

# North Central Regional Council of NAHRO

Vol. 18, No. 4, Fall 2013

Serving the Nation's Housing and Community Development Needs



## OUT-GOING PRESIDENT'S REPORT

*Carlos A. Sanchez,  
President 2011-2013*

We celebrated the ending of leadership terms and the beginning of others at the Annual Conference in Cleveland. I was honored to welcome the delegates to the North Central Region and want to congratulate the chair of the planning committee, **Jeffrey Patterson**, his staff and committee members for a memorable and successful annual conference. I also want to express my sincere appreciation for the *NAHRO Fellow Award* I received during this conference. To receive this award with so many of my NCRC family present was very special to me.

As this is my last report as the North Central Regional Council of NAHRO President, I want to thank you for your support over the past two years. The North Central Region is fortunate to have so many committed professional individuals in leadership willing to give their time and talent serving at all levels of NAHRO. I also want to thank our RSO, **Pat Gustafson** for her work and support in the past two years. I very much appreciate your service to NCRC and thank you for your friendship.

I want to congratulate the incoming **President, Doug Rise**, our new **Senior Vice President, DeeAnna Bakken**, our **Secretary, Branna Lindell** and our **Treasurer, Kay Hestekin** and all of the incoming board. I have had the pleasure of working with many of you over the past two years and know that NCRC will be well represented and successful.

Thank you all for the pleasure and honor of serving as your President and wish the new Board the very best in the coming years.



*Board Meeting in  
Cleveland, OH.*



## 2013-2014 NCRC NAHRO Officers

*Left to right: Branna Lindell, Secretary; Carlos Sanchez, Past President; Doug Rise, President; DeeAnna Bakken, Sr. Vice President. Missing is Kay Hestekin, Treasurer.*



## IN-COMING PRESIDENT'S REPORT

*Douglas Rise, President 2013-2015*

Greetings to all my NCRC colleagues.

The just completed NAHRO National Convention and Exhibition in Cleveland marked the changing of the guard as we enter the 2013-15 term and I'm honored to be serving as your

new President for the next two years. I want to recognize and thank all of the leadership team under our past President, Carlos Sanchez, for the hard work and dedication they contributed in making our Region successful. And I especially want to thank **Jeffrey Patterson**, CEO of the Cuyahoga Metropolitan Housing Authority, for doing such a fantastic job as the local host agency for the Convention. He and his agency's Board, staff and residents deserve our accolades for representing the Region so well and making it a memorable and worthwhile occasion. Cleveland Rocks!

And I am looking forward to serving under our newly elected **National President, Preston Prince** and **Senior Vice President, Stephen Merritt**, who were both installed to their offices at the end of the Convention.

The next two years promise to be as challenging, if not more so, than what we've been experiencing in the recent past. As the government shut-down of early October demonstrates, the highly polarized political environment that exists in Washington is doing little to help solve our Nation's deep fiscal problems and still provide assistance to our fellow citizens most in need, whom we serve on a daily basis.

The message I'm going to espouse and stress during my term is for all of us to continue, and to increase, our advocacy efforts with our elected representatives. We do the jobs we do because of the needs of our constituents who don't always have a voice that Congress hears. NAHRO makes the tools available to us through its Advocacy Center to get the message through and I encourage you to take advantage of this service.

Again, thank you for giving me the opportunity to serve our great professional association, NCRC and NAHRO.

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## NAHRO 2013 AGENCY AWARDS OF EXCELLENCE WINNERS

Congratulations to NCRC NAHRO Member Agencies honored with this year's Agency Awards of Excellence from NAHRO. Representatives were recognized for their achievements of Projects of Excellence at the closing luncheon at the Annual NAHRO Conference in Cleveland Ohio. The winners in the NCRC NAHRO area are **Cuyahoga Metropolitan Housing Authority** in Cleveland, OH, **Minneapolis Public Housing Authority** in Minneapolis, MN and **St. Paul Public Housing Agency** in Saint Paul, MN.

Descriptions of their projects are as follows:



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## Campus Solar Field

The **Cuyahoga Metropolitan Housing Authority** has begun the largest renewable energy project in Cuyahoga County. In an effort to be innovative and energy efficient, they built a 1.1 megawatt solar field at the Campus that will power the administrative headquarters. It will save the authority several million dollars over the lifetime of the panels. It will produce power on a post-industrial brown field site that would otherwise go unused. The cost to the authority was \$0. Additionally, it will create jobs for residents.

