



President's Corner

George Guy, President

- On May 12th, Tess Hembree and Georgi Banna from NAHRO will be joining us
- On May 20th, we will be holding a special call to discuss the recent HUD Funding Notices with Brian Alten, CPA of BDO PHA Finance

Stay tuned for additional details for these calls. Again, these calls are to support engagement and collaboration.

Due to the COVID-19 pandemic and the restrictions placed on large gatherings, the NCRC Board voted to host a virtual conference August 24th-26th. I continue to work with Jackie Newman, President of IL NAHRO, Alan Zais, Regional Vice President, and the entire conference committee on the preparations and we anticipate having additional information out within the next few weeks.

I participate in CLPHA and NAHRO LegNet phone calls weekly for updates and information on COVID-19. These calls have provided some much needed guidance during these unprecedented times. I've also participated in calls with HUD in March and April regarding the COVID-19

2020 Calendar

NCRC Board Meeting
October 1
Tentative
Orlando, FL

**Bi-weekly COVID-19
Best Practices Calls**

May 13
May 26
June 9
June 23
9 a.m.

Join Zoom Meeting
<https://zoom.us/j/96526077957?pwd=a0NkQ1ZlU3ZtOU9adzE0aVpzdnFRdz09>

Meeting ID:
965 2607 7957
Password: 593751
+1 646 558 8656 US
(New York)
+1 312 626 6799 US
(Chicago)

Greetings,

First off, I want to let each of you to let you know that myself and NCRC is here to support your endeavors as we navigate through this challenging time. Regardless of the situation that we're in, we will push through and continue to do the work that is needed.

NCRC began hosting bi-weekly COVID-19 Best Practices Calls on Wednesdays from 9:00am-10:00am EST to share ideas throughout the region. These calls serve to assist all of our agencies during this time. We are better when we collaborate, and assist one another. We appreciate HUD Regional Administrator, Joseph Galvan, and NAHRO CEO, Adrienne Todman joining us on the first call on April 29th.

IN THIS ISSUE

President's Corner
Sr. Vice President
Housing Committee Report
Professional Development
Committee Report
Commissioners Report
Member Services Committee
Report

Small Agency Task Force Report
Legislative Report
Housing America Task Force
Report
IRGE Committee Report
CR&D Report
RSO Report

National Dates
State Chapter Reports
Advertising Rate Sheet

pandemic.

In Indiana, we've begun hosting weekly calls for all IN PHA's to provide a forum to ask questions and discuss best practices as it relates to COVID-19. In addition, we've engaged our local HUD Field Office and our State Finance Authority, IHCD, to discuss the CARES Act and the recently published HUD Waivers during these calls. I plan to announce and introduce this same concept at our Board meeting.

I want encourage all of the State Presidents to reach out to your local HUD Field office to request training on the CARES Act and HUD Waivers available. Please feel free to contact me for assistance if needed.

I have been working with Keon Jackson, VP of Member Services, along with the Awards Committee on the awards and scholarships. We appreciate all of you who submitted Award Applications this year!

I attended the Small Agency Task Force Meetings and am happy to report that we have representation from each state. My plan is to stay engaged with the task force in order to offer additional support during this time.

I have regular meetings scheduled with the NCRC Leadership. This includes weekly meetings with Senior Vice President, and monthly meetings with VPs, Small Agency Task Force, and State Chapter Presidents.

In my recent meeting with the State Chapter Presidents we discussed the upcoming state conferences, which as of today have been postponed for the most part. We will be working on gathering the dates for these conferences and will ensure that they are shared with the membership.

Thank you again to our Regional Administrator, Joseph Galvan, and Indiana HUD Field Office Director, Kimberly Wize for recognizing our region and our efforts.

Again, I am thinking about you during this difficult time and am here to support you in any way that I can. In closing, it is my belief that with our timely and efficient responses during this time we are showing our communities and stakeholders across the country how effective and essential our business is. So I ask that you continue to be optimistic, opportunistic, and steadfast during this time as we will be stronger and better when this passes.



Senior Vice President Report

Alan Zais, SVP

On 03/31/20 I took part in NAHRO's first virtual legislative visit, joining several other housing authorities in discussion with the offices of Senator Durbin, Senator Duckworth, and Congresswoman Bustos. They were understandably focused on the COVID-19 emergency, the effect on public housing authorities, and how they could help. This was still relatively early in the crisis while HUD was still reviewing how they could respond and we shared some specific areas of which we wanted to make the legislators aware:

Digital Divide

The COVID-19 emergency has made visible the long-standing inequity of the digital divide. Having to use distance technology to increasingly rely on internet services, computers and hardware and software access

beyond a hand-held telephone has brought an urgency to addressing the digital divide both for families needing to use it for housing and education well presented in this 03/27/20 New York Times article <https://www.nytimes.com/2020/03/27/learning/the-digital-divide-researching-the-challenges-of-online-learning-for-many-students.html>, but also for elderly persons in our programs that are already experiencing isolation and increased anxiety in this article of the same date <https://www.nytimes.com/2020/03/27/technology/virus-older-generation-digital-divide.html>. A tool already exists for this - HUD has had a program addressing digital divide for some time, called ConnectHome USA <https://connecthomeusa.org/>, but it's currently an unfunded demonstration program that works to develop programs and link a select number of PHAs to resources. We shared the work of some Illinois housing authorities that are part of the demonstration program and the benefit and impact its work could bring

to all agencies across the nation. ConnectHome USA could be the first step in how to find out how to fund and address this need.

Small Housing Authorities

We shared our concern about the effects of the virus as it spreads to rural communities and impacts small PHAs with only a few staff members and much less funding, again demonstrated well with media reference in this 03/29/20 New York Times article https://www.nytimes.com/2020/03/29/opinion/coronavirus-iowa.html?campaign_id=39&emc=edit_ty_20200330&instance_id=17183&nl=david-leonhardt®i_id=77905069&segment_id=23288&te=1&user_id=9c94cb0ff7f1452b770dde5628768fe0 We've seen how the virus was initially viewed as a remote problem in other countries. Now it is being seen as a domestic emergency, but still largely in urban areas. When it reaches rural communities it will have a strong impact on those rural areas and small agencies, as these are smaller population clusters with the ability for quick contagion spread and a more devastating community impact such as already seen in the smaller community of Albany, Georgia and in this 03/30/20 article <https://www.nytimes.com/2020/03/30/us/coronavirus-funeral-albany-georgia.html>.

Waivers

We told our legislators that HUD needed the authority to get us waivers and regulatory relief. One area was the impact on Section 42 Low Income Housing Tax Credit (LIHTC) programs, both with projects under development and in rent monies received for current programs to meet debt service, are unknown. LIHTC has been a major component for leveraging private equity for affordable housing programs and renovations of aging housing stock, and is a critical component to the success of the Rental Assistance Demonstration (RAD) programs, and flexibility in this area will be critical to continue their success.

We asked them to give help with HQS and told them we are doing inspections with an inconclusive score which allows us to house families while completing the scores later, and we are doing move-ins and recertifications of rent determination, but the new remote environment slows the process—but we had to move forward in helping families while waiting for the needed guidance from HUD. HUD needs the flexibility to waive regulations and even statutes to help PHAs meet this unprecedented emergency. A precedence already exists with the Disaster Housing Assistance Program (DHAP), which provided Section 8 vouchers for displaced Hurricane Rita

and Katrina survivors. Those families displaced without birth certificates, Social Security Cards, income verification—little more than the clothes they wore - so the flexibility allowed PHAs to meet an emergency need without bureaucratic restrictions.

Public Housing Authority Limitations

We were concerned that some communities might fault housing authorities and demand a response that agencies simply could not give, and we wanted to be proactive to this. Many PHAs have multi-unit apartment buildings with vulnerable populations of elderly and disabled in a dense environment. Housing Authorities communicate closely with the residents, remove furniture in close community rooms, discourage visitors, stop all but emergency work orders and take many other efforts to try to minimize contagion, but PHAs are not managed care agencies and would not have sufficient resources for severe outbreaks.

