



President's Corner

Jennifer Keogh, President



Greetings NCRC NAHRO members!

We are in spring conference season; state, regional and national conferences have provided members ample opportunities to learn and share together.

In April, more than 800 NAHRO members (and almost 100 from our region) attended the Washington Conference; CONNECT TO PURPOSE. I know we all took away something, but I absolutely loved Major Garrett, the Chief White House Correspondent for CBS News and host of the CBS News podcast "The Takeout". He

answered questions about politics and media and used humor to connect with the audience. The biggest highlight however was accepting the Mary K. Nenno award on stage with our NCRC Board. This prestigious award was given to our region to recognize our outstanding and innovative achievements in the area of legislative advocacy and how to put affordable housing for the lowest income people in the national spotlight.

As always, we stormed the Hill for our visits with members of Congress. NAHRO hosted a morning discussion with staffers and the room was packed. Delegates loved this opportunity to hear first-hand from those that have their fingers on the pulse. I highly recommend attending this next year. Congressman David Price (D-NC) and Congressman Steven Palazzo (R-MS) were presented with the Legislator of the Year award on Capitol Hill. NAHRO's Legislator of the Year Award honors members

2019 Calendar

NCRC Board Meeting
October 10 or 11
San Antonio, TX

2019 National NAHRO Conference Dates

Summer Conference
July 11-13
**National Conference &
Exhibition**
October 10-12

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of Congress who are strong advocates for housing and community development programs. Its great to have bi-partisan support for our programs.

Our 2019 NCRC Conference was April 16-18 in the beautiful city of Omaha, Nebraska. We had a great line up of sessions to foster professional development. Our theme for the conference was "Health and Housing: A Homerun Collaboration". We kicked off the conference theme with our opening plenary session with Ron Clewer. Ron presented on the importance of creating partnerships that work in collaboration to help move our families out of poverty and understanding the vital importance of the opportunities at the intersection of systems (health, education, housing). His presentation was the perfect set up to continue these conversations during the conference and through the Health and Housing track of sessions.

We were thrilled to have members of our National NAHRO family attend the conference; CEO, Adrienne Todman, candidate for Vice President, Patricia Wells and NAHRO Policy Analyst, Eric Oberdorfer. It was such a nice opportunity to have a full connection between state, region and national NAHRO in one room. We were also grateful to have a variety of HUD staff presenting at the conference on a variety of topics. From the classroom to special events, the conference hit it out of the ballpark. One of the highlights for me and our members was the beautiful reception at Henry Doorly Zoo. It was a perfect setting for a night networking and celebrating with our NCRC family. Thank you to the Nebraska NAHRO for hosting the conference and to the entire Conference Planning Committee for their hard work and dedication to making it a complete success!

I had the opportunity to travel to Battle Creek, Michigan last week and attend their Spring Conference. I attended the Michigan NAHRO Board meeting which allowed me to hear the issues facing our members and have good discussion about where NAHRO can be of lever-



Mary K. Nenno Award Recognition

age. While in Michigan, I presented on "Harm Reduction/Prevention Strategies to Promote Resident Success" and our NCRC "Advocacy for the Busy Professional". I will be heading to Minnesota NAHRO at the end of May. I have truly enjoyed my travels to each state; sharing, listening and engaging.



Michigan NAHRO Conference

In my last few months as your Regional President, I will be focusing my time on continued advocacy work, membership engagement and helping our President Elect, George Guy with transition duties work.

It continues to be an honor to serve you all as your Regional President. -Jennifer



Senior Vice President Report

George Guy, Senior Vice President

Greetings Officers and Members of NCRC of NAHRO I am pleased to submit my 2019 Spring Report.

I attended the NAHRO Legislative Conference Connected with a Purpose. As many of you already know, our region was presented with the 2019 Mary K. Nenno award. This was due to our efforts in Legislative Advocacy.

What a proud moment for our region. It's special because it was not our intention to win an award; our goal 2 years ago was to ensure legislators were engaged on the issues that impact afford-

able housing in our communities. I would like to acknowledge our President Jennifer Keogh and all of your efforts in getting it done. Just another reason why we say Leadership Matters.

This year I have had the opportunity to sit on a few panels regarding affordable housing. This summer I will be a panelist in a HUD sponsored conference on Reentry. I look forward to representing my agency and NCRC in these efforts.

I look forward to becoming President of NCRC in October. I plan on carrying on the success of the past and building for the future.

I had a great time networking creating fellowship with you all in Omaha.

Housing Committee

Rick Moore, Vice President of Housing



The 2019 NAHRO Washington Conference is here, and we are all anxious to meet with legislators to discuss important issues within our communities, states, regions and the nation as a whole. At the conclusion of our "Day on the Hill", we must continue

to do our part from an agency standpoint as we sift through daily regulatory guidance from HUD and make informed decisions in the best interest of the individuals and families we serve.

Just last week, HUD released information for PHAs considering repositioning their public housing assets. This has been a long-awaited topic as some have realized it is not feasible for their agency to convert to RAD. However, under-

standing repositioning options is also complex, particularly for small PHAs who need it the most. A variety of resources will be made available for those considering this voluntary process: (1) Direct assistance from Field Office staff, (2) Repositioning Assistance Panels, (3) Repositioning Expeditors, and (4) Presentations at local and national industry meetings. Training materials, sample documents and other repositioning tools are also being developed to help PHAs consider repositioning strategies and understand available options. Direct technical assistance will be provided to small PHAs (operating 250 or less assisted units) in how to start and sustain affordable housing strategies.

We look forward to hearing from NAHRO research and analysis experts regarding the Section 3 Proposed Rule and Outcome Benchmarking that was also released this week.

