



## President's Corner

Jennifer Keogh, President



Greetings NCRC NAHRO members,  
We are in the final stretch of the dog days of summer and it has been action packed.

As we enter the 9<sup>th</sup> month of my term as President, I thought I would update you on our Progress on the 4 Principles to Guide our work.

### Relevancy

NCRC strives to be a source of **relevant** information to members by providing you with information via email blasts, newsletters, social media (you can find us on [twitter!](#)) and timely session content at conferences. We received excellent feedback on session content our 2018 conference held in Fort

Wayne. Our 2019 Conference committee is already putting together an amazing line-up of sessions for our time together in Nebraska. Our seven work groups created at the leadership retreat in January have been hard at work focusing on: Leadership, Budget/Audit, Annual Conference/Meetings, Small Agency, Legislative Policy and Advocacy, Website/Social Media and Membership, Awards, Scholarships and Emerging Leaders.

### Developing Leaders

In July, more than 900 NAHRO members attended the Summer Conference in San Francisco, Innovate 2018: IMAGINE. We had opportunities to attend top notch sessions, be inspired by Steve Pemberton and cheer on their colleagues receiving NAHRO Merit Awards. Congratulations to all of our NCRC agencies for their success. I know everyone left San Francisco with rejuvenation and desire to imagine and implement.

It has been a pure joy traveling our region and meeting our wonderful members. One of the biggest highlights of my summer was the oppor-

## 2018 Calendar

**NCRC Board Meeting**  
**October 25, 2018**  
Atlanta, Georgia

## 2019 Calendar

**NCRC NAHRO Board  
Retreat & Meeting**  
**January 10-11,  
2019**  
Chicago, Illinois

**NCRC Board Meeting**  
**April 16, 2019**  
Omaha, Nebraska

**NCRC Conference  
hosted by NE NAHRO**  
**April 16-18, 2019**  
Omaha, Nebraska

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tunity to present at the Illinois NAHRO Conference; Changing Neighborhoods-Empowering Families- Changing Lives. The delegation, while small in numbers, were big in heart. I had the opportunity to spend time with members to hear their stories and what drives them to live out the mission of their organization. The word passion has been resonating in my head since I left Rockford. Every single person I met had dedication and passion for their work.

- A Maintenance Director who loves his job so much he will pick up calls from residents any time of the day/night. He believes in teaching refugees about family stabilization that he started his own non-profit to help them go from assistance to self-sufficiency.
- A Deputy Director whose staff told me (continuously) what a joy she is to work for and how they love going to work each day because she inspires them to be their best!
- An Executive Director that has been working in housing for over 30 years who turns around to her office every night and says "Thank you Lord for allowing me to occupy this space."
- A Resident Services Coordinator that is 90 days on the job. She has BIG dreams and visions to stabilize families in her community.
- A CEO whose passion about the visionary work that was done to rehab housing communities shines in his eyes when he tells you about the projects.
- An Executive Director that leaves the conference to testify in front of the senate about rent controls and community issues and then drives back to the conference to present!
- An Executive Director that shares his story to the delegation about when his family was homeless and how it made him feel as a 10-year-old boy. He spoke about how it wasn't his fault; how embarrassed he was and how he never wants any of the families he serves to feel embarrassed because they are poor.
- A homeless coordinator that drives around every single day to homeless camps offering services and help. Whose grit and determination to end homelessness makes you so hopeful for our future

Thank you to Illinois NAHRO Board for the opportunity to present, learn and engage with your mem-

bership. I left Rockford inspired and ready to change lives.



### **Advocacy**

August isn't just about National Night Out events, final summer vacations and back to school. It also about **Advocacy**; one of the pillars of our organization. August provides a unique window to be in touch with your Senator or Representative. Generally, it is a time for Members to refresh and reconnect with constituents, and to plan for their final end-of-the-year legislative push.

This year, our 5-week Advocacy efforts are centered around several issues critical to our membership:

- Full funding of Section 8 administrative fees
- Strengthening and Preserving the Low-Income Housing Tax Credit Program
- Adequate funding for HOME and other community development programs
- The highest possible level of funding for the Public Housing Operating Fund and the Capital Fund.

NAHRO is also making a push to ask Members of Congress to join the newly formed Public Housing Caucus. This Caucus, co-chaired by Congressman Emanuel Cleaver and Congressman Steve Stivers, will be important in the years ahead to ensure that public housing and community development agencies have a strong voice in protecting our programs. And, hopefully, these will be the Members of Congress NAHRO and our industry can count on during times of budget cuts, program changes, and other efforts which hurt low-income people.

NCRC launched the **"The Heat is On! Advocacy**

**8 State Challenge”** with each state competing for the highest number of letters coming out of their state. The winning state will be announced and presented with an award in Atlanta at the October Board meeting.

Draft letters and information are available to you at NAHRO's advocacy center at: <http://www.nahro.org/nahro-advocacy>. Please contact your Member of Congress today. Our industry is counting on you.

### Diversity

We have added 3 NCRC members to the National Diversity, Equity and Inclusion Task Force. Thank you to Joseph Anderson, Damon Duncan and Alisha Gant for stepping forward to be leaders in our organization.