Voucher Funding and Shortfalls

We wanted our legislators to be aware of how we carefully determine our funding for voucher programs that include RAD across multiple years at a time for a smoothing average that looks to include variables such as federal funding, rent changes, income and family size changes, moves, etc - all of which effect how we carefully budget the allocation so as to use all of it without overspending or underspending. But the virus impact on income will create outliers and the need for Congress to help with a probable need for additional funding in this area.

What We Can Do

We told our legislators that as they put together their stimulus packages, to remember that we are the immediate tool for them to put funds in place for housing needs! In the same manner as we have done with the American Reinvestment and Recovery Act, we have the means to help people, fast. Get funds in action, fast. To use us as their resource, for housing is the basic need upon which everything else—jobs, food, education—will build, especially in an environment where families are told to stay in their home. Then they need a home to stay in.

Thank you!

I've noticed how so many housing authorities and leaders across states, regions and the nation came together during this time to share ideas, resources and information. "How are you doing this?" was a common question, and everyone moved to help one another. It was wonderful to see our community of agencies and the care they give to each other, their communities, and the families we serve. Thank you.



Housing Committee

Lee Talmage Vice President of Housing

COVID-19 & Public Housing Response

All of our agencies are now operating in response to the worldwide epidemic with a goal of maintaining our agencies and protecting our resi-

dents and employees. When we last met on January 10, 2020 it was only ten days after China reported that our world was on the verge of an unprecedented health threat, and one day before the first reported COVID-19 death.

It has been a roller coaster ride of processing information and needing to make numerous unprecedented decisions. Many of us, while unable to quarantine during this critical time, may still be impacted by the disorienting shock the virus has made to our lives and our communities. While this pandemic has not occurred as suddenly as a terrorist attack or natural disaster, don't we all wonder what happened to us in the last few weeks? With that in mind I've assembled a Public Housing related COVID-19 timeline that may help lend some perspective.

- Jan 20, 2020 First confirmed U.S. Coronavirus case in Washington State
- Jan 31, 2020 Trump Admin restricts travel from China
- Feb 11, 2020 W.H.O. proposes official name for disease COVID-19
- Feb 24, 2020 Trump Admin requests 1.25 Billion from Congress in Response COVID-19 threat
- Feb 29, 2020 U.S. reports first death in Seattle and expands travel restrictions
- Mar 3, 2020 C.D.C lifts all federal restrictions on testing for COVID-19
- Mar 10, 2020 **NAHRO Cancels Annual Washington DC Legislative Conference**
- Mar 11, 2020 Trump Admin restricts visitors from Europe
- Mar 13, 2020 Trump Admin declares National Emergency
- Mar 15, 2020 **HUD PIH Issues COVID-19 FAQ**
- Mar 15, 2020 **NAHRO Rolls Out COVID-19-www.nahro.org/coronavirus Resource Page and Announces Virtual Washington Conf. Convening & Hill Day**

- Mar 15, 2020 C.D.C. recommends no gatherings of more than 50 people
- Mar 16, 2020 **NCRC Postpones 2020 Annual Conference in Chicago**
- Mar 20, 2020 **HUD COVID-19 Conference Call Held for PHAs**
- Mar 21, 2020 Mandatory State quarantines begin in Hawaii
- Mar 26, 2020 U.S. leads the world in number of confirmed cases/deaths
- Mar 27, 2020 **\$2Trillion CARES Act Passed Congress & Administration pass relief bill including \$3 Billion in supplemental funding above previously approved FY2020 funding**
- Mar 30, 2020 State Stay at Home Directives Begin to Increase
- Mar 31, 2020 **NAHRO Holds First Virtual Hill Day**
- Apr 8, 2020 **NAHRO and fellow Housing organizations send letter to Congressional leaders thanking them for the support of the CARES Act and advocating for continued support of critical housing infrastructure.**
- Apr 10, 2020 **HUD Issues PIH 2020-05 COVID-19 Statutory and Regulatory Waivers for the Public Housing, HCV, Indian Housing programs** This 63 page notice provides local discretion to waive certain public housing and HCV program requirements.
- Apr 14, 2020 **HUD Announces Next HCV Landlord Task Force Webinar for April 22, 2020 at 1:00 Eastern Time**
- Apr 17, 2020 **HUD Hosts PIH Conference Call on PIH 2020-05**

It is amazing how our fellow PHAs have responded together to network strategies for each other and tamp down on the misinformation and fear that has been all too prevalent.

HUD Announces Next HCV Landlord Task Force Webinar for April 22, 2020

This webinar, second in a series, will walk through the first published chapter of the HUD HCV Landlord Strategy Guidebook. This chapter is focused on education and outreach strategies that PHAs can implement to recruit new HCV landlords and retain current landlords. The webinar will also feature PHAs who are currently implementing variations of these strategies in their communities. The first webinar in this series reviewed current research and information gath-

ered during the recent HCV Landlord Listening Forums. This webinar and materials can be found [here](#).

“SMALL PHA’s” Defined

On February 27, 2020 HUD published in the Federal Register the “Economic Growth, Regulatory Relief, and Consumer Protection Act: Initial Guidance on Property Inspections and Environmental Reviews”, Senate Bill S.2155. This Guidance answers the question of which small PHA’s qualify for regulatory relief in the required frequency of Inspections and project sized Environmental Reviews.

HUD defines “small rural PHA” as a PHA that operates 550 or fewer combined Public Housing and Housing Choice Voucher units and predominantly operates in a rural area. “Predominantly operates in a rural area” is defined as having a primary administrative building with a physical address in a rural area OR more than 50 percent of its combined Public Housing units and voucher units are in a rural area. Rural area is defined by a Consumer Financial Protection Bureau regulation. Currently there are 1,519 PHAs that qualify as a “small rural PHA - under this definitions and HUD has published a list of small rural PHAs.

HUD Publishes HCV Dashboard

On February 19 HUD announced that it was making available a tool that provides information about vouchers at both the state and national levels. It includes

budget and leasing utilization information, reserve balance information (it highlights PHAs that have high reserves as a percentage of their budget authority and in absolute terms), attrition, per unit cost trends, and leasing potential. There is also utilization data on special purpose vouchers (HUD-VASH, FUP, Mainstream, etc.). The data is mostly taken from the Voucher Management System. The Dashboard includes a Tutorial.

Service, Support, Comfort, Assistance-What’s Reasonable?

On January 28, 2020 HUD issued FHEO 2020-01, “Assessing a Person’s Request to Have an Animal as a Reasonable Accommodation Under the Fair Housing Act.”

This guidance helps PHAs respond safely to reasonable accommodation requests when determining whether a person has a legitimate need for an assistance animal even when a disability is not obvious, or when it appears they are attempting to get around the PHA’s pet policy.

Public Charge Rule Upheld

On January 27, 2020 the United States Supreme Court overturned a New York State courts block of the Dept. of Homeland Security implementation of the Trump administration’s proposed Public Charge Rule. The rule will take effect in all states other than Illinois. It bars non-citizen individuals seeking to enter the country or extend their stay if they are likely to receive governmental financial support including rental assistance.

Professional Development Committee

Steven Rackis, Vice President of Professional Development

Recent Professional Development subcommittee meetings:

- Curriculum Sub-committee on 4/2/20.
- Marketing Sub-committee on 4/3/20.
- QA Sub-committee on 4/6/20.

Full Professional Development committee meeting:

- 4/13/2020

The Professional Development committee was charged with submitting 3 objectives that will move forward NAHRO’s goals. The deadline is April 24, 2020. The Professional Development Executive Committee has drafted 16 potential objectives for the committee to consider. They are listed below under the respective National NAHRO goals.

2019-2021 Objective Ideas

Maintain NAHRO’s position as the preeminent organization for the development and implementation of responsible housing and community development policy by vigorously advocating for legislation, regulations, core programs and innovative initiatives.

- Help to inform NAHRO PD/ Congressional/Policy Staff on needs to develop e-learning or in-person training on educating vs lobbying vs advocating (especially with federal funds).



Strengthen NAHRO's role as the leading resource in developing the professional expertise and credibility of housing and community development practitioners.

- Developing new courses or services proactively vs reactively for existing and new target markets (homeless, Indian housing, PBCA) through existing means or new partnerships.
- iNAHRO phased implementation.
- Support Faculty Topic teams by providing field insight on topics.
- Conduct competitor analysis to better understanding trainings offered and the platform they are offered.

