTMA training to ensure your agency is up on the latest regulations and needed policies coming into the new year.

HUD Expands Uses of EHV Services Fee: On August 29, HUD published a notice titled "Emergency Housing Vouchers (EHV): Expanded Use of the EHV Services Fee" [PIH 2023-23 (HA)]. Emergency housing vouchers are vouchers for families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the

family's homelessness or having high risk of housing instability. This notice expands the scope of eligible activities for which EHV service fees may be used. New activities for EHV service fees include Housing search assistance; rental arrears; one-time incentive payments; moving expenses; case management; life skill training; financial stability training; mental health care; providing a stability counselor; remedying a lease violation; preventing an eviction and essential household items.

MTW New Cohort Released: HUD has released a new cohort of MTW opportunities. The deadline is December 2023 and they will be approving up to 14 new MTW agencies. If this is something that your agency is interested in, talk to your field office and colleagues about your pending application.

2024 FMRS released: On September 1st, HUD released the new FMRS. With an average increase of 12% across the nation. If you have not seen your notice on this, I encourage you to talk to your field office. If you have yours, please remember they are to be implemented by January 1, 2024

Small Rural Rolling Base Program: is now closed for 2023 but keep an eye out for another round being available for 2024. For small agencies, this seems like a very easy program to help you save money with some minor Energy Conservation measures that could be self-installed.

HUD to allow using HQS inspections for another year: On September 5, HUD sent an email discussing the National Standards for the Physical Inspection of Real Estate for the Housing Choice Voucher program (NSPIRE-V). The new NSPIRE-V protocol is currently scheduled to be implemented for the voucher program beginning on October 1, 2023. These standards will be applicable to all PHAs with voucher programs, including Moving to Work (MTW) agencies. A second email sent confirmed in writing that PHAs will have the option to retain the use of HQS for an additional year.

Last Quarter's PIH Notices (April 10, 2023, to September 1, 2023):

PIH 2023 -09 2023 Mid-Year Registration of Interest for HUD-VASH Vouchers

PIH 2023-10 Emergency Safety and Security Grants Annual Funding Notification and Application Process

PIH 2023-11 Procedural Guidance for Tribal Housing and Urban Development-Veterans Affairs Supportive Housing (Tribal HUD-VASH) FY 2023 Renewal Grant Application

PIH 2023-12 Extension of Period of Availability for American Rescue Plan (ARP) Act

PIH 2023-13 Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher Programs

PIH 2023-14 Emergency Housing Voucher (EHV): Guidance on Termination of Vouchers Upon Turnover After September 30, 2023, and EHV Shortfalls Due to Per-Unit Cost Increases or Over leasing

PIH 2023-15 Process for Requesting Subsidy Layering Reviews for Project-Based Vouchers

PIH 2023-16 Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE) Administrative Procedures

PIH 2023-17 Guidance on the Rate Reduction Incentive in Public Housing

PIH 2023-18 Implementation of Public Housing Operating Fund Shortfall Funding from Federal Fiscal Year (FFY) 2023 Appropriations

PIH 2023-19 Rental Assistance Demonstration - Supplemental Notice 4B

PIH 2023-20 Request for Applications under the Moving to Work Demonstration Program

PIH 2023-21 Allocation of New Incremental Housing Choice Vouchers and Special Administrative Fees

PIH 2023-22 2023 Summer Registration of Interest for HUD-VASH Vouchers

PIH 2023-23 Emergency Housing Voucher (EHV): Expanded Use of the EHV Services Fee

PIH 2023-24 Implementation of a Voluntary and Anonymous HUD Inspection Feedback Survey for Incorporation into the National Standards for the Physical Inspection of Real Estate Program

PIH 2023-25 Public Housing Operating Subsidy Grant Eligibility Calculations and Processing for Calendar Year (CY) 2024

All notices can be found at the following link: https://www.hud.gov/program_offices/public_indian_housing/publications/notices

Housing America Task Force Report

Anna Judge, Housing America Poster Contest Chair



Greetings everyone. Below you will find the updates from several areas that the Housing America Advisory Board oversees. Please share these opportunities with your staff so that your residents are the next ones being showcased!

Scholarships:

Magdeline Swartz from the Port Huron Housing Commission, in Michigan, was our regional winner for the 2023 Ernest J. Bohn Scholarship. Magdeline's application and essay won her a \$1,000 scholarship from NCRC and was recently sent on to NAHRO to compete in the 2023 NAHRO Merit College Scholarship.

Magdeline is currently attending St. Clair County Community College to complete her Licensed Practical Nursing degree. Please join me in congratulating Magdeline!