We look forward to hearing about the great work being done through this task force.

NAHRO's Club 21 hosted a documentary screening of 70 Acres in Chicago: Cabrini Green at the Summer Conference in San Francisco. The viewing provided members an opportunity to engage in important conversations about diversity, equity and inclusion—with a focus on housing and redevelopment. Thank you to Eugene Jones, CEO of Chicago Housing Authority, for participating on the panel and offering his perspectives.

Each day I am so grateful for the opportunity to serve as our Regional President. Thank you all for your commitment to our industry.



## Senior Vice President Report

**George Guy, Senior Vice President**

Greetings Officers and Members of NCRC of NAHRO.

I had the opportunity to attend the Summer Conference in San Francisco. The conference held over 600 attendees. The document-

tary screen of 70 acres in Chicago: Cabrini Green, which was well attended. It received very good reviews from peers. I also had the opportunity to facilitate two sessions, Succession Planning: Talent Mobility and Housing and Education: No Cost/ Low Cost Education Strategies.

I plan on assisting our Small Committees on their work. Our goal is to have our committees bring together a comprehensive plan going forward for NCRC.

In August I attended the Texas Housing Agency conference to facilitate a session on Leadership: How to build a Team to Overcome Obstacles.

Lastly, I will be submitting to the membership information on the new ***Task Force on the Impact of the Affordable Housing Crisis*** Indiana Senator Todd Young has co-founded. He and others

are attempting to build a coalition to engage and legislate where necessary on issues of affordable housing. I introduced Tess to Senator Young's staffers at the request of the Senator. The Task Force is seeking the support of NAHRO. I told him I would inform our regional member as well to allow them to engage their representatives. I will be meeting with the Senator on September 10th. I look forward to you providing you more information after my conversation.

As we are seeing this engagement by the way of our representatives, whether it is the Public Housing Caucus or the Task Force on the Impact of the Affordable Housing Crisis, we are beginning to see there is a lot of interest in our industry. More importantly the people we serve. This leaves tremendous opportunity to tell the stories of our agencies in the communities we are located. There is a opportunity for us to lead by engaging and collaborating.

This wraps up my Summer 2018 report.

I look forward to working with you all on achieving our goals and objectives over the next several months.

# Housing Committee

*Rick Moore, Vice President of Housing*



The 2018 NCRC NAHRO Conference and Exhibition was held in Fort Wayne, Indiana earlier this year and has proven to be a tremendous success now that income and expenditures have been balanced and accounted for in the books. It was inspiring to see more than 250 colleagues

in attendance and nearly 50 vender representatives; all eager to immerse themselves in knowledge and expertise from our industry's finest. Not only were National NAHRO leaders, President Carl Richie and CEO, Adrienne Todman in attendance, conference attendees also had the opportunity to hear from Joseph Galvan, HUD Region 5 Director; Unabyrd Wadhams, Deputy Assistant Secretary of Field Office Operations; and John Hall, HUD Indy Field Office Director. Representatives from HUD's

Office of Inspector General (OIG) provided insight on their auditing process, in addition to many other HUD representatives that were gracious enough to present sessions on HUD Hot Topics, Capital Fund Guidebook Training, PIC, MTW, and Lead Safe Housing just to name a few.

Another pressing issue and project in the works is to formalize our "White Paper" or "Legislative Agenda" in an attempt to further NAHRO advocacy in Washington. As representatives of NAHRO, it is imperative that we advocate for our programs and the families we serve at state, regional and national levels. Items currently on the agenda include initiatives such as expanding permanent supportive housing and the availability of affordable homes, increasing neighborhood assistance programs, enabling more local tax abatement for mixed-use development and creating pathways to self-sufficiency. We hope to provide additional insight into this process in the coming months.



## Next NCRC Board of Directors Meeting

**October 25, 2018  
10:15 am - 12:15 pm**

Executive Board of Directors Meeting  
Hyatt Regency Atlanta  
Atlanta, GA

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## IRGE Committee

### Randal Hemmerlin, Vice President of IRGE

One of the best things that I am learning as your VP of IRGE is the Universal Declaration of Human Rights proclaimed

by the United Nations General Assembly in Paris on December 10, 1948. The Declaration is celebrating its 70th anniversary this year. This is a document that you will be hearing more about as time goes by at the NCRC and National levels. At our IRGE Committee meeting in San Francisco on July 26, 2018, we were given a presentation by Matthew Pike, Fargo Housing & Redevelopment Authority on the subject along with two videos that will be distributed later. They were both excellent in portraying the tenets of the Universal Declaration of Human Rights.

When I was at the Canadian Housing Congress in April of this year, speakers were referencing Article 25 of the Declaration and how nations have signed the Declaration and then “forgotten” about the following language:

#### Article 25

1. Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control.

It is the above article that sparks the “Housing as a Right” concept. Speakers were saying that in taking away the right to housing from a people, it is disenfranchising that people and is, in essence, a step toward genocide.

The United States voted in favor of the Declaration in 1948.