Mr. Jeffery K. Patterson, *Chief Executive Officer*  
Cuyahoga Metropolitan Housing Authority  
8120 Kinsman Road, Cleveland, OH 44104  
P: 216-348-5911; F: 216-579-4253; E: [jpatt@cmha.net](mailto:jpatt@cmha.net)

## Heritage Park Senior Campus

With the senior population continuing to grow at exponential rates, the **Minneapolis Public Housing Authority** saw a need to provide affordable housing and services for seniors, particularly those suffering from memory loss issues. With this need in mind, the *Thomas T. Feeney Manor* and the *Heritage Park Senior Services Center (HPSSC)* were created. The *Thomas T. Feeney Manor* is a 48-unit assisted living and memory care facility providing enhanced care services, while *HPSSC* is a state of the art community center offering physical therapy, clinic services, adult daycare, a fitness center, and a therapy pool all exclusively for seniors.

Ms. Cora A. McCorvey, *Executive Director/CEO*  
Minneapolis Public Housing Authority  
1001 Washington Ave. North, Minneapolis, MN 55401  
P: 612-342-1439; F: 612-335-4494;  
E: [cmcorvey@mplspha.org](mailto:cmcorvey@mplspha.org)

## Health Care Partnership

Most residents (77%) in the **St. Paul Public Housing Agency's** 16 hi-rises are elderly or have disabilities and face barriers to accessing health care. To address unmet health needs, the PHA formed a successful partnership with **Metropolitan State University** that brings nursing students on-site to provide free medical care, under the supervision of skilled faculty supervisors. The services include mini-clinics, blood pressure and medicine checks, diabetes wellness and foot care. Residents benefit with improved health, and student nurses increase their knowledge and skills in working with low-income elderly and disabled individuals in the community.

Mr. Jon M. Gutzmann SPHM,  
*Executive Director*  
St. Paul Public Housing Agency  
555 Wabasha Street North, Ste 400  
St. Paul, MN 55102  
P: 651-298-5664; F: 651-298-5666;  
E: [jon.gutzmann@stpha.org](mailto:jon.gutzmann@stpha.org)

## North Central Regional Council of NAHRO Newsletter

*Patricia A. Gustafson, RSO, Editor*

PO Box 831, Faribault, MN 55021 • PHONE: (651) 260-6954 • FAX: (507) 332-9044  
EMAIL: [pat.gustafson@ncrcnahro.org](mailto:pat.gustafson@ncrcnahro.org) • WEBSITE: [www.ncrcnahro.org](http://www.ncrcnahro.org)

### HOW TO PLACE ADS?

Go to <http://www.housingcenter.com/PublicShared/NAHRO/adrates2013.pdf> to learn more about ad rates and submission deadlines.

The deadline for our January NCRC NAHRO *Winter Publication* is  
**JANUARY 8TH, 2014.**



## SAVE THE DATE FOR THE 2014 NCRC CONFERENCE!

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*Nan McKay Rent Calculation for PH and Section 8 Staff, Lead Paint Sampling Technician Training, Commissioners: Build a Better Board Team!, PH, Section 8, & Executive Director Roundtables, Updates from Washington, Best Practices Showcase, HUD sponsored sessions on emerging issues including a Fair Housing Panel from the Kansas City HUD Office of PIH, Counsel, and FHEO & more!*



**JOIN US FOR THE  
APRIL 29 - MAY 2, 2014  
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## Treasurer's Report

### NORTH CENTRAL REGIONAL COUNCIL OF NAHRO

*Final Budget For The Fiscal Year Ending December 31, 2014  
(Adopted 10/24/2013)*