What Home Means to Me Poster Contest:

The 2024 calendar winners will be announced in New Orleans this October. The posters that were sent on to NAHRO from our region, that will be considered, are the entries shown below. Please join me in congratulating these very talented youth on representing the NCRC region at the national level. I am already looking forward to next years entries and I am confident that we will see one, two, or all three of these winning entries in NAHRO's 2024 "What Home Means to Me" calendar.



Elementary School

John Vanderlinde
Kearney Housing Authority,
Nebraska



Middle School

Marak Alshanmani
Clay County HRA,
Minnesota



High School

Myaire Loudon
Winnebago County
Housing Authority, Illinois



Housing America Month:

Lastly, it is October and that means it 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!

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.



IRGE Committee

Joaquin Cintron Vega,
Vice President of IRGE

I am pleased to report the progress that NAHRO has achieved pertaining to the International Research & Global Exchange efforts.

MEMBER PRESENTATION

The Committee discussed an undated version of our measurable outcomes for the strategic plan. There was some discussion about the level of detail the committee wants to submit to NAHRO leadership. The subcommittee chairs to work on the measurable outcomes with Subcommittees working on the tasks listed in the document.

Summer Symposium Meeting 2023:

- The IRGE Committee met jointly with Housing and CR&D to discuss how to strengthen and improve public housing with the Deputy Assistant Secretary of HUD's Office for Public Housing Investments.
- The committee discussed creating a voice, building more conversations, and developing relationships with tribal/indigenous communities.

White Papers:

- The Research subcommittee has finally finished their final draft of the white papers titled "Embracing Indigenous Wisdom to Build More Resilient and Adapted Communities."
- According to several sources, including the International Institute for Sustainable Development (IISD), the United Nations (UN), and Australia's 2021 State of the Environment Report, indigenous peoples occupy 20% of the Earth's territory and protect 80% of the Earth's entire remaining biodiversity. They have accomplished this amazing feat despite being only 5% of the world's population and making up 15% of the world's extreme poor.
- The research demonstrates that there are other entities with which NAHRO can link and form partnerships. NAHRO, its regions and member agencies, can advance work in true partnership with local indigenous groups in coming together and thinking about our shared lands and heritage. We can also work with our international organizations and partners to advance local partnerships with other indigenous peoples.

Dutch Social Housing System:

- Right before the pandemic, the California

Coalition for Rural Housing (IRGE Lisa Baker is board member) hosted a Dutch social housing professional to talk about this model - interestingly, he was extremely interested in American subsidy systems because of the difficulty in reaching very low and extremely low-income households in a way that penciled for the kind of capitalization that is available. It seems there is some great opportunity to talk about developing hybrid systems. This is especially important when talking about the broad range of missing middle income.

IRGE Award

- The Awards Sub-Committee came to a final decision on the recipient of the IRGE Award, Professor Sijekula Mbanga Chair of Human Settlements at Nelson Mandela University in South Africa.
- The motion was made, seconded, and approved by the committee.
- A congratulatory letter has been sent to Professor Mbanga as of 8/18/23.

Presentation from Angela Cooke

- Angela Cooke, Assistant Deputy Minister of Housing and Municipal Affairs in Ontario, discussed how Ontario is addressing the migration patterns into their region by an influx of refugees and migrants from various countries. She notes how they have had to create innovative ways to house migrants and requested thoughts from the committee.
- Members discussed how they have addressed and are currently addressing the same situation in the U.S.
- Members address the influx of refugees and migrants in other areas globally outside of North America.

International Symposiums and Conferences:

- Save the Date for the 2024 Pan African Symposium on June 26-29 of 2024.
- AHURI National Housing Conference that will be taking place on October 10-12 in Brisbane. It can be accessed virtually. More information can be found here: <https://www.nhc.edu.au/>

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, 2024. 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 and award nomination information. The updated forms will be sent soon.

Poster Contest – Get ready for the upcoming poster contest submission deadline information. The updated forms will also 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!

The NCRC Board had a great meeting in New Orleans and sent Alan Zais off with gifts of thanks for serving the last 2 years.

Thank you Alan for your dedication to NCRC!