The document itself is not a difficult read containing a Preamble and 30 Articles. I invite each of you to read the Declaration at the following website address:

<http://www.un.org/en/universal-declaration-human->

[rights/index.html](http://rights/index.html)

I am including the Declaration in my August 2018 HRA Board packet for my Board members. In addition, I am planning to have a representative of our Red Wing Human Rights Commission give a presentation on it at our next Board workshop. Perhaps I can ask that all of us spread the Declaration at our local levels so when it is brought up at a meeting, or when someone says a “Right to Housing”, we can begin to understand the context of the message.

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# Professional Development Committee

*Sharon Carlson, Vice President of Professional Development*

Nebraska NAHRO continues to plan for the 2019 NCRC Conference that will be held in Omaha in April. PD committee members would like to hear from members about training opportunities they would like to see offered. Please reach out to your state PD Chair and provide your input!

As a special assist for small agencies, Georgi Banna, NAHRO Director for Policy and Program Development will make himself and the policy team available to discuss the impact of provisions for small agencies, contained within the ***Economic Growth, Regulatory Relief, and Consumer Protection Act. The Act was passed May 23, with an effective date of July 23, 2018.*** Georgi and the policy team look forward to invitations to attend chapter conferences to provide up-to-date policy and regulatory information on any topic. Invitations to attend can be electronically submitted via the Speaker Request form <http://www.nahro.org/speaker-form>.

## John L. Carroll Memorial Scholarship for Small Agencies

NAHRO has redesigned the scholarship page and will soon begin marketing the fall application period, scheduled to ***open September 1, with a closing date of October 18.*** Please visit <http://www.nahro.org/carroll-scholarship> for further information and don't miss an opportunity to take advantage of one of the national trainings. All agencies with up to 550 combined Public Housing and HCV units are encouraged to apply.

## Currently scheduled in our regional training centers:

September 17 through 19 – ***Cincinnati Training Center***, Uniform Physical Condition Standards.

October 15 through 17 –  
***Livonia Training Center***,  
Managing Maintenance.

***Thank you Cincinnati and Livonia!*** There is still time to register . . . visit:

<https://nahro.personifycloud.com/PersonifyEbusiness/Default.aspx?TabID=1355&>

## On-Site training

***Interested in training, but have difficulty with travel time and expense?*** NAHRO will bring opportunity to a location of your choosing. A proposal is provided on request, and the cost ratio is spread based on the number of people who participate. Please reach out to learn more or visit <http://www.nahro.org/onsite>.

## RAD

For public housing agencies exploring RAD conversion under the ***Project Based Voucher*** platform, NAHRO is currently offering RAD: PBV. Agencies exploring RAD conversion under the ***Project Based Rental Contract*** will soon have the opportunity for RAD: PBRA. Stay tuned!

Please reach out with any professional development questions or concerns and I will be happy to assist. The next in-person meeting of the Professional Development Committee will be held October 24, 2018 in Atlanta during the Annual Conference.



## 2018 National NAHRO Conference Dates

***National Conference & Exhibition***  
**October 25-27**

Hyatt Regency Atlanta • Atlanta, GA

## 2019 National NAHRO Conference Dates

***Washington Conference***  
**April 7-9**

Crystal Gateway Marriott Hotel • Arlington, VA

***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

# Member Services Committee

*Felicia Davis, Vice President of Member Services*

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The Committee along with NAHRO's President, Senior Vice-President and CEO, discussed proposed dues increase. The discussion was to consider due increases for 2019. The last dues increase for housing agencies was 2 years ago which, helped bring the organization up to cost for services. With the proposed dues increase, NAHRO would be looking to upgrade Professional Development and IT Systems. It was voted to increase dues for 2019 to help NAHRO to keeping improving.

The Awards Subcommittee discussed the reviewing of the awards applications and awards ceremony. They agreed that better marketing was needed including separate promotions for each award. The discussion also included, creating a toolkit for regions to help them market awards and possibly moving the entry date to maybe have an interview for the applicant.

The Marking and Relationships Subcommittee discussed the retaining, recruiting and reclaiming members. They will be working on ways to better communicate member benefits which may entail a video or testimonials.

The IT Subcommittee met with the NAHRO

staff to discuss the IT update. A RFP is out for website design and will be wrapped up in September with the winning firm. The NAHRO staff has been working on the specs for an online group management portal; with the completion members will be able to update contact information in real time.

The Emerging Leaders Subcommittee during the Conference had a Brown Bag Luncheon which was well attended. The Subcommittee have been working with the Fellows and researching the best way to foster a mentoring program (conference calls, emails, etc.). The EL's and Fellows also will be presenting a session at the National Conference in Atlanta, GA, which will be good for any housing professional who are trying to improve their day to day functions.

The next meeting will be in conjunction with the National Conference

**October 25-27, 2018 in Atlanta, GA**

# Commissioners Committee

## Sandra Boutel, Vice President of Commissioners



The Summer Conference in San Francisco is in the books. Over 900 registered fellow NAHRO members attended. The Keynote Speaker Steve Pemberton gave a very emotional testimony of his journey though his life. He has written a book - "A Chance in the World". It is a worthwhile

read.