Professional Development Committee

Sharon Carlson, Vice President of Professional Development

NAHRO Professional Development Committee

- New curriculum is being developed and includes ***Affordable Housing ABCs for new Commissioners and Staff (online), HCV Homeownership Calculation Workshop (online), RAD Basics, RAD PBV and RAD PBRA and SEMAP (online)***. Resister now at www.nahro.org and look for ***RAD Bootcamp and RAD Compliance to roll out soon!***
- The Quality Assurance Subcommittee continues to evaluate satisfaction with both delivery and content of NAHRO offerings and has recently on-boarded several new faculty members. Meet NAHRO's faculty at www.nahro.org/faculty.
- The Marketing Subcommittee has developed criteria to begin presenting a Professional Development award. The first award will be presented during the National Conference in October to an individual whom has demonstrated commitment to Professional Development in the field of Housing and Community Development over a sustained period of time and possesses a strong knowledge base of the industry.

2019 Training Calendar

The national training calendar for 2019 may be found here: <http://www.nahro.org/trainingcalendar>. The page has a new look and provides access to a list of all courses or courses offered by month. The NCRC region has trainings scheduled for the training center in Livonia, Michigan for the following dates:

- HCV Occupancy, Eligibility, Income and Rent Calculation with Certification Exam 5/20 - 5/24/19
- RAD PBRA with Certification Exam 9/16 - 9/17/19

Additional trainings will be offered on request or at other training centers as demand is identified. Connect with Greg Shpak gshpak@nahro.org or Lori Barringer lbarringer@nahro.org to request a training.

John L. Carroll Memorial Scholarship for Small Agencies

The Spring application period for the John L. Carroll Scholarship award closed March 31. The Professional Development Committee reviewed three applications at the Washington Conference and agencies will be notified of the award by the Professional Development Department. The next application period will open in the fall. Please visit the scholarship page at <http://www.nahro.org/carroll-scholarship> for further information about scholarship eligibility and the application periods. Up to ten scholarships may be awarded. Don't miss out on this opportunity; apply!

Happy Spring! Please reach out with any professional development questions or concerns. scarlson@beldinghousing.org





IRGE Committee

Randal Hemmerlin, Vice President of IRGE

IRGE wants you!

The following is a snippet of a National IRGE Committee material for the April 5 Washington DC Meeting:

NAHRO, IRGE, Promotion of IRGE Opportunities (2018)

Over the years, the efforts of the IRGE Committee have resulted in a growing array of opportunities for NAHRO members to participate in international learning, exposure to best practices from outside the US and invitations to prepare papers and professional articles in international venues and publications.

These fall into several types:

- Attendance at INTA and CHRA Congresses in which three free registrations are available
- Participation in professional study tours
- Participation in UN activities as appointed

delegates to events in the NY venue

- Participation in expected follow on activities related to Habitat III
- Preparation of professional articles in Australasian Housing Institute journal
- Potential international research on a topic of general interests such as the white paper on RAD
- Promotion of the Lange Award

The overall NAHRO Goal E States: “strengthen NAHRO as a thought-leader by improving communication, networking, information exchange and knowledge transfer with and among members, partners and stakeholders.”

Were you aware of these many opportunities that IRGE brings to us? If you are interested in participating in an IRGE activity, please contact me and I will make sure you have an introduction to the right people so you can learn more.

The National IRGE Committee met on April 6, 2019 in Washington DC.

Commissioners Committee

Sandra Boutell, Vice President of Commissioners



News from the Commissioners Committee at the Washington, DC Legislative Conference - the new Commissioners Handbook will be ready for distribution by the summer conference in Boston, July 11-13.

The Committee also submits an article to The Journal of Housing and CD relevant to commissioners in the Commissioners Corner.

The proposed budget for Public Housing in 2020 looks grim. We have a lot of work to do with our NAHRO board, legislative people, regional boards, state boards, and local agencies. It is more important than ever that we express our needs to NAHRO and the Legislators of what this proposed budget will do to our nation's housing.

Member Services Committee

Felicia Davis, Vice President of Member Services



The Member Services Committee met recently at the National NAHRO Legislative Conference on April 6, 2019.

The Committee discussed the need to increase membership and the many benefits of being a member. The

Member Services are currently involved in a reclamation contest to acquire previous members and that will continue until the Summer Conference.

The Awards of Merit had an increase in submission by 20 this year totaling 229 applications. NCRC again reigned in submission with 64 applications. GREAT WORK!!!!

I would like to give a special THANK YOU to the jurors that took the time to score the submissions.

Zorya Elkins
Deb Alfredson
Callie Oppertthausen
Sara Swenson
Brandon Crow
Bryan Hartman
Rochelle Meister

The Marketing and Relationship Subcommittee continues to work on retention of members. They discussed the possibly of adding a survey to the YAPP app. to get members involved and make sure NAHRO are meeting their needs.

IT Subcommittee reported that the website redesign is still in progress and currently researching the types of users who might visit the site. Interviews are in process and should be completed in May/June.

Emerging Leaders are brainstorming ideas for the National Conference to include the Fellows. The EL's will also start bi-monthly calls with Fellows to continue the mentorship that has developed.

Awards Subcommittee are working on a possible name change for several standing awards (ex: Mary K. Nenno to Advocate of the Year) and to divide the Herman Award into 3 categories small, medium and large agencies to encourage more submissions and scored with similar experiences. Discussions will continue and should be finalized for submission to BOG by the Summer Conference.

The next meeting will be in conjunction with the Summer Conference in Boston, MA, July 10, 2019.



Small Agency Task Force

Marty Ryan, SATF Chair



Not sure how many of you watch reality television, but I thought this was appropriate! We should all give each other a Virtual High Five and/or a pat on the back! Small agencies really are resilient. We are all SURVIVORS!

HUD has several current regulatory initiatives such as Public Housing Repositioning, Capital and Operating Fund; The Public Housing Assessment System and REAC Inspections to name a few.