Expand NAHRO's reach and improve its effectiveness by building and reinforcing partnerships, both with NAHRO's regions and chapters, and with outside organizations.

- Developing new courses or services proactively vs reactively for existing and new target markets (homeless, Indian housing, PBCA) through existing means or new partnerships.
- Encourage a NAHRO training at every Regional & State Conference.
- Develop relationships with "nontraditional" organizations. Examples provided by faculty are: Universities, Colleges, Trade schools, real estate agencies, mental health orgs and substance misuse orgs. Universities. Colleges, trade schools will help tap into next gen, offer student discount to trainings.

Ensure NAHRO's continued financial stability by expanding revenue sources, exploring new business opportunities and maximizing efficiency.

- Developing new courses or services proactively vs reactively for existing and new target markets (homeless, Indian housing, PBCA) through existing means or new partnerships.
- iNAHRO phased implementation.
- Offering more robust Technical Assistance and sell as add-ons to training products.

Strengthen NAHRO as a thought-leader by improving communication, networking, information exchange, and knowledge transfer with and among members, partners and stakeholders, and by enhancing the experience of members and next-generation professionals.

- Encourage a NAHRO training at every Regional & State Conference.
- iNAHRO phased implementation.
- Conduct PD survey to better understand needs of field.

Advance diversity, equity and inclusion as crucial to

healthy communities.

- We should work with PD staff to ensure the curricula for many of our key courses includes material related to diversity, equity, & inclusion.
- Translate materials into other languages

Prior to the April 2020 sub-committee meetings, Jackie Rhodes. Director, Professional Development, NAHRO sent all committee members a survey to rank each of the potential objectives. The purpose of the sub-committee meetings was to discuss, and rank order the 16 objectives and then prioritize the top 3 objectives and determine the sub-committee's role in accomplishing the objectives. The Professional Development committee voted to adopt the following 3 draft objectives developed by the Professional Development Executive Committee. The committee chose to add a 4th objective.

1. Developing new courses or services proactively vs reactively for existing and new target markets (homeless, Indian housing, PBCA) through existing means or new partnerships.
2. Develop relationships with "nontraditional" organizations. Examples provided by faculty are: Universities, Colleges, Trade schools, real estate agencies, mental health orgs and substance misuse orgs. Universities. Colleges, trade schools will help tap into next gen, offer student discount to trainings.
3. We should work with PD staff to ensure the curricula for many of our key courses includes material related to diversity, equity, & inclusion.
4. Include a NAHRO training at all NAHRO sponsored conferences.

Moving forward, the sub-committees will establish the work plans necessary to meet our selected objectives as well as continue ordinary tasks. Once the works plans are complete from the sub-committees they will be combined as single work plan for the committee. In late May the Professional Development committee will hold a conference call to approve the work plan.

John Carroll Scholarships

Fifteen (15) applications were submitted for the John Carroll Scholarships. Since there were no written selection criteria, the Professional Development committee voted to use a "randomizer" to select 5 winners. The committee will develop selection criteria for the John Carroll scholarships.

Commissioners Committee

Renee Smith, Vice President of Commissioners



Commissioner Training and Professional Development:

Goal: Commissioners will obtain NAHRO Certification and other professional development, to enhance leadership and oversight skills.

The Coronavirus (Covid-19) severely impacted opportunities for training and professional development. Conferences and other scheduled trainings were canceled; travel and budget restrictions followed. Most States in our region were under "Stay and Place" Executive Orders. The planning committee for the NCRC Spring Conference had several trainings scheduled for Commissioners which defined Commissioner roles and responsibilities; enhanced knowledge for providing effective leadership and oversight; and demonstrated how to engage the community and legislators, through advocacy.

Status: Ongoing

Measurable Outcome: Compare how many Commissioners obtained Certification in 2019 to those certified in 2020

2020 Goal: 20% increase **2021 Goal:** 25% increase

Commissioner Engagement/ Retention

Goal: Encourage all Commissioners to become involved in NAHRO activities by serving as a Mentor to Commissioners at NCRC and National Conferences.

This will be an ongoing goal which includes increasing communication with Commissioners throughout the year and requesting personal email addresses from Commissioners when they become Associate members of NAHRO.

Status: Ongoing event - Mentor's Booth- 2020 & 2021 National Conferences.

Measurable outcome: Compare collected inquiries received from Commissioner Information Booth to gauge outreach efforts.

2019 National Conference Data: 44

2020 Goal: 70 **2021 Goal:** 100

Community and Legislative Advocacy:

Goal #1: Urge participation in advocacy efforts and other topics relevant to Commissioners by contacting Chapter Commissioners and Vice Presidents to distribute messaging from the Advocacy Action Center alerts

from National NAHRO.

Commissioners throughout the Region will work at the Commissioners Mentor's booth at national conferences; advising new and veteran commissioners how to access/navigate the Advocacy Action Center online and via the app - NAHRO Advocacy, conference app - YAPP. Commissioners will be shown how to send advocacy letters to our legislators through the Advocacy Action Center at designated times. This will include stressing the importance of having family, friends and other professional within their network to send letters also. We will partner with the Legislative Network Committee, to enhance advocacy efforts. We will work with the National Commissioners Committee and Regional Vice Presidents to elevate Chapter, Regional and the National level Commissioner outreach; and encourage greater participation in Chapter, State Associations and Regions.

Status: Ongoing

Measurable Outcome: Compare the number of Commissioners reached through Chapters/ State and Regions, in 2020 and 2021.

2020 Goal: 25 2021 Goal: 50

Goal #2: Work with Legislative Network Advisory Committee (LNAC) to actively engage in all letter writing campaigns.

Status: Ongoing Yearly event - goal set by LNAC

Measurable outcome: **2020 Goal*:**12,501 **2020 August recess:** 8,501 **2021 Goal:** Number to be set at later date:

(*number determined by LNAC)

Enhanced Collaboration at Regional and National Levels

Goal: Create a Regional Commissioner Committee

Status: Ongoing

When the Washington DC and NCRC conferences were canceled, opportunities were missed to network, meet Commissioners within and outside the Region. Fortunately, my recent appointment to chair the National Commissioners Advocacy Subcommittee, will allow me to meet Commissioners within and outside the Region. A teleconference is scheduled with this subcommittee the week of 4/19/20. Some members on the subcommittee are in our region. Recruitment of others to join this regional effort is underway and will continue the next 30-60 days. Names and email addresses are being collected and this committee should be established by June 30th, 2020.

Member Services Committee

Keon Jackson, Vice President of Member Services



There was no Washington conference as in past years due to COVID-19 but member services did hold a conference call. Denita Johnson (Chair) discussed the goals set by the BOG and asked that the different subcommittee chairs hold conference calls to come up with objectives and measurable outcomes for each

goal. We are holding a full committee call scheduled later in April where each subcommittee will present their objectives and the full committee will then vote on the top three objectives, they wish to submit to the Strategic Planning Advisory Committee. Also, on the full committee call, we will discuss the proposed award names submitted by the Commissioners, Legislative Network and IRGE committees. Felicia Davis (Vice Chair) has resigned from her position and we have decided to postpone the election of the Vice Chair until our next face-to-face meeting.

Scholarships: Earnest J. Bohn Education scholarship applications have been received and are being reviewed for accuracy. We have plans to award the scholarships in August. Recipients will be notified soon.

NCRC Awards: We will be extending the deadline for individual NCRC awards given the COVID-19 pandemic across the nation. Deadline will be TBD after the last meeting.

Member Services Committee 2019-2021 and the NAHRO goals and other items remain as follows:

CONTINUING ITEMS/RECOMMENDATIONS

Dues- Review the dues structure every two years

Awards: Continue to evaluate, promote, and fine tune the award program. Consider ways to increase the number of entries and to better market the program such as recognizing the size of each agency in the awards catalog.

Fellows- Continue the collaboration with the Emerging Leaders. Work with regions and chapters to increase the number of applications and create more opportunities for the Fellows to be engaged with the membership.

Emerging Leaders- Continue to submit session ideas for conferences and plan events for Emerging Leaders. Look into the possibility of holding a sponsored hospitality suite or reception for Emerging Leaders, adding an Emerging Leader representative to the Regional Presidents meeting to bring more awareness of the group, including articles written by and about the Emerging Leaders in the Monitor or Journal.