The National Commissioners Committee is composed of two sub-committees – The Advocacy Committee and The Communications Committee.

The Communications Committee met and is working on finalizing the draft of the Commissioners Handbook. The final draft should be ready for final approval at the Fall Conference in Atlanta in October. It is hoped that it will be in print by the end of the year. A lot of hard work has gone into editing the book.

The Advocacy Committee also has been working on Little Libraries and Advocacy. They have a Mentor's table at each conference to help new attendees with questions and directions.

August is Advocacy month. There are 5 weeks to contact your Congressional people. Each week has a different theme.

There is a competition between the states in the North Central region as to which state sends the most letters into our states Representatives and Congress person. As of August 10<sup>th</sup> Michigan was ahead.

The Committee would like to emphasis on the fourth week which has to do with admin Fees.

By the time this Newsletter is published most of the Advocacy weeks have gone by. You can still participate in the Congressional Public Housing Caucus Advocacy. There is a competition between the regions as to how many Congressman join the caucus. The region that wins will get a complimentary registration at the Washington conference and a complimentary NAHRO training. Deadline for this Advocacy is the National Conference October 25 in Atlanta. Go to NAHRO's Advocacy Action Center and send a pre-drafted letter to your Representatives and Congress person asking he/she to join the caucus.

The Michigan NAHRO will be meeting in Grand Rapids September 12-14.

The Fall National Conference is October 25-27 in Atlanta, GA. See you there.



## Small Agency Task Force

### Marty Ryan, SATF Chair

The Small Agency Task Force (SATF) has had several conference calls since our NCRC board meeting in Indiana. There is representation from all eight states of the region. The task force committee is as follows:

Illinois – Kerri Freytag  
Indiana – Amy Jacobowitz  
Iowa – Jodi Royal-Goodwin  
Michigan – Sharon Maki  
Minnesota – Jill Bengston  
Nebraska – Tina McBride  
Ohio-Jenna Jenkins & Nathan Blatchley  
Wisconsin – Rebecca Kralewski



## Small Agency Task Force Committee Report Continued....

NAHRO offers multiple John L. Carroll Scholarships for small agencies. Here is the link for all of the information: <http://www.nahro.org/carroll-scholarship>

There continues to be growth and awareness of the struggles that Small PHA's experience. Here are links for Regulatory & Legislative Updates:

### Attachments

1. The Credit Access and Inclusion Act of 2017 – <https://www.congress.gov/bill/115th-congress/house-bill/435/text>
2. THRIVE Act – <https://www.congress.gov/bill/115th-congress/house-bill/5735/text>
3. FY2019 House (Committee) Appropriations – <https://www.congress.gov/bill/115th-congress/house-bill/6072/text>
4. FY2019 Senate (Committee) Appropriations – <https://www.congress.gov/bill/115th-congress/senate-bill/3023/text>
5. Demolition / Disposition Guidance – HUD Notice PIH 2018-04 – <https://www.hud.gov/sites/dfiles/PIH/documents/pih2018-04.pdf>
6. RAD Supplemental Guidance – HUD Notice PIH 2018-11 – <https://www.hud.gov/sites/dfiles/PIH/documents/pih2018-11.pdf>
7. HUD Questions on S. 2155 Implementation – <http://www.nahro.org/sites/default/files/searchable/S.2155-HUDQuestions.pdf>
8. S. 2155 – Small Agency Reform Provisions – Starts on Page 46 – <https://www.congress.gov/115/bills/s2155/BILLS-115s2155es.pdf>

Here is a brief summary of the updates of the Small Agency provisions of S. 2155.

#### [S. 2155 – Small Agency Provision begin on page 18](#)

- It became public law #115.174 and was signed May 23, 2018. Effective Date is July 23<sup>rd</sup> (60<sup>th</sup> day)
- Agencies that it effects:
  - # Small PH & S8 with combined units = 550 or less
  - # Provisions on Rural that looks at County whether it is in a metropolitan or micropolitan area (this is still unclear)
  - # Census Blocks: 700 Census blocks that have

0 population

- Inspections:
  - # Section 8: No less than 1 every 3 years
  - # Public Housing: No more frequently than every 3 years.
  - Standards: Interpreted as HQS and will be Pass/Fail not scored
  - Third party vendor will do inspections
  - HUD will determine frequency of inspections, not the HA
- Troubled Small PHA:
  - # Both PH & Section 8: the Secretary may designate a small public housing agency as a troubled small public housing agency with respect to the public housing program of the small public housing agency if the Secretary determines that the agency has failed to maintain the public housing units of the small public housing agency in a satisfactory physical condition, based upon an inspection conducted by the Secretary.
- Environmental Reviews:
  - # Not required to do if project is under \$100,000
  - # Possible increase of Small Purchase from \$150,000 to \$200,000
  - # Possible increase of Micro Purchase from \$3,500 to \$10,000
- Consortia: 180 day enactment (not 60 days)
- Shared Waiting List: Language is not just for Small PHA's.
  - Not later than 1 year after the date of enactment of this Act, the Secretary of Housing and Urban Development shall make available to interested public housing agencies and owners of multifamily properties receiving assistance from the Department of Housing and Urban Development 1 or more software programs that will facilitate the voluntary use of a shared waiting list by multiple public housing agencies or owners receiving assistance, and shall publish on the website of the Department of Housing and Urban Development procedural guidance for implementing shared waiting lists that includes information on how to obtain the software.