“The U.S. Department of Housing and Urban Development has begun a wholesale reexamination of Real Estate Assessment Center’s (REAC) 20-year old inspection process. It has been HUD’s observation that many public housing authorities and private owners of HUD-subsidized housing have grown accustomed to REAC’s inspection regime and, in some cases, invest more resources in passing minimal inspection requirements rather than satisfying their obligation to provide quality housing.

HUD’s first step in initiating inspection changes is to reduce the amount of inspection notice to property owners and their agents from 90-120 days to 14 calendar days.

Next, there will be a demonstration to test new standards for inspecting, and collecting information about, the condition of most properties – called the National Standards for the Physical Inspection of Real Estate (NSPIRE). This two-year demonstration

is expected to begin later in 2019. HUD will continuously collect feedback and suggestions about the changes. However, outside of a new 14-day notice policy, and an expected policy to come requiring carbon monoxide detectors in units/buildings where there are fuel burning devices, all other REAC inspections will continue according to the current Uniform Physical Condition Standards inspection protocol for properties not participating in the demonstration.

The proposed National Standards for the Physical Inspection of Real Estate (NSPIRE) model is being designed on three mutually supporting elements consisting of three types of inspections, three categories of deficiencies, and three inspectable areas. When employed together, these components will increase focus on residents’ homes (unit), reduce inspection complexity, and increase confidence in HUD’s ability to determine which owners are not providing housing that is safe, healthy, and decent.

Within the NSPIRE model, REAC plans to receive and evaluate results from inspections conducted by owners, contract inspectors, and REAC federal inspectors, with each of the three types of inspections providing an increasing level of confidence in the overall results.

The NSPIRE deficiencies will focus in priority order on: Safety and Health; Function and Operability; and Condition and Appearance. The NSPIRE model will also make the inspection more intuitive and less complex by reducing the number of inspectable areas from five to three. Improvements in the

inspections will drive significant change throughout the entire inspection life-cycle from data collection, to scoring, to ensuring resident safety. The proposed NSPIRE Demonstration will inform and guide any future implementation of the model and other resulting changes.

The end goal is to design a new simplified inspection system more focused on the physical conditions within housing units and to place a greater emphasis on lead-based paint hazards and mold.”

NSPIRE Model – The Concept:

PIH 2019-05 (HA) Streamlined Voluntary Conversions of Last Remaining Projects of Small Public Housing Agencies - Section 22 of the United States Housing Act of 1937, (42 U.S.C. 1437t) (the 1937 Act) and its implementing regulations at 24 CFR part 972, subpart B, authorize Public Housing Agencies (PHAs) to convert public housing to tenant-based assistance. HUD is authorized under Section 22(b)(3) to waive the conversion assessment or require a streamlined conversion assessment for “any public housing project or class of public housing projects.”

Also, check out the new NAHRO Advocacy App: Go to your App store and type in NAHRO Advocacy & download.

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

Here are attachments for easy access to areas of interest that are provided for our NAHRO SATF calls:

Federal Register Notice – HUD Questions on S. 2155 Implementation – <https://s3.amazonaws.com/public-inspection.federalregister.gov/2019-02359.pdf>

S. 2155 – Small Agency Reform Provisions – Starts on Page 46 – <https://www.congress.gov/115/bills/s2155/BILLS-115s2155es.pdf>

HUD REAC Inspection Information

a. NSPIRE – https://www.hud.gov/program_offices/public_indian_housing/reac/nspire

b. REAC Inspection Slides – https://www.hud.gov/sites/dfiles/PIH/documents/REAC_NewInspectionModelDetroit_Seattle_Is_Brief.pdf

Voluntary Conversion Guidance – <https://www.hud.gov/sites/dfiles/OCHCO/documents/19-05pihn.pdf>

NAHRO Advocacy Center – <http://www.nahro.org/nahro-advocacy>

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



Now that the roller coaster ride of government CR's and shutdowns is over, Congress has approved our 2019 budget, keeping it in line with our 2018 budget. But hold on, the new ride, the Presidents 2020 budget, has started and includes deep cuts to all programs:

- Elimination of the Public Housing Capital Fund and subsequent placement of current Capital Fund set-asides in the Operating Fund.
- A 54 percent proration for the Public Housing Operating Fund.
- \$20.116 billion for Housing Choice Voucher (HCV) renewals, which NAHRO estimates to be a 95 percent proration.
- \$1.718 billion for the HCV administrative fee, which NAHRO estimates to be a 71 percent proration.
- \$11.676 billion for Project-based Rental Assistance contracts, which NAHRO estimates will slightly underfund all contracts.
- Elimination of funding for the Community Development Fund, HOME Investment Partners Program, and Housing Trust Fund.
- \$37 million decrease in Homeless Assistance Grants compared to FY 2019

Your voice will be critical during the 2020 budget process, in fact as critical as it was during our very successful 2018 Advocacy campaign which sent over 8,200 letters to members of Congress. Your stories and letters made the difference and will be needed again to pressure Congress and the Administration into passing a responsible budget that will ensure that America's housing infrastructure for the low-income is adequately funded for 2020.

Remember, there is still time to encourage your legislators to join the Public Housing Caucus. To date the following have joined the caucus: Rep. Cleaver (D-Mo.) Rep. Stivers (R-Ohio) Rep. Kilmer (D-Wash.) Rep. Price (D-N.C.) Rep. Al Green (D-Texas) Rep. Palazzo (R-Miss.). NAHRO has a pre-canned letter for you to send, if you so choose, in the advocacy center. You can also find out more about what a congressional caucus is and how it works and why it's important for public housing to have strong support by visiting the NAHRO Advocacy Action Center.

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



A huge shout out to all of the housing authorities that submitted poster entries for the 2020 “What Home Means to Me” poster contest. The winners from our region were chosen and awarded at the NCRC conference in Omaha, with the top three entries submitted to NAHRO for the National contest.