	2013 Budget	(9/30/2013) 2013 YTD Actual	Proposed 2014 Budget
<b>NCRC OPERATING FUNDS:</b>			
Revenues:			
Annual Conference (2013 not received yet)	\$20,000	\$0	\$20,000
Workshops	\$0	\$0	\$0
Regional Dues	\$17,000	\$17,575	\$18,000
Interest Income	\$400	\$625	\$600
Newsletter & Web Site Advertisements	\$5,000	\$4,378	\$5,000
NAHRO eProcurement Profit-Sharing	\$0	\$0	\$0
Board Workshops/2013 BOG Event	\$0	\$64	\$0
Total Revenues	\$42,400	\$22,642	\$43,600
Expenses:			
Miscellaneous (Board meetings, awards, etc)	\$3,000	\$2,381	\$3,000
Travel Fund	\$1,000	\$0	\$1,000
Insurance (Both 3-year policies until 2016)	\$800	\$1,551	\$0
RSO	\$20,800	\$15,600	\$20,800
Newsletter	\$2,000	\$2,056	\$2,300
Elections (Odd years)	\$2,200	\$2,893	\$0
Annual Conference (Advance)	\$1,000	\$0	\$1,000
Treasurer (Bank/Acct Reconciliation Charges)	\$150	\$225	\$400
Action Plan	\$0	\$0	\$20,000
Total Expenses	\$30,950	\$24,706	\$48,500
Provision For/(From) Reserve	\$11,450	-\$2,064	-\$4,900
<b>NCRC SCHOLARSHIP FUND:</b>			
Revenues:			
Donations	\$1,000	\$0	\$1,000
Interest Income	\$200	\$96	\$130
Total Revenues	\$1,200	\$96	\$1,130
Expenses:			
Scholarship Awards	\$1,000	\$1,000	\$1,000
Total Expenses	\$1,000	\$1,000	\$1,000
Provision For/(From) Reserve	\$200	-\$904	\$130
<b>CASH BALANCE RECONCILIATION:</b>			
Checking		\$168.06	
NCRC Savings		\$13,180.63	
NCRC Certificate of Deposit #1		\$50,848.25	
NCRC Certificate of Deposit #2		\$25,157.09	
Scholarship Fund Savings		\$247.40	
Scholarship Fund Certificate of Deposit		\$17,113.05	
Total		\$106,714.48	

*Respectfully Submitted By:*  
*Kay Hestekin, PHM, NCRC NAHRO Treasurer*

### COMMISSIONERS REPORT

*Deanna Wagner, Vice President for Commissioners*

With the 2011–2013 term wrapping up, it is a time to reflect on a few of the many accomplishments and contributions that the Commissioners Committee and its members have given to National NAHRO.

- Development of a listing of topics for the Journal of Housing and Community Development and work to ensure a submission for each publication.
- National conferences have a “Commissioner Roundtable” session that gives commissioners from across the country opportunities to share experiences and best practices.
- Enhancement of the ability of commissioners to advocate on behalf of the industry by continuing to develop, refine and carry out advocacy training for commissioners, to make sure commissioners are aware of the training and to instill in executive directors the desire for commissioner development.
- Assignment of a commissioner from each region to be represented on the Legislative Network.
- The partnership between the Commissioners Committee Professional Development Subcommittee and the Professional Development Commissioners Certification Subcommittee enhanced the Commissioner Fundamentals course with the addition of commissioner vignettes for each course module. This provides an introduction to each of the modules and offers support from commissioners to commissioners and others taking the course.
- A new Code of Conduct was approved for the Board of Governors.
- Collaboration between the Resident Services Subcommittee, the Professional Development Subcommittee, the Resident Issues Subcommittee and the Professional Development Commissioners Certification Subcommittee worked to create/define a course whose focus is on issues important and relevant to public housing resident issues.

This term proved to be a period of growth, both in cultivating partnerships with other committees and within the Commissioners Committee itself. It is our hope to continue these relationships and move into the next term to meet challenges head on.

Moving forward, commissioners need to be active in speaking out for their agencies and communities in relaying the message of how decreased funding will affects clients, properties, the PHA staffing, landlords and the community as a whole. Some of the best messaging that commissioners can put forth is how specific ties to the community are directly affected to housing. The best messaging comes from those who are directly affected by cuts in housing. This can also mean reaching out to Resident Commissioners. Give your residents the opportunity to use their voices!

Finally, congratulations to Fred Wescott from Rockford, Illinois. He will be the incoming NCRC Vice President for Commissioners. Fred is already an integral member of the National Commissioners Committee, and he will embrace this new role wholeheartedly.