If you have any questions or recommendations, please contact me at [albiahousing@iowatelecom.net](mailto:albiahousing@iowatelecom.net) or 641-777-6203.

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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](mailto:joe.pash@jci.com).



# Legislative Report

## Jim Dewey, NCRC Legislative Chair



Advocacy, Advocacy, Advocacy. What more can I say for the NAHRO Advocacy month of August. If you have not yet sent in your letters to your congressional leaders, please consider doing so quickly. As you know Jennifer and I challenged our eight great states to see who can

send in the most letters during this month (GO MICHIGAN). National NAHRO has provided and will provide letters on the following topics during the month:

- **Week 1: Congressional Public Housing Caucus**
- **Week 2: HOME Investment Partnerships program**
- **Week 3: Low-Income Housing Tax Credit**
- **Week 4: Administrative Fees**
- **Week 5: FY 2019 Funding**

National is hoping that over 3,000 letters will be sent out during the Congressional August recess. It is easy to send one in, by just filling out your name and putting in your zip code. NAHRO has done the rest for you. National also has a challenge for the most letters sent out by each region, so come on NCRC let's be the region that sends in the most!

The Senate approved its FY 2019 Transportation-HUD bill on August 1st by wide margin, 92-6. Four housing-related amendments were included, three standalone and a fourth in a large manager's package. One amendment was introduced by Sen. Jeanne Shaheen (D-N.H.) to protect domestic violence and sexual assault victims from unlawful eviction or housing discrimination, another by Sen. Gary Peters (D-Mich.) that requires HUD and the EPA to report

on lead paint removal efforts, and one by Sen. Tina Smith (D-Minn.) to study the preservation of affordable housing through the USDA. The fourth amendment, included in the amendment, was proposed by Sen. Dean Heller (R-Nev.) and it prohibits people who have committed certain crimes (murder, child pornography, trafficking, and other sex offenses) from receiving housing assistance. NAHRO has some possible concerns with the Sen. Heller amendment and will be providing us all with more information as they analyze it more.

Though the Senate has approved THUD 2019, the path forward is unclear. Members of the House have expressed displeasure with the THUD bill, including House Freedom Caucus Chair Mark Meadows (R-S.C.) who mentioned that he thought it was the most controversial spending bill in FY 2019 because of what the Freedom Caucus considers to be unreasonably high spending levels. On the other end of the ideological spectrum, House Democrats are opposed to the bill because they feel spending levels are too low. Between the two groups, there are more than enough "nay" votes to kill the bill, so I suspect we're basically guaranteed a CR at this point.

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

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

# Housing America Task Force Report

*Anna Judge, Housing America Poster Contest Chair*



Summer is flying by and before we know it we will be in Atlanta at the National NAHRO conference.

At the Summer NAHRO conference in San Francisco, *Housing America Task Force* announced the winners of the *NAHRO Merit College Scholarship Program*.

NCRC's very own Sofia Abdullah from Minnesota received a \$1,000 scholarship from NAHRO in addition to scholarships she received from NCRC and Minnesota NAHRO. Sofia is currently enrolled as a junior at North Dakota State University with the plans of becoming a physician.

NAHRO has decided to hold a golf outing to support the *NAHRO Merit College Scholarship Program* during the National Conference in Atlanta. Please stay tuned for more information as it becomes available. Your anticipated support of the scholarship program is much appreciated!

As a reminder, NAHRO will announce the winners of the 2019 "What Home Means to Me" poster contest at the National Conference. NCRC has submitted the three entries shown below for consideration. Our entrants worked incredibly hard on these posters, and I am thrilled to present them at the national level. I have a good feeling about these entries and am sure we will see one or more in the calendar. With any luck, one will win the grand prize and will serve as the cover to the 2019 NAHRO calendar!

## NCRC submissions:

**Elementary School**  
**Johnathon Cooper**  
**New Albany Housing**  
**Authority, Indiana**



**Middle School**  
**Tazjianna Davis**  
**Ypsilanti Housing**  
**Commission, Michigan**



**High School**  
**Chicola Davis**  
**Winnebago County Housing**  
**Authority, Illinois**



*\*The top twelve NAHRO winners receive \$100 VISA gift cards and the grand prize winner receives an iPad in addition to transportation and lodging for NAHRO's Washington conference in DC, a framed version of their artwork, and a tour of Capitol Hill for the winner and a family member.*

Thank you for your continued support of the *Housing America Task Force*. We couldn't be as effective and present as we are without the backing of NCRC's membership.





# Community Revitalization & Development Report (CR&D)

*Judith Carlin, Vice President of CR&D*

As 2018 unfolds tax reform and its impact on affordable housing, RAD, and Opportunity Zones continue to dominate the discussion.