These three artists will receive a \$100 gift card for winning our regions contest! I have to say that the entries this year were wonderful and it made it difficult for the judges. Each, and every one of them had a great story to share and you should all be proud of the homes that you provide to these youth. You make a difference in their lives each and every day and you should be

proud of the work you do. These youth are our future and we should applaud all the entries received, as they were all winners in our books.

Remember that it is never too early to start next year’s contest. I encourage you to start holding your state contests early to ensure that your state winners are to me by April 1, 2020 for regional judging. Please remember that all entries must go through your State Chapter before moving on to the region for judging. I implore the housing authorities to reward their winners with something the youth can be proud to show off to the family and friends whether it is a monetary award, a certificate, or simply recognition from your agencies.

This year’s 1st place winners from our region were:

 <p>Elementary School <u>Lukas Erickson</u> St. Cloud Housing Authority, Minnesota</p> 	 <p>Middle School <u>Jayden Lattimore</u> Bloomington Housing Authority, Illinois</p> 	 <p>High School <u>Gracielle Colon</u> Winnebago County Housing Authority, Illinois</p> 
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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 2020 “What Home Means to Me” calendar.



Community Revitalization & Development Report (CR&D)

Bruce Johnston, Vice President of CR&D

Some great information was provided at the NAHRO Legislative Conference in Washington DC in early April 2019.

Please note the the CR&D committee provided several web sites for information on various programs that are offered, Including:

Updated 2017-2019 NAHRO Goals and Objectives

http://www.nahro.org/sites/default/files/searchable/Goals_Status_Report_Jan2019.pdf

2019 RAD Toolkit – http://www.nahro.org/sites/default/files/searchable/RAD_Toolkit_Publish_19.pdf

Choice Neighborhood Discussion

- a. Developing Choice Neighborhoods: An Early Look at implementation in Five Sites - http://www.nahro.org/sites/default/files/searchable/choice_neighborhoods_interim_report.pdf

Low-Income Rent Article – <https://www.citylab.com/equity/2019/03/housing-rent-landlordspoverty-desmond-inequality-research/585265/>

CDBG & HOME Program Pages

- b. CDBG – https://www.hud.gov/program_offices/comm_planning/communitydevelopment/programs
- c. HOME – https://www.hud.gov/program_offices/comm_planning/affordablehousing/programs/home/

Opportunity Zone Discussion

- d. IRS Q & A – <https://www.irs.gov/newsroom/opportunity-zones-frequently-askedquestions>

- e. Enterprise Info – <https://www.enterprisecommunity.org/financing-and-development/opportunity-zones-program>

Another interesting presentation that was a part of the April NAHRO meeting was the RAD discussion. I know it has been around for a while now. Please obtain as much knowledge as you can on this program. If those that were presenting in DC are correct in their belief, having a choice on RAD may become a requirement in the future. Again, colleagues of yours are abound that have successfully utilized the RAD program.

A new tool for CR&D is being brought forward in the form of “Opportunity Zone(s)”. There is much to learn on how these selected areas of the state/nation will prosper with this new program, but it is all the “buzz” with developers and NAHRO/HUD staff as a real weapon to bring capital to selected areas. I have included some information on free trainings that are being provided. Also, you can go to <https://hud.maps.arcgis.com/apps/View/index.html?appid=cc05a273151d40a7b2eff47dc70bd745> and get to a map that will show all of the designated areas in your state. All state and federal funding sources are looking to aid these areas. I personally will be attending training and am involved in an Opportunity Zone project.... more information to come.

Finally, I wanted to thank NCRC members for their support in the past election. I will work to gain information and knowledge to bring back to us all.

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Regional Service Officer Report

Cheryl Anne Farmer, RSO



Looking Ahead!

I am getting excited about the future conferences NCRC has in store for our membership. In March, I worked with IL NAHRO on getting things nailed down for the 2020 conference. Mark your calendar and pack your bags for Chicago. April 22-24, 2020. The conference will be held at the Holiday Inn Chicago Mart Plaza in the River North District. Stay tuned for information that will be hitting your inboxes before you know it.

MN NAHRO is already planning ahead for when they host the NCRC Conference in 2021. Although we don't have a date set yet, we hope to very soon.

In the meantime, we hope to see you in Boston at the NAHRO Summer Conference and then again in San Antonio at the NAHRO Conference & Exhibition.

Summer Conference

July 11-13

Boston Park Plaza Hotel • Boston, MA

National Conference & Exhibition

October 10-12

Henry B. Gonzalez Convention Center • San Antonio, TX

Save the Date!

2020 NCRC Conference Hosted by IL NAHRO

Pack your bags and head to Chicago in 2020.



April 22-24, 2020



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Nominations and Elections Committee

DeeAnna Peterson, Chair of Nominations and Elections Committee (Past President)



As your Chair of Nominations and Elections Committee I am happy to provide you with the 2019 Election results. The next term will begin at the end of October 2019,



2019/2021 NCRC Board

Effective October 2019



President
George Guy
Ft. Wayne, IN



Senior VP
Alan Zais
Winnebago, IL



Secretary
Cortney Crockett
Cleveland, OH



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Global Exchange
Ann McKenzie
Chicago, IL



Member Services
Keon Jackson
Lake County, IL



Professional
Development
Steve Rackis
Iowa City, IL



A special thank you to the 2019 NCRC NAHRO Conference Committee:

Conference Chair: Rachelle Tucker

Conference Co-Hosts: Jennifer Taylor and Sheila Miller

Sponsor Committee: Sal Issaka, Rachelle Tucker, Michelle Therkildsen, Rhonda-Hodge Mason, Sheila Miller, Jeanne Leick

Entertainment & Food: Rhonda Hodge-Mason, Sal Issaka, Rachelle Tucker, Michelle Therkildsen, Cheryl Anne Farmer