*Dmwagner2@cox.net, 402-639-5428*

### COMMUNITY DEVELOPMENT & REDEVELOPMENT COMMITTEE REPORT

*William Pluta, Vice President of CR&D*

Not to make this personal, but for me 2013 was “the lost summer.” Some of you know, I was hospitalized for over 2 months and off work for 4 months due to respiratory problems. I went back at work on October 1st. I truly appreciated the well wishes and cards from my fellow NCRC colleagues. There is nothing more heartening than receiving encouragement in time of need.

In turning attention to Congress and HUD, both simultaneously seemed to experience “a lost summer.” An almost total lack of progress until mid-October, when Congress finally dealt with (and temporarily again) both the FFY 2014 appropriations and the debt ceiling issue.

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Rather than discuss funding levels, which will be revisited in January and are also subject to “sequestration #2,” my focus in this report will be on related issues. HUD published its Final Rule for the HOME Program on July 24, 2013. It was the first major HUD revision to program rules since 1996. Unfortunately, many of these changes were fueled by HUD’s reaction to the Washington Post’s series of “investigative” articles published over 1-1/2 years ago, which were unfairly critical of grantee and CHDO performance. Major areas of impact included the following: much more restrictive requirements for CHDOs; required repayment; homeownership-rental conversion; and switch from HQS to UPCS. NAHRO still needs to push for further changes with HUD, especially regarding PHA-related CHDOs and new partnerships with inexperienced NFPs and developers.

The big splash in HUD’s regulatory pool this summer goes to its proposed rule on Affirmatively Furthering Fair Housing, published on July 19, 2013, with public comments due on September 17, 2013. Nearly all HUD-CPD grantees, PHAs, and housing developers (now also clearly suggests it covers the LIHTC program) certify to this in their grant agreements. HUD’s rules on AFFH to date have been very general for CPD programs and not very instructive as to HUD’s expectations.

As an example, HUD has required an Analysis of Fair Housing Impediments (AFHI) in its Consolidated Plan final rule, but have never stated when or how frequently these documents are due to HUD—decidedly became much more aggressive in this proposed rule in defining State and local requirements. It proposes tying the AFHI (now called the “Assessment of Fair Housing” (AFH) to being issued prior to each 5-Year Consolidated Plan (State and local). Regarding PHAs, they are provided the option of doing annual AFHs or PHAs can adopt the State’s plan. Many comments on the proposed rule have been critical of its relative lack of attention to persons with disabilities. “Disparate impact” and areas of de-concentration and “Opportunity Areas” are also discussed regarding project locations, but the rule is relatively silent to funding rehabilitation and other projects in high poverty and racially/ethnically-concentrated areas. NAHRO and several affordable and fair housing advocacy provided an extremely high level of comments on the rule, all available for review on HUD’s website. No anticipated date for publication of the final rule has been set at this point.

Affordable housing developers continue to be very concerned about the LIHTC Program’s future, as well as that of tax-exempt housing bonds. The House Ways and Means Committee and Senate Finance Committee may turn major attention later this year and in 2014 on tax reform. Senator Cantwell’s bill, S-1442, again proposes to make the 9% and 4% credits permanent. Reform, however, may de-rail or negate such legislation.

Regarding other major areas, the Obama Administration, via HFHA, has issued its own proposed, GSE Reform Fact-sheet to highlight areas needing attention to any revised or newly created entity. Many industry groups not to mention Congress, also have specific ideas or plans already developed, many in support of a large affordable housing role. This will assuredly be a long debate in Congress, too.

As Bugs Bunny says, “*That’s All Folks.*”  
[wpluta@ihda.org](mailto:wpluta@ihda.org)

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## HOUSING COMMITTEE REPORT

*Bob Lane, Vice President of Housing*

The United States is back to more of what is now normal and “this” shutdown completed. But we are still at war in Washington, D.C. for funding and trying to complete our daily work. It will get better. We are going through a change and a readjustment in leadership. We have hope in the fact that our funding is provided through the end of 2013. LOCCS is up and running, and even though our proration is slightly below 82% for the year, we are still at this time, able to access the funding.

Future funding is a question mark. No subsidy forms are ready for 2014. We have deadlines for Operating Subsidy submissions. We hope that the deadlines will be extended due to the shutdown. Be ready to submit information to HUD in a quick time frame. Monitor the 2014 Operating Fund website for revised deadline schedules.