Earlier this year housing and transit had an historic with under the Omnibus and Appropriations Bill. Thanks to the hard work of Senators Cantwell and Hatch housing tax credits will increase 12.5% over 4 years. Other changes included adjustment to the income formula for what counts as affordable housing providing higher income families the opportunity to qualify for affordable housing. The intended result is to have higher income tenants to offset low income renters. Programs the President's budget targeted for elimination survived; HOME Investment Partnerships Program and the Community Development Block Grants were provided a bump in funding. The bill also expanded RAD to include Section 202 Housing for the Elderly communities.

On May 17-18<sup>th</sup> HUD hosted a RAD training for PHA's and potential partners focusing on planning efficient and successful conversions that address community needs. The training and all supporting materials are available online at <https://www.hud.gov/RAD/news/events/radtraining2018>. As agencies work to address capital needs and sustainable affordable housing this training provides a guide to issues and critical factors to be consid-

ered in hiring RAD consultants and developers.

In June the U.S. Department of the Treasury and the Internal Revenue Service (IRS) today announced the final completed Opportunity Zone designations. All 50 states and the District of Columbia have Opportunity Zones. Updates on rulemaking are available at [irs.gov](https://www.irs.gov).

## Would You Like to Lead NAHRO?

**A**re you energetic, flexible, creative, honest, reliable, passionate and knowledge about our industry and are willing to make a commitment to serve our noble industry? Consider running for NAHRO president or senior vice president—we want to hear from you!

NAHRO invites Associates and Allied Individual members who intend to seek the office of either president or senior vice president to formally communicate their intention to David Zappasodi, Chair of the Nominating and Election Committee (N&E), via email [david.zappasodi@dhantx.com](mailto:david.zappasodi@dhantx.com) by September 15.

Traditionally, campaigning commences at national conferences in even-numbered years. At this year's conference, scheduled October 25-27, 2018 in Atlanta, GA, individuals may announce their candidacy at a plenary session and place an ad in the conference program (specifications will be provided to candidates). September 15 is also the deadline for submission of conference program ads.

The 2019 election is more than a year away; thus, individuals will have numerous opportunities to announce their candidacy prior to the hybrid election in the fall of 2019. Note, however, in accordance with the Guidelines for National Office Campaigns, candidates are prohibited from making any public announcements of their candidacy prior to the National Conference and Exhibition in Atlanta, GA.

Details about the election are on the N&E's webpage <http://www.nahro.org/nahro-nominating-election-committee>. The N&E has oversight responsibility for the election and certifies the election results. Questions: Contact Sylvia Bowen at [shown@nahro.org](mailto:shown@nahro.org) or 202 580-7201. ■

# Regional Service Officer Report

Cheryl Anne Farmer, RSO



## A HUGE THANK YOU!

I would like to give a great BIG shout out to the three companies who agreed to step up and be the NCRC NAHRO website sponsors.



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

## Mark Your Calendar!!!!



## April 16-18, 2019

**Hilton Omaha**  
**1001 Cass Street | Omaha, NE 68102**

# STATE CHAPTER REPORTS

## ILLINOIS CHAPTER

Jackie L. Newman, President



### NCRC Fall Newsletter

The ILNAHRO conference was an AMAZING success!! Thank you to Winnebago Housing Authority for being such amazing hosts!!!

Our theme for this year's conference is: *"Changing Neighborhoods – Empowering Families – Changing Lives"*. We are grateful that our NCRC President, Jennifer Keogh not only served as a workshop speaker but also presented during the general plenary session. Our NAHRO President, Carl Richie served as our keynote speaker to kick-off our conference and what an amazing, personal and heartfelt message!! Finally, our HUD Regional Director, Joseph P. Galvin served as our keynote speaker to close out the conference!! Wow!!

Sessions included Section 8, Public Housing and RAD with an Executive Director's Roundtable for both the seasoned and newly appointed, thanks Derek Antoine. . job well done!! Community Development Organizations indicated that each of their sessions provided current information that is immediately useful in their day-to-day work requirements. HUD staff were on hand to not only present, but to answer questions.

As we draw towards the close of another year, we turn our attention to 2018 and recognize that the landscape of Affordable Housing continues to take shape and change under our HUD Secretary. Therefore, it is incumbent upon us to continue to share the importance and impact affordable housing has in neighborhood development, stabilizing families and communities and changing lives. While there were many valuable take-aways from the conference – the one message that continues to resonate in the forefront of mind is to remember to **"tell your story"**. Tell how what you do impacts the lives of our families; tell your Senators and Congressmen how their votes affect our families locally; put a face to the story for those who are making budgetary decisions for programs that affect the lives of the families we all so passionately serve!!! Remember, we are counting on each of you to "tell your story"!!!

ILNAHRO is committed to ensuring the voice of its membership remains strong through advocacy, educating HUD leadership, educating our Senators and Congressmen and directing its membership to cutting edge training opportunities on a State, Regional and National level. We hope that you will meet us in Champaign, Illinois in 2019!!!





### INDIANA CHAPTER George Guy, President

The Indiana Chapter of NAHRO is pleased to provide its Fall 2018

report.

After hosting a successful 2018 NCRC, we have been working hard on developing a Legislative White Paper at the request of one of our national delegation.