Sessions Committee: Co-Chairs: Patricia Reick and Renee Williams; Jennifer Keogh, Sharon Carlson, Carolyn Pospisil, Rachelle Tucker

Vendor Committee: Co-Chairs: Jeanne Leick and Heather Roy; Joe Pash, Rachelle Tucker, Sal Issaka

Budget Committee: Rhonda Hodge-Mason, Sal Issaka, Rachelle Tucker, Cheryl Anne Farmer

2019 NCRC CONFERENCE PICTURES





2019 NCRC President's Award

Congratulations James Dewey, Port Huron Housing Commission



The NCRC President's Award recognizes a Board Member who has been helpful during their term as President. I have been incredibly fortunate to have such an amazing group of leaders who have stepped into leadership with their arms wide open. We have BIG goals for NCRC and each of my board members deserves an award. But, alas, I can only choose one. This year recipient has worked diligently with me on Legislative and policy issues. During the first retreat of my presidency, I announced that I was going to task the Legislative Task Force Chair to create the first every NCRC Legislative Position Paper. I saw the look of panic hit his face, but he knew it was a stretch goal but he nodded in agreement that this was something that aligned with the overarching principles of advocacy and relevancy. He delivered the

document on time and with rave reviews. At our October 2018 board meeting, Jim announced that the 2019 paper would be drafted for Board review at the January Board meeting. Again, the deadline was met and a NEW and improved version was created. In addition to his work on the paper, he authentically and actively engaged during the NARHO Advocacy campaigns. His staff, board members and entire state set records for sending letter to Congress. His home state of Michigan won the Lame Duck Advocacy Campaign sending 159 letters. During the Federal Shutdown, he was instrumental in setting up our NCRC Shutdown Call agenda and worked with me to get information out to members. Together we put in so many hours during the shutdown ensuring you all had had the information you needed. Lastly, this person, participates in monthly calls for National Legislative Network (he even calls in from the beach in Florida!) and is always on the monthly VP/Task Force and State Chapter Presidents Call. I am so grateful to him for his dedication and leadership.

2019 Community Development Award of Excellence

Congratulations Zanesville Metropolitan Housing Authority for "Coopermill Manor L.P."

Zanesville Metropolitan Housing Authority (ZMHA) manages Coopermill Manor L.P. which consists of 324 housing units in 39 buildings on 20 acre campus. This housing development was in need of renovations to extend its viability for years to come. All units and (5) Hearing and Vision Units were created from existing units. These apartments underwent many modifications including ADA compliant appliances, doors, halls, cabinets, bathrooms, concrete ramps and parking. This project enhanced a sense of community by making it easier for those with mobility issues to enter and exit their apartments. This encourages residents to avoid being isolated in their apartments and instead be able to more easily get outside. The improvements helped to create a quality environment for residents including new ADA friendly ranges, sinks, cabinetry, showers and doorways.

2019 Housing Award of Excellence

Congratulations Public Housing Authority of the City of Saint Paul for “Community Solar Gardens, Sustainable Energy Use”

The Community Solar Garden program was created by the Minnesota Legislature. It provides Minnesotans with convenient opportunities to invest in renewable resources. Under the program, the PHA entered into a 25-year community solar garden agreement with a private developer. Under the Agreement, 10 hi-rises and the PHA's Central Administrative Office building are connected to a community solar garden where the PHA completely offsets its electric costs with billing credits from solar energy. Last year, the PHA saved \$112,000 in energy costs.

2019 Charles A. Thompson Memorial Award for Distinguished Service

Congratulations Alan Zais, Winnebago Housing Authority



The 2019 recipient of the Charles A. Thompson Memorial Award for Distinguished Service was presented to an outstanding leader in our region; one who truly exemplifies what it means to be involved in the community and who holds the citizens we serve as the highest priority. This individual's professional success has included regional and national awards of merit and awards of excellence in administrative innovation, program innovation, community revitalization, community development and neighborhood stabilization.

This leader has served as an Executive Director since 1999, serving a second agency as Executive Director since 2008 and also provides property management and capacity building services to a neighboring housing authority. As stated by the nominating agency: 'Stepping into a troubled situation, not of his own creation, and fixing problems, demonstrates [his] leadership and commitment to the residents of public housing. The property is now fully leased and operating in the black. Residents have an excellent place to live and the property was preserved for the long term'.

It is with appreciation for his leadership and commitment within the North Central Regional Council of NAHRO that the 2019 Charles A. Thompson Memorial Award for Distinguished Service is bestowed upon . . . Alan Zais. Congratulations Alan!

2019 Alvira B. Long Memorial Award

Congratulations Alan Sisson, Winnebago County Housing Authority



Felica Davis and Alan Zais accept the award on behalf of their Commissioner Alan Sisson.

The Boone County Housing Authority is a small housing authority with a 238 Budget Authority voucher program. In 2006 Allen Sisson was appointed to the board and elected the Chairman, only days after HUD designated it a troubled agency. His inherited challenges were of a dysfunctional agency with numerous fair housing violations, a looming shortfall, inability to meet its financial obligations, nepotism, financial conflict, and an unmanaged program.

Despite a full time job as a bank Vice President, Allen immediately gave full attention to solve the agency's crisis. He reached out to HUD to request their investigation and help. He reached out to the County Chairman who was also the appointing official and invited her attendance to the board meetings. He reached out to the newspaper that had just launched an investigation to explain the story. He reached out to a neighboring housing authority and requested their management help to recover the Boone County Housing Authority.