Housing Choice Voucher programs are also on the calendar year cycle. If we were not on the calendar year cycle, we would be in extreme financial trouble, as would be the people we serve. The Housing Choice Voucher funding through December 2013 is obligated. The word we are hearing is that November 2013 funding may not come.

You may want to download a copy of the HUD FY 2013 Contingency Plan for Possible Lapse in Appropriations. The document is 75 pages of exciting reading. The document includes General Guidance and Legal Decisions all the way to Excepted Employees by Office and Exception. I appreciate HUD taking the time to create the document and the plan, but I wonder how many people could have been housed in our communities, if we had used our resources to house people instead of making Contingency Plans. Let me point out, this is not the fault of HUD who was trying to be proactive to avert the crisis, this insanity of the times is clearly on the backs of all our Federal Elected Officials in the White House and in Congress. Our Great Country needs leadership who has compassion and care about the people of our Nation.

*Thanks for all each of you do to house and improve the lives of the people we serve.*

## LEGISLATIVE COMMITTEE REPORT

*Jim Inglis, Legislative Committee Chair*

Congress, sharply divided and bruised by weeks of battling over the partial government shutdown, now faces the tough task of coming up with a broad fiscal accord by December 13, 2013. House Resolution 2775 reopened the government and postponed default into early 2014 but much is unresolved as it relates to fiscal year 2014 spending levels and whether another round of sequestration will take effect in January 2014! A Congressional budget conference will take place in the next couple months to deliberate on 2014 funding. If they fail to reach an agreement another government shutdown could take place on January 15th and again face default on February 7, 2014.

Spending priorities of the House and Senate differ greatly. The Republicans focus is a \$967 billion discretionary spending level while the Democrats will strive for a \$1,058 trillion dollar level for fiscal 2014 and end the automatic sequestration cuts in January 2014. I fear that reasonableness and consensus may not rule the day; therefore we must budget conservatively and weather another storm!!!

Community Development Block Grant Program: HUD has been conducting listening session on the Moving CDBG

Forward initiative. The purpose of the initiative is to gather ideas and recommendations to improve and reform the administration of the CDBG program. NAHRO has prepared several recommendations relative to developer fees, administration cap, CDBG formula and eligibility threshold. These and other recommendations will be submitted to HUD and shared with House and Senate committees of jurisdiction

**Fair Housing Proposed Rule:** In mid July HUD issued a proposed rule intended to improve the obligation to affirmatively further fair housing (AFFH). The proposed rule amends the Fair Housing Act of 1968 and the centerpiece of the rule is to replace the Analysis of Impediments (AI) with an Assessment of Fair Housing (AFH). The proposed rule covers States, Local Jurisdictions and Public Housing Agencies. Comments were due September 17, 2013.

**Low Income Housing Tax Credits (LIHTC):** The Senate and House plan to draft tax reform legislation which impacts the future of the LIHTC program. Michigan has three members which will weigh in heavily on the matter. House Ways and Means Committee Chair Dave Camp (R-14th), Ranking Member Sander Levin (D-9th) and Senate Finance Committee member Debbie Stabenow (D-Mi). Several Michigan and NCRC NAHRO members are working with the "The Action Campaign" to support and preserve the LIHTC.



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### MEMBER SERVICES COMMITTEE REPORT

*DeeAnna Bakken, Vice President of Member Services*

**2013 NCRC Conference in St. Paul, MN:** Last May we held our NCRC Annual Conference, hosted by Minnesota NAHRO, and we had a super event with a record number of exhibitors supporting our organization. A diverse layout of topics and speakers brought super content and the special events were a hit that brought great networking opportunities to the attendees. The long list of distinguished speakers included Preston Prince, Steve Merritt and Clif Martin as well as the ever popular Jonathan Zimmerman of National NAHRO. In addition to successful events which raised money for both the NCRC scholarship and Minnesota NAHRO's scholarship funds, the National Public Housing Museum was overwhelmed at the charity and commitment that our organization made due to the success of that evening event. Many thanks to the Minnesota NAHRO Professional Development Committee, the NCRC and Minnesota NAHRO board of directors and both the NCRC and MN NAHRO Emerging Leaders Committees for a great time "*Navigating Change*" on a great river.