We have assisted Senator Todd Young's and his colleague *Task Force on the Impact of the Affordable*

*Housing Crisis Act*. We plan to provide more information to the region on this task force as they are encouraging us to encourage our peers support,

We have had some changes in our IN NAHRO Board. They are as follows:

George Guy, President;  
Rick Moore, Senior Vice-President;  
Crissy Lawson, Treasurer; and  
Greg Stocking, Secretary  
Helen Garret, VP of Membership  
Amy Jacobowitz, Small Housing Agency Coordinator  
Rick Moore, VP Community and Revitalization  
Amber Skoby VP Housing  
This concludes my 2018 Fall Report.



### IOWA CHAPTER Marcy Conner, President

Iowa PHA's have been working with Senator Ernst's office regarding portability issues in Iowa. Senator Ernst's office has done a lot of research and a number of meetings this year to try to find a solution that would have a chance of becoming law. They have found one reform that might address some of our concerns without raising significant objections from others in Congress. More information to come.

Congressman Loeb sack was recently in Iowa and met with Iowa PHA directors and discussed portability. He is fully aware and understands the impact that

portability has on Iowa Housing Authorities

Iowa PHA's are spreading the word for the August Advocacy - Eight State Challenge. Watch out for Iowa, as we are **in it to win it!**

### Upcoming Events

Iowa NAHRO will be providing a one-day professional development opportunity for its membership on October 11<sup>th</sup> in West Des Moines. The highly anticipated training is called *S.A.V.E Yourself Training & Conflict Resolution/Verbal De-escalation*. Attendees will be educated and trained to recognize and survive work place violence and increase their chances of surviving a violent encounter.

Planning for the 2019 Iowa NAHRO Annual Conference has begun. The Annual Conference will be held May 14-16, 2019 in West Des Moines. The first day will be a lead based paint training with two full days of classes, workshops and learning sessions.





**MINNESOTA CHAPTER**  
**Diane Larson, President**

Minnesota NAHRO has been busy with much focus on providing high quality educational opportunities for our members. As a result of our Board's strategic planning process, we are also enhancing our focus on small agency member needs.

Since my last report, we held a very successful spring conference in May with over 200 registrants. July found us at our annual Leadership Retreat where we brought together leaders and upper management in Worthington, MN. Our trainer, Lisa Sorenson, provided a day long session on "Engaging Others Through Authentic Leadership". The following morning, we hosted a great roundtable discussion on many issues facing our industry.

We are now gearing up for our annual conference that will be held September 12<sup>th</sup> – 14<sup>th</sup> at the Duluth Entertainment and Convention Center. Our Professional Development Committee has done a tremendous job organizing relevant and timely sessions. Two national trainings are being offered that include a two-day "Hearing Officer Workshop" and a two-day "UPCS Training to Improve Your REAC Score". Sessions will include a "HUD Financial Bootcamp for Non-Finance Staff", "HUD Demolition/Disposition for Small Agencies", and our ever popular "Ask the Attorney" among many other great sessions from which to choose.

Later this fall, MN NAHRO will offer additional training. In October a two-day, "Finance for HRA's" geared towards small housing authorities will be held in Willmar, MN. Our annual Redevelopment Symposium will follow in early November addressing redevelopment issues including case studies and lessons learned from staff who have made redevelopment projects a reality.

As always, MN NAHRO extends an open invitation

to all NCRC members to attend any of our trainings. We have some great ones planned for the fall!

A new endeavor for MN NAHRO is our partnership with Homes for All to host a post-primary Gubernatorial Forum where we will hear from candidates about their vision for affordable housing in Minnesota. The forum will be held in Duluth on Wednesday, September 12<sup>th</sup> in conjunction with our annual conference.

Finally, I want to say that I am very proud of MN NAHRO and our scholarship program. We have provided educational scholarships for many years but recently aligned our application process with NCRC. This year we provided three state scholarships with one of those recipients, Sofia Abdullah, going on to receive a \$1,000 scholarship at the regional level. Her application then advanced to the national level where she was awarded \$1,000 at the NAHRO conference in San Francisco!

For more information on Minnesota NAHRO, please visit our website at [mnnahro.com](http://mnnahro.com)



**MICHIGAN CHAPTER**  
**James Dewey, President**

Since my last report, Michigan NAHRO Executive board held a summer meeting. During that meeting many things were discussed including our upcoming fall state conference in Grand Rapids Michigan on September 12- 14<sup>th</sup>. As always, I invite all NCRC members to our conferences. The board acted to approve a new Emerging Leader Program for our state. We have not had a formal process or award in the past, but we do now and hope to have our first recipient named at our fall conference. The winner will automatically be sent to National for consideration.

In an attempt to follow National's lead on having a Congressional District Contact (CDC) for each congres-

sional district in each state. The MI-NAHRO board is reaching out to individuals in hopes to fill our 14 districts across our state. We hoping to be able to provide each CDC with information about the housing commissions that reside within their district with information on programs and residents we serve. We think this will be a powerful advocacy tool in the future.