IT- continue to meet with NAHRO staff on technology updates and provide feedback.

Marketing and Relationship/Partnerships Subcommittees- Continue to have the two subcommittees meet and review and create future survey questions.

Conference- continue to participate in the site selection process and work with the Site Selection Task Force to revamp it. Continue with the First-Time attendee's overview and with other committees' functions such as Emerging Leaders, and representation on the National Conference Planning Committee.

Strategic Plan- Continue to work on Strategic planning and new tasks as needed.

Small Agency Task Force

Marty Ryan, SATF Chair



- Community Service Requirements
- 14 Day REAC notification

The SAAC expressed the need for assistance to small PHA's with providing guidance and templates when there are policy changes. An example was Procurement Policy.

Since our initial call, the COVID-19 Pandemic has been at the forefront of our agencies. Our focus has been on sharing best practices to navigate with our boards, employees, residents, tenants and landlords.

HUD has published Notice PIH 2020-05 <https://www.hud.gov/sites/dfiles/OCHCO/documents/2020-05pihn.pdf> for Statutory and Regulatory Waivers that can be used during the pandemic.

I continue to rely on the experts at NAHRO to assist with our monthly conference calls. Their knowledge and support is invaluable.

Here is their contact information:

Georgi Banna	gbanna@nahro.org
Tess Hembree	thembree@nahro.org
Eric Oberdorfer	eoberdorfer@nahro.org
Tushar Gurjal	tgurjal@nahro.org

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



Greetings NCRC Board Members,

I apologize in advance for the vagueness of my report.....I'm exhausted with written correspondence and conference calls trying to stay on top of the COVID-19.

Our committee has been convening via conference call on the 1st Thursday of each month at 1pm CST.

There is representation from all eight states of our region.

Marty Ryan – Chair - Iowa
Sharon Carlson – Co-chair - Michigan
Lily Walton – Illinois
Amy Jacobowitz – Indiana
Crissy Lawson - Indiana
Toni Anderson - Indiana
George Guy – Indiana
Lorri Brookman – Michigan
Jill Bengston – Minnesota
Anthony Nussbaum – Nebraska
Jenna Jenkins - Ohio
Rebecca Kralewski – Wisconsin

On our initial call in March, it was discussed about HUD narrowing flexibility to small and rural PHA's. Two of the main changes are that HQS inspections can be conducted every 3 years after you complete the next scheduled inspection and that Environmental reviews are not required for projects less than \$100,000.00. HUD will publish a streamlined Environmental review for projects over \$100,000.00.

The NAHRO SAAC has 5 goals/initiatives:

- Regulatory reform
- Portability
- Davis Bacon



Legislative Report

Jim Dewey, NCRC Legislative Chair

As I write this report, we are all in unprecedented times, and I hope all of you are safe, healthy and doing what you can for the resi-

dents we serve. The long-awaited HUD Regulation Waiver notice came out in response to the CARES Act. As this notice provides both regulatory and statutory waivers, I encourage you to review and implement what is best for your agency to continue business as close to normal as you can. Some topics to look for will include:

- Suspended/delayed HQS Inspections
- CFP Obligation and Expenditure extension of 12 months
- FYE Audit extensions
- 5 year and HCV Administrative Plan submission extensions
- SEMAP score submission waiver
- PHAS score submission waiver
- Extending resident self-certifications along with fax and email signatures being accepted

What's not in this notice but expected soon from HUD is the subsidy allocations for our programs as approved within the CARES Act stimulus package. Be sure to look for that coming from HUD in the coming days.

Our NCRC Legislative Advisory Committee worked hard to produce yet another Legislative Paper for NCRC members to utilize during our virtual hill day meetings. A big thank you to Amber Skoby who was the mastermind behind creating this year's incredible document. After polling our 8 states about Hill Day, it sounds like the virtual visits went very well, and most were able to spend more time than usual having our important program discussions.

National Legislative team has and will continue to hold COVID-19 Leg Net Check-In calls on Tuesdays and Thursdays at 1:00 pm to 2:00 pm. To be included in the calls, please feel free to reach out to Tess Hembree at THembree@nahro.org to be included in the meeting updates.

Keep an eye out for upcoming Advocacy letters to be posted in the Advocacy Center through National NAHRO. They have continued to produce letter's so we are not forgotten in the future stimulus packages Congress will be considering and passing.

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

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

Housing America Task Force Report

Anna Judge, Housing America Poster Contest Chair



As a member of the Housing America Advisory Committee, my job is to get the word out on the street on opportunities to showcase our youth and their talents! I encourage each and every one of you to read up on these opportunities and promote these contests to your residents now, and in the upcoming years. If they youth don't know about them, how can they win?

"What Home Means to Me" Poster Contest

Due to the COVID 19 pandemic, the regional poster contest has been extended until **May 15, 2020**. Please be sure to have your state winning entries to me by the deadline. At the annual conference in August, we will be unveiling the winners of the "What Home Means to Me" poster contest.

This year, like every year, will prove to be another difficult year for judging these posters as our artists have extra time of their hands once they complete their daily virtual learning.



The 3 posters chosen to represent the NCRC region will receive \$100 each from the region and will then be sent on to the national competition. At the national level, the top twelve winners will receive a \$100 VISA gift card, and their artwork will be showcased in the following year's calendar. The grand prize winner will receive an iPad, as well as transportation and lodging for NAHRO's Washington conference in DC, their artwork framed, and a tour of Capitol Hill for them and a family mem-

ber.

In the current 2020 calendar you will find **two** out of our regions three entries which were made by Jayden Lattimore hailing from Minnesota and Gracielle Colon from Illinois. Who from our region will be published in the 2021 calendar?? Stay tuned in to find out.



Scholarship Opportunities

Member Services will be awarding the 2020 Ernest J. Bohn Educational scholarships in Chicago as well. Out of the two winning applications, one will be awarded 1st place and will be sent on to National NAHRO to be awarded an additional scholarship of anywhere from \$1,000 to \$6,000.



In 2017 NAHRO started its own scholarship program known as the "National Merit College Scholarship Program". This scholarship opportunity gives out \$15,000 annually to 8 winners from across the country (one to each of the 8 regions). In 2019, Emily McKenzie, from the Duluth HRA in Minnesota, was the winner and received a \$1,000 scholarship from NAHRO on top of her scholarship awards from NCRC and Minnesota NAHRO. We are looking forward to unveiling next years winners at NAHRO conference in Boston.

A big shout out to each state that took the time to market and submit posters and applications for these two contests. They are all winners in our books!