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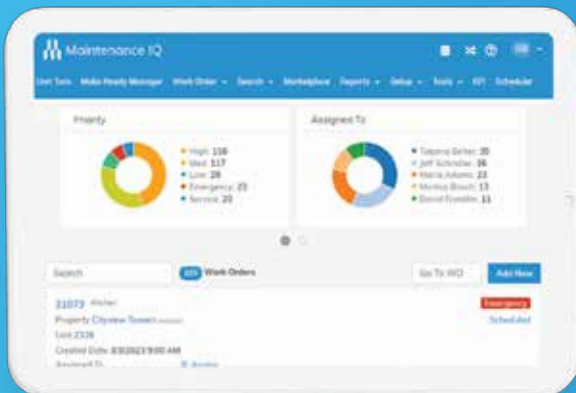
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Don't forget that you can advertise any job openings on the NCRC Website. Please submit your posting in word format to rso@ncrcnahro.org

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](#)

Future National NAHRO Conferences

2024 Washington Conference

April 8-10

Hyatt Regency Washington on Capitol Hill
Washington, DC

2024 National Conference & Exhibition
September 26-28

Marriott Orlando World Center Hotel
Orlando, FL

2025 Washington Conference

March 10-12

Grand Hyatt Washington Hotel
Washington, DC

2025 National Conference & Exhibition

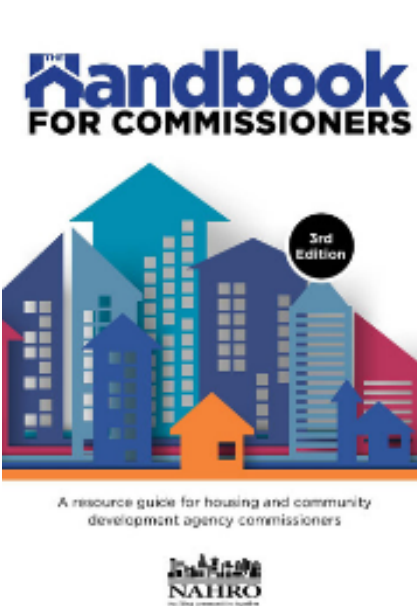
September 28-30

Phoenix Convention Center
Phoenix, AZ

2026 Washington Conference

March 9-11

Grand Hyatt Washington Hotel
Washington, DC



NEW EDITION!

NAHRO's Handbook for Commissioners

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STATE CHAPTER REPORTS

ILLINOIS CHAPTER

Jackie L. Newman, President



- ILNAHRO held its Annual Conference August 9-11, 2023 in Springfield, Illinois – “85 Years & Counting: A Celebration of Success”.
 - Conference attendance was up from 2022.
 - Workshop facilitators included Regional Administrator, Diane Shelley; HUD Director, Wil Dawson; NSPIRE – presented by HUD’s REAC Team from Washington, D.C.; FSS/ROSS staff from Washington, D.C.; NAHRO President-elect, George Guy.
 - For the first time – ILNAHRO sponsored an HCV & PH Certification training inside the annual conference.
 - For the first time – ILNAHRO included a Human Resource Development professional development series
 - Employment Labor Law Update
 - Handling employee complaints
 - Investigations
 - Progressive Discipline
 - HR Trends
 - Professional Development sessions included:
 - Adverse Childhood Experiences (ACES)/Trauma Informed Care
 - A Fresh Look @ Repositioning: New Tools & Resources
 - ROSS Program – Best Practices
 - FSS Program Design – Best Practices
 - Various ILNAHRO Board members continue to actively serve on NAHRO’s Board of Governors.
 - Various members of ILNAHRO Board continue to serve monthly on NAHRO sub-committees (Commissioners, Professional Development, IRGE, Diversity Equity & Inclusion, Member Services, Policy & Partnerships, etc.)
 - NAHRO sub-committees are currently working on final reports – transitioning from the current sub-committee and NAHRO leadership to the incoming sub-committee and NAHRO leadership.
 - ILNAHRO Board member(s) are currently participating in the Racial Equity Roundtable on Black Homelessness for the Governor of State of Illinois. This Task Force meets quarterly in Chicago, Illinois. This committee met August 24th in Chicago, Illinois. The committee is working with the University of Illinois Chicago, Institute for Research on Race and Public Policy (IRRPP). IRRPP has drafted a report on Illinois Black Homelessness that will be finalized with recommendation. A primary focus of the Task Force is to work with Continuum of Care providers to connect with Black unhoused persons in Illinois and reduce homelessness in the black community; a disproportionately impacted population segment.
 - ILNAHRO Board member(s) have been appointed by the Governor and are actively participating on the Illinois Affordable Housing Review Committee which provides advisement on affordable housing programs in the State of Illinois.
 - ILNAHRO continues to distribute its newsletter to its membership and vendors.
 - Elections for the 2023-2025 ILNAHRO Term were held at the annual conference.
 - The ILNAHRO Board continues to meet monthly to conduct the business of the State.
 - ILNAHRO is seeking persons to serve on the ILNAHRO Board in several capacities (vacancies denoted above).
- Overall, ILNAHRO continues to remain active within the State as it seeks to serve its membership. ILNAHRO will continue to work towards sharing information, tips and resources to assist PHAs navigate this current affordable housing landscape. Although it has been a very busy year around the State of Illinois, we are extremely excited about the opportunities ahead that challenge us to be better and stronger as an affordable housing industry.