His work in quickly placing transparency and accountability created a positive media story. His outreach to HUD, community leaders and other agencies moved the housing authority from a isolated problem to a leader of partnerships. The intergovernmental management program he created with a neighboring housing authority was the first such program in Illinois and the HUD state office has since used the model for other agencies, which maintained local governance and agency independence while leveraging the scale of a managing housing authority. Allen Sisson has since worked to create an educated and informed board, and is an advocate of small agency housing authorities to HUD and Congress using the demonstrated results of the agency's recovery to a High Performer and its catalyst of partnerships.

2019 Rising Star Award

Congratulations Ben Jones, Butler Metropolitan Housing Authority



Over the last 2-3 years, Ben Jones has empathically stepped forward into NAHRO leadership. In Ohio, Ben was elected OHAC Treasurer, and is in line to become OHAC President in the next few years. Ben also was appointed to be the CO-Chair of OHAC's National Housing Organization Committee. Additionally, as Director of one of the larger Housing Authorities in Ohio, Ben is working with a few of the newer Executive Directors as they move forward in their own careers.

At the regional level, Ben has taken his NCRC commitment serious and attended all NCRC Board Meeting and the various NCRC Conferences. He is eager to learn and has stepped forward and served

in place of the Board Secretary and Treasurer at Board meetings. Thank you Ben for your service and we know that the future is bright as you continue to shine like the rising star you are!

2019 Ernest J. Bohn Education Scholarship

Congratulations Housing & Redevelopment Authority of Duluth

Congratulations Emily McKenzie - \$1,000.00 recipient

Emily is a high school senior who will graduate from Denfeld High School in Duluth this June. Emily has applied to, and been accepted at, Hamline University in St. Paul, Minnesota – her college of choice where she plans to double major in Anthropology and Criminology and minor in Forensic Science. Despite enormous barriers, what with her mother having to live in so many places in the Midwest over the last several years before moving to Duluth in 2017, she has grown and matured tremendously, increased her self-confidence, and excelled in high school. Emily has a great deal of drive and determination to succeed.

2019 Ernest J. Bohn Education Scholarship

Congratulations St. Paul Public Housing Agency

Congratulations Seray Lansana - \$500.00 recipient

A divorced single mother of 2 from Sierra Leone, West Africa, who moved to the United States 10 years ago. Seray said life was difficult for her and wanted a better life for her and her 2 children. Seray, enrolled into college and recently received a diploma in Nursing. Seray knowing education was the key to stability and a better future for her family, she enrolled in to school while still working as a nursing assistant. By receiving this scholarship, she will use it to change her family and the lives of the patients she serve!

STATE CHAPTER REPORTS

ILLINOIS CHAPTER

Jackie L. Newman, President



The ILNAHRO Board has been busy working with Indiana NAHRO to jointly host our annual conference.



ILNAHRO is excited to be hosting NCRC 2020 in Chicago, Illinois

Make plans now to pack your bags and meet us in Chicago, Illinois at the Holiday Inn Chicago Mart Plaza River North – April 22-24, 2020!!



During FY 2019 ILNAHRO will continue to coordinate and host training sessions at the Peoria Training Center in Peoria, IL that directly assist front line staff with up-to-date regulatory information and certification requirements needed to effectively carry out their day-to-day activities.

Finally, in 2019 ILNAHRO welcomes Dr. Grant G. Henry of Champaign Housing Authority as our VP of Commissioners. ILNAHRO is still seeking willing workers for one more vacant position on the Board: Secretary.

We wish you well in 2019!



Please stay tuned as we will roll out additional information in the coming weeks. We hope that -- if your schedule permits -- some of our friends and

colleagues of NCRC will join us in Indianapolis!! Additionally,



INDIANA CHAPTER

George Guy, President

Legislative White Paper- Indiana NAHRO partnered with public policy staff members from Purdue University of Fort Wayne to develop a state legislative paper. This was presented to members of all state housing authorities and has now been developed into a state legislative white paper plan. The outline of this white paper was presented to

federal officials during the NAHRO Legislative Conference in April. This project served as a new way to engage public housing authorities and elected officials.

Bi-state NAHRO Conference- The Indiana and Illinois state chapters of NAHRO will hold their second annual bi-state conference in Indianapolis, IN July 29-31. The conference theme will be "Creating Connections" and will focus on encouraging public housing authorities, community partners and various businesses to partner together to better their respective communities. New to this year's conference will be a small PHA tract, with training on policy updates, procurement best practices and asset repositioning.



IOWA CHAPTER Marcy Conner, President

Iowa NAHRO had our last meeting on February 28, 2019 where we welcomed two new Board members, Donald Amsler and Lisa Aher. Topics for the legislative paper were discussed and portability, administrative fees and Davis Bacon implications will be our main topics. We also approved awarding a scholarship to an Agency family member.

Iowa NAHRO has been working with Iowa Senator Ernst's office regarding portability issues in Iowa. On March 27, 2019 Senator Ernst introduced legislation to amend portability rules for the Section 8 Housing Choice Voucher program to address some of the challenges faced by Iowa housing authorities. The legislation would require PHAs receiving vouchers to absorb the voucher if they have funds available to do so. We will be meeting with Senator Ernst's in Washington DC on April 9, 2019 to further discuss the portability issue in Iowa.

We will be sending ten people to attend six Congressional visits in Washington DC, on April 9, 2019. We will have meetings with Senator

Grassley and Senator Ernst. The highlight of the visits will be the meetings with Iowa's two new Congresswomen; Representative Cindy Axne and Representative Abby Finkenauer. We will also attend meetings with Representatives Steve King and David Loebsack. It will be a long day, but I believe we will make an impact.

Iowa NAHRO is wrapping up the final touches for the May 15 – 16, 2019 Annual Conference to be held in West Des Moines, Iowa. **Find A Way** is the theme of this year's exciting and informative Conference. Included in the Conference will be a one-day Commissioner training for new and experienced Commissioners. Other sessions will include "How to Protect & Prepare for Discrimination Allegations", "Human trafficking: Myths & Realities", "Generational Poverty", just to name a few. There will also be full day of training for HCV/PH staff that will include common errors in rent calculation, PH services animals, pet policies, community service and portability basics. Many other sessions will be offered that will help with the ever-changing world of a public housing agency. Registration is now open for the Conference. We encourage and welcome all NCRC members to attend our State Conference. Please consider joining us.