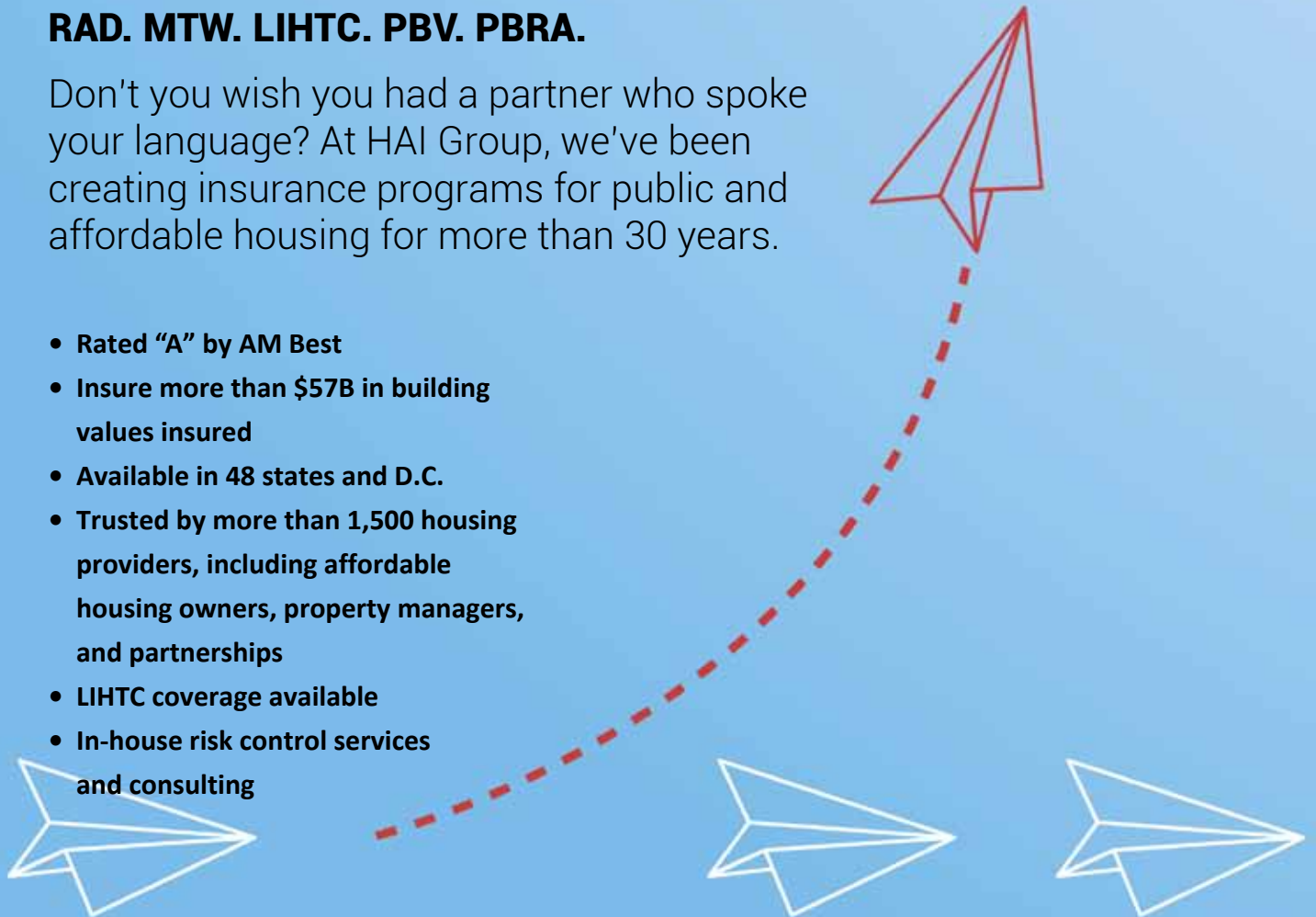
OUR INSURANCE PROGRAMS AREN'T FOR EVERYONE.

(That's what makes them so good.)

RAD. MTW. LIHTC. PBV. PBRA.

Don't you wish you had a partner who spoke your language? At HAI Group, we've been creating insurance programs for public and affordable housing for more than 30 years.

- Rated "A" by AM Best
- Insure more than \$57B in building values insured
- Available in 48 states and D.C.
- Trusted by more than 1,500 housing providers, including affordable housing owners, property managers, and partnerships
- LIHTC coverage available
- In-house risk control services and consulting



FOR MORE INFORMATION

Contact Ken Merrifield today at
800-873-0242, x 291 or
kmerrifield@housingcenter.com.

www.housingcenter.com



HAI Group®

HAI Group® is a marketing name used to refer to insurers, a producer, and related service providers affiliated through a common mission, management, and governance. Property-casualty insurance and related services are written or provided by Housing Authority Property Insurance, A Mutual Company; Housing Enterprise Insurance Company, Inc.; Housing Specialty Insurance Company, Inc.; Innovative Housing Insurance Company, Inc.; Housing Investment Group, Inc.; and Housing Insurance Services, Inc. (DBA Housing Insurance Agency Services, Inc. in NY and MI). Members of HAI Group provide commercial property and casualty insurance to affordable housing organizations, public housing authorities, and related entities. Not all products are available in all states. Coverage is subject to the terms of the policies actually issued. A risk retention group or surplus lines insurer may provide certain coverages. Risk retention groups and surplus lines insurers do not participate in state guaranty funds, and insureds are therefore not protected by such funds if insured by such entities. For a complete list of companies in the HAI Group family, visit www.housingcenter.com.



IRGE Committee

Ann McKenzie, Vice President of IRGE

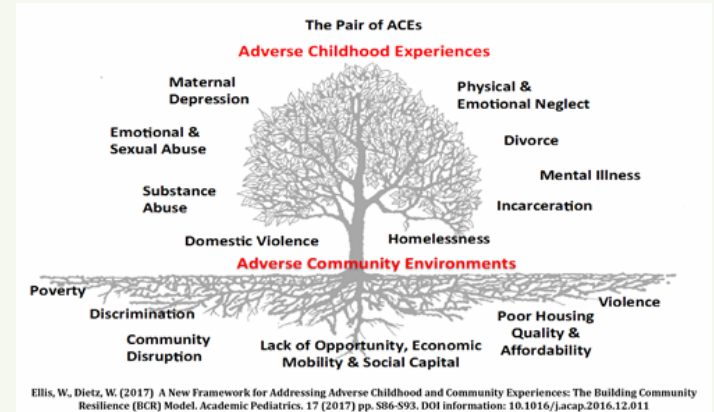
How our world can quickly change. Last year, when I ran for the NCRC Vice President of the International Research and Global Exchange (IRGE) committee of NAHRO, the committee looked like a great

way to get more involved with NAHRO nationally. Who would have known that this year we would be facing an **international** pandemic.

Following what seems like a worldwide “Stay Home” order, IRGE held our 1st Quarter 2020 meeting on-line, of course. Our Chair, our fellow NCRC member Alan Zais, kept us on track as we discussed our committee goals and how they fit NAHRO’s overarching goals. In case you did not see it yet, in February, the NAHRO Board of Governors added a new 2019-2021 Goal to “Advance diversity, equity and inclusion as crucial to healthy communities.” What foresight! The IRGE committee will be grappling with how we work toward that goal.

Alan scheduled Ron Clewer (also an NCRC member) to present regarding health and housing. Those of you who attended the 2019 NCRC conference in Omaha, Nebraska will remember how Ron clearly showed us the connection

between healthcare and affordable housing. The following image—which Ron shared—really drives the point home. Affordable housing is a basic need for health.



It has become clearer through the last few months how the connection between health and housing has international scope. IRGE will further explore this timely topic.

Working with NCRC gives me hope through this difficult time. I wish to share that optimism with you as we anticipate a flattening of the curve and a return to social spaces. In the meantime, think globally and live very locally.

Ann McKenzie amckenzie@thecha.org or 312.913.7656.



Community Revitalization & Development Report (CR&D)

William Pluta, Vice President of CR&D

Greetings From Sheltering In Place in Chicago,

Like many of my colleagues, I’ve been working remotely from home since mid-March. It initially

looked like it would be to be more convenient, but with everything going on in the housing and health worlds, it has called for longer days to try to respond to our customers’ housing needs as soon as e. I know that we all have been inundated with information from NAHRO, HUD, and other-sources, so I decided to provide an abridged version

of this report, as you likely have seen and read many of the documents referenced here. As such, here are the highlights on the CRD side since we last met:

-The FFY 2020 HUD appropriations bill was signed into law on December 20, 2019. . CPD allocations were announced by HUD on Valentines Day, February 14, 2020 for local and state CDBG, HOME, ESG, and HOPWA Programs. HUD has still not posted or released funding allocations for the State-administered Housing Trust Fund. Many local government and State grantees were beginning preparation of their HUD

Consolidated Plans when the COVID-19 pandemic started becoming more widespread.

-Congress took relatively quick action to address the immediate public health needs with the passage of two bills, followed by the passage of the CARES Act, which finally addressed the country's immediate housing needs. Besides somewhat minimal funding on the Public Housing and HCV side, it included supplemental allocations of CDBG (\$5B), ESG (\$4B), HOPWA, Section 8 PBRA, and other programs, but not HOME or HTF.