INDIANA CHAPTER
Kimberly Townsend, President



NCRC President's Report

Indiana was very busy this Summer with the 2023 IN NAHRO State Conference that was held June 29- July 1, 2023, at the Horizon Center in Muncie, IN. We are very excited with the fabulous turnout we had. We had NCRC, NAHRO, and HUD leaders join us from around the globe! I have tried to give you a little glimpse of the conference (please see below). All of this information is at your fingertips at the IN NAHRO website: www.innahro.org, where you can see the information in detail. We have included some of the course training slides and information on our site. Also, on the fun side, some pictures to bring back all the wonderful memories. We also like to keep our website up to date on the most current information and upcoming training available, under our events section. There were so many people in attendance that our approximate calculations are: 248 attendees, 24 company vendors, over 25 different Housing Authorities represented, even a few from surrounding states.



[Conference Evaluation Form](#)
[Conference Photos](#)

This year's winner of the George W. Guy Leadership Award is: George W. Guy.



Conference Photos



IOWA CHAPTER
Marty Ryan, President

This is going to be short and to the point. As I write my final report as the Iowa Chapter State President, (for the second time I might add :-), I am reminded that this closes another chapter in my housing career.

As each year passes, I have come to realize that change is imminent.....people, priorities, family, successes, failures. We must juggle and prioritize our personal and work life to find a



balance that will provide and focus on our mental well being and conscientious of our families and the people we serve.

"The phrase "every positive has a negative" means that there is always a downside to every good thing. However, being positive doesn't mean you never feel negative emotions or struggle with pessimistic thoughts. Everyone has days when they feel down or discouraged. The difference is that positive thinkers don't let their negative emotions control them. They don't dwell on their problems but instead focus on finding solutions."

Our 2024 Annual Conference "Let's Face It Together" planning is underway. It is scheduled for April 23-24, 2024 at the West Des Moines Marriott.

I apologize that I am unable to attend the NCRC board meeting in person, but my niece gets married in Iowa on Saturday, October 7th.....a PRIORITY :-)





MINNESOTA CHAPTER Dara Lee, President

2023 has been a productive and exciting year for affordable housing in Minnesota. This past legislative session, a historic, unprecedented, unbelievable, (throw in your additional overused adjective of choice) increase in investment in affordable housing was enacted, including an \$87 million investment in public housing rehabilitation, and a new \$123 million state-wide voucher program (Bring It Home) to be administered by our members. An on-going 0.25% Twin Cities Metro-wide sales tax was approved as part of the Bring It Home funding and for other local housing needs. Total housing investments exceeded \$1.3 billion, which is approximately ten times the normal state funding level. There were at least 15 new housing programs created during the session. These results reflect more than a decade's worth of intense, coordinated advocacy, highlighting the critical housing needs of low-income people in our state.

Our Annual Conference returned to pre-pandemic level attendance. The increased attendance was impacted by the new state investments in housing, HOTMA, and NSPIRE, as well as significant changes to landlord-tenant law in Minnesota. I was honored to present Melissa Taphorn, our Legislative Committee Chair, with the President's Award for the passionate work she did in leading our legislative efforts. Alison Streich received the Allan Anderson Award of Merit for

her excellence and leadership in housing and community development. The Outstanding Achievement Award was presented to Drew Halunen for his outstanding achievements during the past year and his promise of future success. Thank you to our Executive Director, Shannon Guernsey, and our fabulous Professional Development Committee for putting on a great event.

MN NAHRO continues to have a variety of on-line trainings available to our membership. Our Maintenance Training and Commission series continue throughout 2023. In September, MN NAHRO hosted a training on the future of USDA RD 515 rural rental housing; and in November, trainings are scheduled on the new Minnesota landlord tenant laws and NSPIR-V.

Two years have certainly flown by as the Minnesota NAHRO President. We held our Annual Meeting and elections in September. The following were elected to office and will begin in their roles immediately following the National Conference: Jill Keppers, President, Duluth HRA; Alison Streich, Senior Vice President, Carver County CDA; Jennifer Cook, Red Wing HRA, Secretary/Treasurer; Vice President of Housing, Dana Hiltunen, Virginia HRA; Vice President of Community Revitalization and Development, Buffy Beranek, Southeast Minnesota Multi-County HRA; Vice President of Professional Development, Lisa Hohenstein, Dakota County CDA; and Members at Large – Jill Bengston, Willmar HRA, Charity Brault, Northwest Minnesota Multi-County HRA, Taggart Medgaarden, Austin HRA, Teresa Smude, Aikin HRA, and Melissa Taphorn, Washington County CDA, as well as yours truly as Immediate Past President.