Elections for 2019-2021 Iowa NAHRO Board Members will be at the Annual Election and Awards luncheon on May 15, 2019. For more information on Iowa NAHRO, feel free to check out our website at www.ianahro.org.



MINNESOTA CHAPTER Diane Larson, President

As President of Minnesota NAHRO, I am happy to provide readers with news from Minnesota NAHRO! Our membership has been very active on

both federal and state legislative issues and we

have been involved in several conferences and educational opportunities.

Legislative Policy Issues and Committee Work:

On February 6, 2019, Barbara Dacy, Jill Bengston and myself testified at the State Capitol in front of the newly formed Housing Committee. The title of our presentation was "Housing Authorities and How They Serve Minnesota Communities". Our goal was to educate lawmakers about the role of Housing and Redevelopment Authorities in communities across Minnesota.

Minnesota NAHRO, in collaboration with the Minnesota Housing Partnership (MHP), sponsored a Congressional Briefing on March 28th in advance of our work at the National NAHRO Legislative Conference. All of Minnesota's Congressional Offices were represented. MHP staff provided an overview of the newly released "State of the State's Housing Report" while Barbara Dacy and I presented on the Public Housing and Housing Choice Voucher programs and related funding.

Minnesota NAHRO had eleven (11) members attend the NAHRO Legislative Conference in Washington D.C. April 7th – 9th. On the 9th, we visited with six congressional offices to highlight key issues of importance to Minnesota members.

The MN NAHRO Board authorized the hiring of a consultant to perform a **Public Housing Capital Needs Assessment Survey** to determine the current unmet capital investment need across the state. The survey is now complete and the final report released. The report documents an immediate critical need for capital funding that totals \$355 million throughout the state and a total of \$807 million needed over the next 10 years.

Our legislative committee holds weekly conference calls. We have developed a tracking list of issues and the following are some of the priorities we are either taking the lead on or supporting:

- Seeking an increase of \$55 million in appropriations for affordable housing
- Seeking \$100 million for GO Bonds for Public Housing Rehabilitation
- Seeking \$200 million for Housing Infrastructure Bonds to develop permanent supportive housing and affordable senior housing
- Supporting continued appropriations for local redevelopment tools and programs (DEED, establishment of a State Tax Credit Contribution Fund)
- Seeking an increase of \$25 million in appropriations for investments in several DHS hous-

ing programs that include support services to address homelessness in Minnesota

Education for our Membership:

"Retool, Recharge, Rebuild" is the theme for our upcoming spring conference that will be held at Madden's Resort near Brainerd, MN, May 22nd – 24th. Our NCRC President, Jennifer Keogh, will be our featured guest and will lead a session on Harm Reduction/Prevention Strategies to Promote Resident Success and then will be featured at our luncheon to provide a federal legislative update. This conference will include two national trainings including HCV Housing Quality Standards Training and Commissioner Fundamental Training. We will also be hosting several sessions addressing Public Housing Repositioning options. The agenda is packed with great sessions and more information is available on the Minnesota NAHRO website.

Minnesota NAHRO was a recent sponsor of the Working Together Conference, an annual event, where we work with the Minnesota Multi-Housing Association to provide education on a variety of property management and housing issues. The event took place April 17th and 18th in Brooklyn Center, MN.

Minnesota NAHRO recently completed a revision to our website to enable us to offer a member only section. Our Housing Committee assembled sample policies and documents for member use. This new member benefit has been very well received and utilized by our members.

Planning is underway for additional trainings to be hosted by MN NAHRO including:

- Our annual Leadership Retreat to be held July 24th and 25th.
- The MN NAHRO Annual Conference will be held September 11th – 13th in Duluth, MN. The theme of this year's conference is "Navigating The Future".



MICHIGAN CHAPTER
James Dewey, President

Whew! Spring is finally officially here. It was a long cold snowy winter here in Michigan, one that only true Michiganders would survive. But now that spring is here, Michigan NAHRO is warming up for their spring conference to be held in Battle Creek Michigan May 1-3. We will be welcoming our illustrious NCRC President to our conference. Jennifer Keogh will be presenting two different sessions along with speaking at our general membership luncheon on behalf of NCRC. Registration is still open and as always, NCRC members are always encouraged and welcome to our State conference.

Our Detroit Field office continues to hold small group meetings with housing commissions across the state regarding HUD's push to reposition Public

Housing Programs. The field office has identified 75 agencies and 7,572 units from our state that they think should consider repositioning for one reason or another. That is 57% of our state agencies and 35% of our total units.

Our State Legislative VP, Brandie Isaacson, has been working very hard to recruit MI-NAHRO members to serve as our State Congressional District Contacts (CDC) to ensure we have boots on the ground in Michigan advocating for all of our HUD programs. Our state has been mapped by district and tools will be provided to all CDC's to help them in their advocacy efforts yet this spring.

Michigan is fortunate to have a National NAHRO training site in Livonia Michigan, just outside of Detroit and NAHRO has the following trainings scheduled yet this year: HCVOEIR the week of May 20th, RAD PBRA the week of September 16th, 2019 and are still considering adding an HQS training during the month of June. Please visit the NAHRO website under Professional Development for more details for each training.