-With CDBG, HUD announced local and state allocations of the first \$2B in early April, to be followed by \$1B to states and \$2B to be allocated using . HUD is yet-release COVID-19 formula. HUD issued a brief CDBG waiver memo on April 9th, to be followed by a more extensive posting in the Federal Register (date unknown at this time). Many CDBG grantees are looking at providing emergency assistance to qualifying local businesses, as well as possibly providing emergency rental assistance under Urgent Need. The 15% cap on public services was also waived in the statute. HUD seems to be allowing CDBG grantees to do a simplified version of its Consolidated Plan Substantial Amendment process, incorporating the CARES Act funds into its FFY 2019 Action Plan, and is developing a sources and uses format for this., as well as requiring amending the citizen participation plan, under which HUD has reduced the public comments period to a minimum of 5 days (from 30 days) and allowed virtual/electronic public hearings. While it appears that HUD is extending its deadline for FFY 2020 Consolidated Plan submissions to August 16, 2021, grantees able to submit as early as possible are encouraged to do so. It is unclear on how such delays will impact access to FFY 2020 funding, as this generally requires con Plan approval followed by HUD's grant agreements. More direction on entering all of this into IDIS is also forthcoming from HUD.

-Regarding ESG, HUD announced the allocations for the first \$2B to local and state grantees in early April, with the second \$2B to be allocated using the yet-released COVID-19 formula. HUD issued a major waiver memo on April 1st for ESG, Continuum of Care, and HOPWA grantees. These provided greater flexibility to do homeless prevention, emergency rental assistance, and rapid rehousing, and lifted the cap on emergency shelter assistance. You are encouraged to review this memo, as it also covers FMRs, HQS inspections, PSH, case management, Consolidated plan issues, and other important items.

-While not included in the CARES Act funding, HUD also released a set of waivers for the HOME Program on April 9th,

as well as a separate one for the HOME Tenant Based Rental Assistance Program (TBRA), allowing greater flexibility for the latter to more adequately respond to COVID-19 rental assistance needs.

-NAHRO and HUD have both emphasized that in almost all cases grantees (and PHAs) must notify HUD in writing (at least via e-mail) of which of all of these program waivers each grantee plans on utilizing. CPD is setting up a separate e-mailbox, and must receive these at least two days before implementing.

-Regarding LIHTCs, again there were no additional resources provided through the CARES Act, but major organizations such as NCSHA and ACTION have requested additional guidance from IRS on relaxing some of the major statutory and regulatory requirements, including extensions of the 10% test and placed-in-service requirements. IRS has existing authority to deal with some of these via earlier notices published in response to federally-declared disaster areas, of which now all 50 states have been designated. Rather than getting lost in the weeds here, please see the following notices on the IRS website: 2014-49; 2014-50; 2018-58; and 2020-23. I'd also suggest checking with your state credit allocating agency, usually the state HFA, for which of these waivers or extensions it is planning to provide.

Finally, a little on "CARES Act II". As you likely already know, NAHRO and other public housing organizations are proposing additional increased funding for the Operating Fund, HCVs, TPVs, and Capital Fund grants to address the "under-funding" of these programs. In addition, affordable housing groups, such as NLIHC, NCSHA, CHCDF, and others are proposing additional funding for emergency rental assistance, HOME-TBRA funding, and LIHTC Operating Assistance, as well as passage of the Affordable Housing Credit Improvement Act, which would increase the per capita amount of credits by 50% over 2 years. There is also a proposal for a Housing Assistance Fund, which would be an emergency mortgage assistance program run by State HFAs, similar to the Hardest Hit Fund program run through the Treasury Department in response to the 2008-2009 housing recession.

Finally, public comments on the proposed OCC/FDIC Community Reinvestment Act (CRA) rules were due April 8th. In the middle of all this, I hope you had time to submit comments on this important law.

Sorry for the lengthiness here, but this is actually the short version! Looking forward to talking with all of you on next week's Board meeting call. Be well and Stay safe!

Regional Service Officer Report

Cheryl Anne Farmer, RSO



Helpful Links to help you through the COVID-19 Pandemic

Protect Yourself: <https://www.cdc.gov/coronavirus/2019-ncov/prepare/prevention.html>

Manage Anxiety & Stress: <https://www.cdc.gov/coronavirus/2019-ncov/prepare/managing-stress-anxiety.html>

Find your local food bank: <https://www.feedingamerica.org/find-your-local-foodbank>

Activities for Kids: <https://indyschild.com/70-things-to-do-with-kids-now-that-were-all-stuck-at-home/>

Ultimate Guide to Google Classroom: <https://www.common sense media.org/blog/parents-ultimate-guide-to-google-classroom>

Educational Apps That Don't Need Wi-Fi or Data: <https://www.common sense media.org/lists/educational-apps-that-dont-need-wi-fi-or-data>

Free Member Benefit for NCRC Members

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

HDS Win
Dwelling on what's important
It's our focus.

Innovative software, services and support designed for your Housing Management needs

- Comprehensive software modules
- Maximize productivity and data quality
- Robust reporting and output options
- Extensive mail merge letter capability
- PIC submissions, assistance, and training
- Easy to use

Professional customer service with a personal touch!

PO Box 883 • West Salem, WI 54669
www.HousingDataSystems.com
Sales@HousingDataSystems.com
(608) 786-2366

HDS
HOUSING DATA SYSTEMS

A HOUSE IS MORE THAN A HOME.



At Johnson Controls, we know that a house is greater than the space between the four walls. It's someone's home. And even more, their safe haven.

We can provide the access controls, life safety systems and other equipment you need to secure your housing units. But even more important, we can provide the expertise to plan for and protect your residents.

We call it Building Efficiency. You'll call it a smart way to secure your

Contact Johnson Controls' Public and Affordable Housing Solutions Account Executive, Joe Pash, today at 317.677.3080, or email Joe at joe.pash@jci.com.





NAHRO Online Trainings

Learn Wherever You Are!

SCHEDULE

April 2020

April 15
Excellence in Customer Service



Communicate effectively and build rapport with your customers!

April 22
HCV Homeownership Calculation



Determine family eligibility, review verification requirements!

April 23
Intro to Salary Studies



Ensure your agency's compliance with HUD requirements

April 29
Leadership Development



Learn how to handle a crisis, manage stress and become a stronger leader!

May 2020

May 6-7
Workshop for Executive Directors



Maximize your agency's staffing and fiscal operations

May 13-14
Strategic Planning



Get a step closer to becoming NAHRO certified!

May 20
Ethics for Specialists



May 21
Ethics for Management

Get a step closer to becoming NAHRO certified!

May 27-28
Ethics for Commissioners



Get a step closer to becoming NAHRO certified!

June 2020

June 3
Affordable Housing ABCs



The perfect introduction to affordable housing!

June 10
HQS Refresher



Sharpen your Housing Quality Inspection skills!

June 17
Labor Standards



Learn how to monitor compliance and detect willful non compliance

June 24-25
Procurement & Contract Management Refresher



Review the basic elements of procurement and contract management!

Free Member Benefit for NCRC Members

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

Utilize our Member Forums

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

[General Forum](#)

[Small Agency Forum](#)

NAHRO Professional Development **Training Calendar**

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

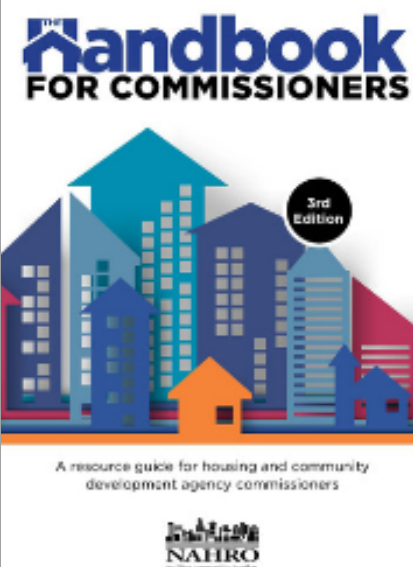
Additional regional, state, and local trainings:

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

2020 National NAHRO Conference Dates

National Conference & Exhibition

October 1-3
Marriott Orlando World Center
Orlando, FL



NEW EDITION!

NAHRO's Handbook for Commissioners

BUY NOW

STATE CHAPTER REPORTS

ILLINOIS CHAPTER

Jackie L. Newman, President



Since COVID-19 – these signs have been popping up across my City!