MICHIGAN CHAPTER, Sharon Maki, President

It is time for fall transition. Leaves are transitioning from bright green to brilliant shades of red, yellow and orange. The weather is transitioning from hot days and warm nights to cool days and cold nights. And, NAHRO is transitioning from its beleaguered leadership to its new, invigorated leadership. I look forward to handing over the gavel to Gray Valentine, our new State President. He comes to you with the energy, ideas and hard work ethic to make his presidencies one of the best ever.

Thank you everyone who has stood by me, encouraged me

and tolerated me in the last two years. Sharon Carlson, Jim Dewey, Jim Ingles and Lee Talmage, you have all provided me guidance and pearls of wisdom along the way. Thank you for your patience and strength. In addition to those wonderful folks, there is one additional very special person I need to thank. Until you have been President, you have no idea how invaluable and unshakeable this person is. Noone herds cats and makes things look like they are all running smooth when all Hell is breaking loose as well as Cheryl Ann. So, to Cheryl Ann, thank you. You will forever be in my heart as the person I could trust and count on.

Now back to business. I have been working on the bylaws with a small group. Unfortunately, schedules and time got the better of me and I am unable to present a draft that has been closely reviewed by that group. I did however, include it with the packet for the meeting. Please note, the document looks quite different than the previous one. Content has changed very little but formatting has changed significantly. The goal of the draft is to enable board members to easily define voting members, non-

voting members, and which board members are counted towards the quorum.

As the MI NAHRO President, I represented MI NAHRO at the Great Lakes Region's Reentry Group Luncheon. The group was brought together to discuss the commitment of the Biden-Harris Administration and Secretary Marcia L. Fudge to remove unnecessary housing exclusions for people with criminal records. With feedback from several Michigan executive directors, I was able to confidently let the regional HUD representatives know that Michigan

has grave concerns about mandates from HUD to remove criminal records as a possible housing exclusion for those coming out of prison.

Finally, I would like to give my last thanks of the day to Gary Valentine and Renee Smith. I feel extremely confident transitioning out of MI NAHRO leadership and leaving it in the hands these two change makers. MI NAHRO will be better with your leadership.



OHIO CHAPTER
Ben Jones, President

The OHAC Training & Conference Committee planned a successful Fall Conference of 292 people, which was held, September 20 - 22 at the Marriott OSU Hotel in Columbus, Ohio. The following topics were presented:

- HOTMA with MaryAnn Russ
- Financial Workshop with Mike Petro, Nan McKay & Associates
- SEMAP, PHAS and Procurement training by the Cleveland HUD Office
- Guide to Project Based Vouchers (PBV) with Julie McGovern of Reno & Cavanaugh
- After RAD... PBRA Post-RAD Compliance with Du & Associates

- How to Prepare for an Audit with Meghan Poth
- HCV Round Table with Jonathan Zimmerman

The new 2023 – 2025 OHAC Officers officially took over. The new officers are:

Judy Carlin (Lorain MHA) – President
Summer Jenkins (Belmont MHA) – Vice President
Herman Hill (Akron MHA) – Secretary
Melody McClurg (Jefferson MHA) – Treasurer

The OHAC Directors' Retreat will be held October 18 – 20 at The Oberlin Hotel, on the campus of Oberlin College in Oberlin, Ohio. The topics will be on development and RAD.

The 2024 NCRC/OHAC Spring Conference will be held at the Summit Hotel in Cincinnati, Ohio May 1 - 3.

OHAC's Officers and Legislative Committee sent a support letter, on behalf of the membership, to the Governor of Ohio and the members of the Ohio State Senate for a State Low-Income Tax Credit Bill. The bill passed as part of the State Budget Bill.

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The following Virtual Classrooms are coming up this summer:

DATE	Training	Trainer
October 31- Nov 3, 2023	Commissioners' Fundamentals	Sharon Carlson
November 1, 2023	HOTMA: Change in Focus	Adelaide Hsu
November 7-8, 2023	The Definitive Guide for New Executive Directors	Darlene Kelly
December 5, 2023	HCV Portability	Dennis Morgan
December 11-15, 2023	Family Self- Sufficiency	Deborah Jackson

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To learn what trainings we have coming up, please visit our training calendar. More information about our faculty is available on our faculty page.

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ADVERTISING RATE SHEET

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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