NEBRASKA CHAPTER
Jeanne Leick, President



First, I want to thank everyone for attending the 2019 NCRC/NE NAHRO Conference in Omaha. We had 163 registered participants and 28 vendor booths. It was wonderful to see so many participants from the Region at the conference. We have not received the bill from the hotel but hope to have conference numbers to you soon. Thanks again to the NCRC/NE NAHRO Conference Planning Committee which included Sheila Miller and Jennifer Taylor – Conference Co-Chairs, Renee Williams and Patti Reick – NE NAHRO Professional Development Power Pact, the team at Omaha Housing Authority including Christine Johnson, Sal Issaka, Michelle

Therkildsen, Rachelle Tucker who organized the events at the hotel, the very relaxing (for me at least, not for her) event at the Zoo, Rhonda Hodge-Mason who put together the conference budget, Carolyn Pospisil – Bellevue Housing Agency, Earl Redrick – Omaha HUD Field Office for organizing the housing track, Jennifer Keogh, NCRC President for graciously co-leading the Conference, Sharon Carlson - NCRC Professional Development, NE NAHRO State Service Officer - Heather Looper, and Regional Service Officer – Cheryl Anne Farmer. Please forgive me if I have forgotten to list anyone. From the opening session to the ending mock trail my hope is that you were able to make great connections, create a few memories and share some laughs with colleagues. It will be exciting to see everyone again in Chicago in 2020.

Chris Lamberty and I attended the NAHRO Legislative Conference the first part of April in DC. I want to thank Chris for taking the time to visit the hill and preparing the NE NAHRO Legislative Agenda. Senator Ernst from Iowa has introduced a bill to

require agencies with funds to absorb vouchers that port into their jurisdiction. NAHRO has an excellent advocacy section on their website where you can easily send letters to your representatives. NCRC was awarded the Mary K. Nenno award for Advocacy during the Legislative Conference. Jennifer Keogh, NCRC President has done an excellent job of promoting Advocacy. Jennifer was also instrumental in bringing "Advocacy for the Busy Professional" to the conference in Omaha. When NAHRO makes this available in the future NE NAHRO will be offering this at a future training.

The Fall NE NAHRO Conference will be held in York September 17-19. The planning committee is working on the schedule and topics include Rent Calculation for PH and HCV, Admin Plan, ACOP, maintenance and procurement policies. Joe Schiff will be available

to answer all questions pertaining to policy during one day of the conference. The registration will be ready very soon as soon as the sessions are finalized.

Please contact Trine McBride NE NAHRO Vice President or myself if you are interested in serving on the NE NAHRO board. The ballot will be presented at the June board meeting and election will be held during the Fall Conference in York. The new officers will begin their term on October 1, 2019.

A vendor has contacted me to determine if there is interest in setting up a partnership with NE NAHRO to offer benefits to small agencies. Please contact me via email at jeannel@hcha.net if you are interested in participating.

It was great to see everyone in Omaha and we will plan on connecting again in York in September.

OHIO CHAPTER

Peggy S. Rice, President



OHAC is hosted a four-day Multi-family Housing Specialist Training by Nan McKay January 22 – 25,

2019 in Columbus, OH. This training is in response to requests from our membership. It will included a section on the RAD conversions. On April 3rd, we held a one day training for HUD updates with Dennis Morgan of D L Morgan and Associates.

On April 4th, we participated in a stakeholders meeting with the Ohio Housing Finance Agency to discuss the Qualified Allocation Plan for LIHTC. This meeting was specifically for more information on the Rental Assistance Demonstration Program and how it might work with tax credits. As an organization we are continuing to pursue this avenue.

We are in the mist of planning the Annual Spring Conference to be held May 1 – 3, 2019

at The Summit, A Dolce Hotel in Cincinnati, Ohio. We anticipate the award of six scholarships at this conference. Training will include sessions on Managing Maintenance; a peer-lead Best Practices for the Housing Choice Voucher Program; the good, the bad and the ugly of RAD (also peer-lead); a HUD lead discussion on Section 18 and a Family Self Sufficiency session lead by Anice Schervish Chenault of HUD. In addition to this lineup we have the Ohio Public Employees Retirement System and Ohio Public Employees Deferred Compensation Program to provide sessions. We have hosted "HUD's PIC Room" in the past, this year we are expanding the concept to "Ask HUD": A Technical Assistance Room.

We continue our advocacy at the state level. HB 336 Property Tax Valuations for Subsidized Properties was introduced last November. This bill would require county auditors to value federally subsidized residential rental property based on its market rent without regard to government police powers or other governmental action. This bill, along with HB 282 Criminal Mischief Rental Restriction and HB 390 Eviction Timelines did not move in 2018. HB 336 was reintroduced earlier this year as SB 36. OHAC provided written opposition to the bill and intends to participate in the Interested Parties meetings slated to take place this summer.



WISCONSIN CHAPTER
Sarah Boss, President

WAHA had a quiet start to the year. Typically we host a quarterly Board meeting in January, but due to our local HUD staff being out of the office because of the government shut-down, the meeting was cancelled.

We spent that time connecting with our housing partners across the State; leaning on each other for support and a little bit of “venting”.

WAHA hosted the annual Spring Training in Rothschild, WI on April 17-18. Training was provided by NAHRO on program rent calculations and UPCS/HQS. The WAHA Board met prior to the start of the training.

The U.S. Department of Justice Madison Office has requested a WAHA representative attend a roundtable discussion about the prevalence of sexual harassment in housing and how to connect victims of sexual harassment with the U.S. Attorney's Office and the U.S. Dept. of Justice's Civil Rights Division. A board representative will be attending this discussion in May.

Upcoming Events

The annual WAHA Fall Conference will take place September 16-19, 2019 in the Milwaukee area. This year's theme is Step Up To The Plate. The conference committee has been very busy securing the agenda, speakers and events. Plans are also being made to attend a Milwaukee Brewers baseball game.

The next WAHA Board meeting is scheduled for July 25, 2019 and will be a teleconference meeting.

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.

The cost of advertising in the newsletter is as follows:

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Submission deadlines are January 15th, April 15th, August 15th and November 1st.

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