Like many of you, ILNAHRO has been working over these past months navigating through COVID-19 information; this includes Executive Orders from our Governor, HUD, CDC, WHO and the Illinois Department of Public Health. We have been working in cooperation with our North Central Regional President, Mr. George Guy and NAHRO leadership to ensure important messages and information is widely disseminated to our Housing Authorities within the State of Illinois. We have been sharing best practices and lessons we are learning during this unprecedented time in our nation. ILNAHRO has also been busy promoting, as a priority, the importance of advocacy on a national level and ensuring our voices are heard by HUD on CARES Act funding. We continue to serve as a resource for our Housing Authorities as we navigate through HUD PIH notices and FAQ's.

ILNAHRO hosted a virtual session on: "Transitioning from COVID-19: From Shelter in Place to Re-Opening". Our National President, Sunny Shaw; NCRC Regional

President, George Guy and our HUD Director, William Dawson joined us and shared invaluable information. Other HUD officials on the call included Eleny Ladas and Towanda Macon. ILNAHRO representatives shared material (and a template) on developing a Continuing Operations Guide & Transition Plan and steps to consider when a resident test positive. Labor Attorney, Ben Gehrt provided invaluable information on things to consider when recalling the workforce. Participation and the interest in the session exceeded our expectations!

Understandably, our Regional Conference scheduled for the month of April in Chicago was postponed due to the Coronavirus pandemic. While we were extremely excited about gathering as a region, networking with old friends and making new friends and learning from the planned workshop topics, as well as enjoying an evening with some of our colleagues watching a Cubs game, what was most important to us – is your health and safety!!

But of course, there is great news!! The conference is still going to happen. . . . it will happen virtually August 24-26, 2020 – so mark your calendars now – really mark them right now!! Our Regional Conference Committee has been very busy 're-imagining' our regional conference. We want to ensure workshop sessions are timely, relevant and applicable to where we believe our nation will be as we approach the Fall. We are committed to honoring your time as you balance the new way of doing business with professional development opportunities; so, the structure of our sessions may be just a little different. Thank you in advance for your understanding and being flexible. In the words of my husband Roy – "Blessed are the flexible, for they shall not be bent out of shape"!!

Shelter in Place!! Stay Safe!!



INDIANA CHAPTER
George Guy, President

- The Indiana Chapter of NAHRO is pleased to provide its report.
- Due to the COVID-19 pandemic and the restrictions placed on large gatherings, we're working on postponing the 2020 IN NAHRO Conference until September. We are working with the hotel and event center to make these necessary adjustments and we anticipate having additional information out within the next month.
- We've begun hosting weekly calls for all IN PHA's to provide a forum to ask questions and discuss best practices as it relates to COVID-19. In addition, we've engaged our local HUD Field Office and our State Finance Authority, IHCD to discuss the CARES Act and the recently published HUD Waivers during these calls.
- We spoke with Sen. Mike Braun, Sen. Todd Young, Congressman Jim Banks, Congressman Trey Hollingsworth, and Congresswoman Jackie Walorski, and outside of Hill Day, Congresswoman Susan Brooks. PHAs shared out COVID-19 was directly affecting their districts and shared three key asks:
 - 1. Additional funding for rental payments for Section 8 and Public Housing –Amber Skoby (Executive Director, Bloomington Housing Authority) shared how 15-20% of her clients will lose some to all of their income due to COVID 19. This is a similar story across our state. Housing authorities do not have the reserves to make up the shortfall in payments.
 - 2. Additional funding for coronavirus related activities- Most Indiana PHA's are now teleworking and have incurred significant costs to make this happen so quickly. We've also incurred significant costs for personal protective gear for our maintenance staff as well as increased cleaning activities in order to keep our residents

and staff safe. The situation is obviously still unfolding and we fully anticipate other unforeseen expenses coming into light.

- 3. Additional regulatory flexibilities- The third phase of the stimulus package gave Secretary Carson some flexibilities, but our communities are all being impacted differently and we need to make sure we can act in an autonomous way that provides security to our clients. Additionally, many PHA's are in the process of Low Income Housing Tax Credit project deals and RAD conversions. We need financial regulations to be amended in light of COVID 19 slowing down construction and manufacturing.
- A number of these items have been addressed by the HUD waivers, but it is important to make sure the deadlines that were given in the HUD waiver notice will really get us back to a place of "normalcy".
- Each of our elected officials appeared to be enthusiastic and expressed willingness to assist in any way possible for their constituents.
- I'm proud to say the YIMBY Act (H.R. 4351), which was co-sponsored by Indiana Congressman Trey Hollingsworth, was passed with bi-partisan support in the House. The Senate companion bill (S. 1919) was introduced last summer by our own Senator Todd Young. It's remarkable to see Indiana taking the national spotlight in regards to offering solutions for the affordable housing crisis. We need to keep the momentum going by first pushing to make sure the bill is brought up for a vote in a timely manner in the Senate and second, petitioning Senator Mike Braun to vote "yes" on the bill.
- IN NAHRO was set up as a non-profit originally by NAHRO. This has become an issue with many state chapters. The IN/IL NAHRO Conference was set up under a housing authority rather than a NAHRO organization, so taxes were due and the conference lost money. To regain non-profit status, IN NAHRO could work with a tax accountant; however, reinstatement fees would come at a high cost for a state chapter. Another option would be to start a completely new non-profit organization, with a new name, but still be affiliated with NAHRO, similar to OHAC. We are working with NAHRO COO, Chuck Wellard on a plan going forward.



IOWA CHAPTER **Steve Rackis, President**

Due to COVID-19, Iowa NAHRO cancelled the 2020 Iowa NAHRO Conference which was scheduled for April 7-8, 2020. We will discuss the

potential for a rescheduled conference at our April 23, 2020 Board meeting.

Iowa's Virtual Hill Day was a success! Our talking points, in order were: 1. Discussing the impacts of COVID-19 on participants and operations. All our members of Congress were concerned about Housing Authorities being able to continue to operate in this environment and provide critical services.

2. We thanked the Iowa delegation for their support of the stimulus packages, but also pointed out that the last time Housing Authorities were fully funded (HCVF Administrative fees and HAP) was fiscal year 2003. We shared the impacts of the funding shortfalls; espe-

cially, the budget reductions that came with sequestration. Examples of current budget issues Iowa Housing Authorities are facing include increased expenses to a file server into the cloud because the onsite server could not handle the increased remote traffic and increased information technology expenses to allow for remote access. Our legislators reported they were supporting increases for domestic programs in the 2021 budget.

3. Regrading portability, Senator Grassley reported that the Office of Inspector General is wrapping up their program audit of portability in the HCV Program and Grassley is awaiting the IG Audit Report he requested. Senator Ernst continues to move forward S.912 on portability reform and her staffers continue to work with neighboring states. House members we visited with plan to discuss support for a House version of Senator Ernst's bill on portability reform.

4. We also discussed an expansion of Moving-To-Work opportunities. Senator Grassley requested an additional paper from Iowa NAHRO on the benefits of MTW and Grassley will send this with a cover letter to HUD Secretary Carson. Iowa NAHRO position paper is attached.



MINNESOTA CHAPTER **Bryan Hartman, President**

The Minnesota NAHRO chapter has been working hard to provide timely and relevant information to our members on the COVID-19 pandemic and how to operate their agencies in this time of crisis. With a state-wide stay at home order in place, many of our

agencies are adapting their work in ways never anticipated. MN NAHRO is providing information to our members in several ways.

The staff of MN NAHRO has created a COVID-19 information page, linked from our home page: www.mnnahro.org.

This page offers a number of resources and links on topics including: state and federal health information on COVID-19; sample agency policies and forms for responding and adapting to the crisis; program administration notices from HUD and state of Minnesota; and also community/resident information for managing multi-family properties. This page is updated at least weekly with the most up-to-date information that is important to our members.

MN NAHRO has also been hosting free conference calls for members to share information and to host speakers who can share timely information and best practices for managing their agencies and programs during the crisis. These calls also offer the opportunity for asking questions and identifying topics for future calls. Speakers have included a human resources professional who spoke on the impacts the crisis has had on managing staff and new state and federal requirements; public health officials; and local agency members sharing their experiences and what has worked well for them. These call-in opportunities will continue as

new information comes out and topics are identified.

The Board of Directors of MN NAHRO meet on April 15th to make the difficult decision to cancel our three-day spring conference which was to be held at the end of May. This decision was made in order to protect the health of our attendees and employees at the venue. The Board and MN NAHRO staff are now exploring a variety of options, including an abbreviated virtual conference and possibly and expansion of our Leadership Retreat in July.