Michigan is fortunate to have a National NAHRO training site in Livonia Michigan, just outside of Detroit. This year the Livonia Training Center still has one training scheduled: Managing Maintenance (MM) to be held October 15-17, 2018. Michigan also believes in multiple commissioner trainings each year to be located

in different regions of the state. This week, a commissioner training was held in my hometown of Port Huron, Michigan. All NCRC members are welcome to Michigan for these trainings and please take the time to research where the next one will be held.

With August being National NAHRO Advocacy month, I just want to thank you all (especially Michigan for leading the way) for encouraging your staff, commissioners and residents to send in as many letters each week as possible.

I sincerely hope that all NCRC NAHRO members had an awesome summer filled with fun and activities with your families.



**NEBRASKA CHAPTER**  
**Jeanne Leick, President**



The NE NAHRO Fall Conference is scheduled for September 18<sup>th</sup> thru September 20<sup>th</sup> in Kearney. The Committee has put together a fantastic conference starting with a tour of the MONA Art Museum and welcome Reception starting at 5:00 p.m. on September 18<sup>th</sup>. The agenda includes two tracks one for Public Housing and another for the Housing Choice Voucher Program. Sessions include Interviewing/Fraud training, How to Prepare for an Audit, Self-Defense, Section 3, EPIC, PBV, Landlord Panel, Mock Trial and Emergency Planning. Commissioner Ethics Training is also being offered during the conference. Please plan to come join us in Kearney.

The Department of Economic Development has announced that the application period remains open for the National Housing Trust Fund program. HTF grants are eligible to non-profit 501©(3) or 501©(4) organizations and public housing authorities. The

applications are due to DED by October 31, 2018.

NE NAHRO is also gearing up for the 2019 Legislative session. The Appropriations Committee will hold an interim study hearing on LR 461. The intent of the hearing is to emphasize the importance of affordable housing in Nebraska and the importance of adequately funding the Affordable Housing Trust Fund. NE NAHRO will testify at the hearing in support of using the Affordable Housing Trust Fund to fund affordable housing.

Health and Housing is the theme for the 2019 NCRC Spring Conference which will be held April 16 -18 at the Hilton in Omaha. Currently the committee is working on marketing and the agenda for the conference. The logo is shown below.



## OHIO CHAPTER

Peggy S. Rice, President



The 2018 OHAC Annual Fall Conference is scheduled for September 19<sup>th</sup> – 21<sup>st</sup> at the Marriott Columbus University Area. The training includes a Financial Workshop with Jason Casterline, HCV/PH Rent Calculation, a Housing Legal track, PBV training with Sarah Molseed of Reno Cavanaugh, CHN Housing Partners, Ohio Housing Finance Agency and the Ohio Capital Corporation for Housing, and HR training. We have a very dynamic duo in Ohio's very own Sherri

Scheetz and NCRC's President Jennifer Keogh who are teaming up for a Strategic Leadership Round Table: The Art of Advocacy. We also have Nicole Beckwith from the Ohio Auditor of State for a session on Cyber Security for Ohio Local Governments.

We are currently developing the agenda for our annual OHAC Director's Retreat. We will be going back to Salt Fork Lodge and Conference Center in Cambridge, Ohio. This will be an opportunity for Executive Director's across the state to come together in an informal setting to discuss issues, exchange ideas and find best practices from colleagues outside the day to day grind of running an agency.

We continue to advocate for our housing programs here in state. There are several bills we are currently tracking that could have an impact on how we do business. We continue to monitor their movement. We have begun dialogue with the Ohio Housing Finance Agency on the tax credit program.



## WISCONSIN CHAPTER

Sarah Boss, President



The Wisconsin Association of Housing Authorities (WAHA) board held the July meeting by teleconference. The Board discussed the upcoming fall conference, future meetings and conferences, new webmaster position and committee updates.

We also received updates from our HUD Field Office and other State Housing Partners. The WAHA Board was recently approached by Wisconsin's new Interagency Council on Homelessness to appoint a representative from WAHA to serve on this council. The council is made up of the eight agency secretaries who oversee state/federal homelessness funding, the four directors of the geographic Continuum of Care organizations, and is chaired by Lieutenant

Governor Rebecca Kleefish. Their task is to develop policy to end and prevent homelessness across the state of Wisconsin. The WAHA Board appointed Luke Radomski to serve on this council. The next WAHA board meeting is scheduled for September 17, 2018.

Our annual fall conference will be held at the Blue Harbor Resort in Sheboygan on September 17-20, 2018. The conference agenda is packed with great topics: customer service, hearing voices simulation, poverty awareness, active shooter training, understanding financials and audits, internal controls, family self-sufficiency; to name a few. We will also have HUD REAC present information on the new PIC-NG and UPCS-V.

Each month our local HUD field office hosts a teleconference call with all housing authorities. Hot topics, policy, procedure, and funding are regularly discussed.

Further information about WAHA can be found on the website at [www.wahaonline.org](http://www.wahaonline.org)







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## ADVERTISING RATE SHEET

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

***The cost of advertising in the newsletter is as follows:***

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**Submission deadlines are January 15<sup>th</sup>, April 15<sup>th</sup>, August 15<sup>th</sup> and November 1<sup>st</sup>.**

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