The current stay at home order in Minnesota has curtailed most non-emergency work by our state legislature, MN NAHRO will continue to advocate for our 2020 legislative priorities when normal operations resume. Our priorities for this year's session are detailed below.

MN NAHRO Legislative Policy Priorities for 2020

- Seek \$200 million Housing Infrastructure Bonds to finance affordable housing of all types across the

state. This includes rental and supportive housing and homeownership opportunities.

- Seek \$100 million in general obligation bonds to finance public housing rehabilitation projects to preserve and improve housing that is a critical asset for our most vulnerable residents, including seniors, families with children and those with disabilities. Based on a 2019 report, the state's public housing has over \$187 million in critical needs.
- Support the efforts of the Homes for All coalition and its advocacy work at the legislature for funding of affordable and supportive housing and related priorities.
- A recent addition to our priorities is the support for MN Senator Tina Smith's federal bill to create a \$25 million grant program within HUD that would allow PHA's to install automatic sprinklers in public housing facilities.



MICHIGAN CHAPTER, Zachary Fosler, President

Greetings,

I hope this report finds you and your families safe and in good health. Some updates from Michigan:

We have canceled our 2020 Spring Conference on account of the COVID-19 pandemic. Our board will be meeting again at the end of May to discuss whether our fall conference will be moving forward. Some discussions have taken place around whether to attempt some type of virtual event, but no decisions have been made yet.

At the encouragement of NCRC President George Guy and our National CEO, Adrienne Todman, I am planning to begin holding COVID-19 Roundtable Zoom meetings with Michigan NAHRO members. This will be an opportunity for members to seek guidance and advice, share best practices, or sometimes just vent. We want to be a resource for our members during this challenging time.

Thank you and I wish you all the best.



NEBRASKA CHAPTER

Trine McBride, President

Like all of you across the nation we have been using most of our resources and staff in addressing the health crisis. Our time is spent drafting policies and implementing procedures for a situation we never imagined would have to deal with.

Also, like all of you, I have participated in numerous conference calls and webinars, trying to keep updated with the changes to our programs. I want to thank NAHRO for acting quickly in providing housing authorities with information and guidance. If I ever questioned the value in our membership with NCRC and NAHRO, I no longer!



The State Chapter has canceled the annual Maintenance Conference and Fall Conference. Those conferences will be rescheduled in 2021. We will be offering a NAHRO online training to all our Chapter members in place of the Fall Conference.

The Chapter offered a two day training on UPCS and INSPIRE in Grand Island, prior to the health crisis. John Emery presented an excellent and informative training. We received excellent feedback from attendees on John's ability to keep executive directors, office staff, and maintenance staff interested. This training was followed by a three day training on HQS for agencies administering Section 8 Voucher Program.

OHIO CHAPTER

Ralph Chamberlain, President



OHAC is doing its best to keep up with COVID-19 developments in our state and nation, and we are making efforts to ensure our membership is informed. About a dozen member directors have

volunteered for the COVID-19 Ad Hoc Committee which generally meets weekly by tele-conference and shares information with the general membership.

Of course, due to COVID-19, OHAC canceled the Annual Spring Conference which was to be held April 29 – May 1, 2020, at the Sheraton Suites Akron Cuyahoga Falls. The group plans to return to this location for the Spring Conference in 2021. Of course, hindsight is 20/20, and the group is reviewing future options for conference and liability insurance if such is deemed necessary. Meanwhile, the Fall 2020 Conference is still planned to go forward in Columbus from September 9-11, 2020.

We are hopeful to be able to present additional stand-alone training opportunities to the membership this summer and fall to offset the lost opportunities from having to cancel the Spring Conference. Tentative plans for a Multi-family Rent Calculation class are being made for the June/July timeframe. Also, we hope to offer a stand-alone training with Dennis Morgan on

Administrative Plans sometime this summer, as well.

Our Scholarship Committee made a determination to extend our scholarship application deadline to the committee to June 12, 2020, due to the ongoing school "closures" and stay at home orders in Ohio.

We enjoyed the NCRC Workshop and Board Meeting held in Chicago in January 2020. The information, perspectives, and dialogue shared with the other participants was helpful and engaging.

We continue our legislative advocacy at the state level, but not much action is pending with previously noted bills due to the focus on COVID-19 and the upcoming election cycle.

We look forward to returning to our old sense of "normal" in the near future, but in the meantime, keep up the good work and laugh at my updated photo with my face covering. Finally, I shared the following with the OHAC Membership on March 23, 2020, but it applies to our regional counterparts, as well:

I believe Ohio's Health Director, Dr. Acton, said it best yesterday, "I'm not scared. I'm determined..." It is a scary time for many of the clients we serve and for us, as well; but with the resolve I have seen among each of you, I am overcome by that determination, not fear. There has been a lot said about the "new heroes" of doctors and nurses in dealing with this pandemic, rightfully so. Yet, you should each wear your own badge of honor and courage in continuing to provide what are some of the most basic needs for the most vulnerable in our community. I am proud of the work we do, and I am honored to be able to have my small role standing (6 feet away from but) next to each of you.



WISCONSIN CHAPTER
Sarah Boss, President

Waha has been busy weathering the COVID-19 pandemic, along with the rest of the country. We remain committed to supporting our housing partners in any way we can.

Our annual Spring Conference was cancelled along with our April Board meeting. There are no plans to reschedule the Spring Conference.

Waha is still planning on the fall conference scheduled in mid-September. We hope that all goes well to meet and connect in a safe way.

Wisconsin housing authorities continue to have the great fortune of participating in a monthly teleconference call with our local HUD office. A bi-weekly call is also starting this month to allow more in-depth conversations around COVID-19 procedures.

Our next Board meeting is scheduled for May 19, 2020 by teleconference.

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



Visit us at
haas-inc.com

Housing Authority

ACCOUNTING SPECIALISTS

919 Hoeschler Dr., Suite 200
P.O. Box 545
Sparta, WI 54656
Phone: (608) 269-6490
Fax: (608) 269-6234
info@haas-inc.com

Helping your housing agency function better through accounting!

Specializing in fee accounting exclusively for PHA's since 1968
We currently service over 100 PHAs in 6 states

**THANK YOU!!! NCRC NAHRO
website sponsors!!**

Support from wonderful partners make it possible for NCRC NAHRO to continue to do great things for our membership.

GORMAN
& COMPANY





169 Templar Ave. • Pinckney, Michigan 48169 rso@ncrcnahro.org • 734-498-2493

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.

The cost of advertising in the newsletter is as follows:

<u>Finished Size of Ad (width x length)</u>		<u>Cost per issue</u>
Full Page	7.5" x 10"	\$420
Half Page	7.5" X 5"	\$324
Third Page		\$276
Quarter Page	3.5" X 5"	\$235
Medium/Small ad	3.5" X 3.5"	\$204
Business Card	3.5" X 2.5"	\$175

The NCRC NAHRO Newsletter is published four times a year. Advertisements will be accepted on a first come, first serve basis. Limited space allotted.

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

If you are interested in advertising with us, please send a high resolution file (at least 300 DPI) to rso@ncrcnahro.org prior to the deadlines above. Preferred files include tiff, eps, or high resolution pdf. Please contact the NCRC NAHRO office at (734) 498-2493 or email to the above address with any questions or requests for further information.

Company Name _____

Contact Person _____

Address _____

City/State/Zip _____

Phone _____ **Email** _____

Amount Enclosed _____ **Paid with Check #** _____

Ad Size: ☐ Full Page ☐ Half Page ☐ Third Page ☐ Quarter Page ☐ Medium/Small ☐ Business Card

Print our ad in the following newsletter issue(s):

☐ Winter ☐ Spring ☐ Summer ☐ Fall



**It's not too late to
become a current
member!**



Sign up today on the NCRC website at www.ncrcnahro.org
or contact the NCRC Office at 734.498.2493.

Visit our website at www.ncrcnahro.org



169 Templar Avenue

Pinckney, MI 48169

734.498.2493

734.498.8415 fax

rso@ncrcnahro.org

www.ncrcnahro.org