**2014 NCRC Conference in Des Moines, IA:** Mark your calendar now for the next NCRC / IA NAHRO conference which will be held April 29th through May 2nd, 2014 in the Marriott Downtown Conference and Exhibition Center. Join the Super Heroes of Housing & Community Development for an event including the most up to date training and exceptional networking opportunities. It doesn't matter if you come by invisible jet (Wonder Woman), cross the web (Spiderman) or Hulk your way over, you just won't want to miss it.

**NCRC By-laws:** The changes to the NCRC by-laws were approved at the NCRC Annual Meeting and were finalized by the NAHRO Board of Governors and NAHRO Member Services Committee at the Annual Conference held in Cleveland, OH. The updated by-laws are available on the NCRC website at [www.ncrcnahro.org](http://www.ncrcnahro.org).

**Emerging Leaders Committee:** The committee will continue to grow and to participate in regional conferences and I encourage anyone interested in learning more about or joining the committee to contact me or the new committee chair **Stan Quay**. As the incoming Vice President of Member Services for NCRC, Stan is excited to be working with this new and exciting committee and has great ideas of moving to the next level. Thank you for all of your enthusiasm and dedication over the past two years. I've enjoyed working with the committee and look forward to watching it continue to grow.

Thank you for giving me the opportunity to serve you as the NCRC Member Services Vice President with Portfolio for this past two-year term. I would like to send out a very special thank you to my NCRC NAHRO Member Services Committee members that put in many hours over the past

two years to work on the many projects that we took on and completed. Thanks **Emajean, Edna, Kim, Michele, Pati, Peggy, Rebecca, Terri, Dan** and **Rick**.

### INTERNATIONAL COMMITTEE REPORT

*Gary W. Keller, Vice President International Committee*

Before I give my very brief report, I want all of our members to know it has been a great honor in serving our region the past two years. It has also been a very educational and rewarding experience representing NCRC on the International Committee the last two years.

My report will be brief, as my report after our Denver IC Meeting covered a large volume of information. Since our meeting on July 16, we have not met, but we have had a large number of committee and sub-committee conference calls related to the upcoming NAHRO Conference in Cleveland. NAHRO planned a mini-INTA International Summit of Workshops with the Conference that started the day before the NAHRO Conference began and extended into the NAHRO Conference. Although National NAHRO and Cuyahoga MHA were the major planners with NAHRO, our entire International Committee was involved in the INTA sessions. Pat Gustafson our Regional Service Officer, who is also on the International Committee, has been working with NAHRO and CMHA to coordinate many details of the INTA Summit.

Within our International Committee are a number of sub-committees, and I am on the Communications Committee. We have been extremely active the last few months, as we were assigned the review and selection of the *Lange Award*, and planning our International Booth at the NAHRO Cleveland Conference. **Tara Clifford, Julie Brewen, and Kerron Barnes** have been working tirelessly with the NAHRO Conference Planning Committee setting up all the details of our booth in the last few weeks. Thanks to all of you who stopped by and saw the booth at the Conference.

A change of name for the International Committee was on the NAHRO Ballot. As a result of the election, announced at the NAHRO Cleveland Conference, the committee's new name is officially changed to "**International Research and Global Exchange**."

With the International Committee's involvement in the INTA Summit & Conference, our October 23rd was cancelled. Instead, a Conference Call was held October 17th.

I believe this will probably be my last report. Newly elected NCRC VP of International Committee, **Alan Zais** has taken over following the conclusion of the NAHRO Cleveland Conference. Alan comes on board with a wealth of knowledge and experience with the International Committee, and will be a great representative for NCRC. *Thank you to all!*



### PROFESSIONAL DEVELOPMENT COMMITTEE REPORT

*Deborah E. Wilson, Vice President of Professional Development*

The Professional Development (PD) Committee met in Denver, CO during the NAHRO Summer Conference. Several items were discussed during the meeting, however, finalizing the goals and strategies of the NAHRO Strategic Framework was most important.

During the past two years, the NAHRO Professional Development Committee has made huge progress in meeting the goals and strategies outlined by the Board of Governors (BOG) to guarantee that NAHRO remains the industry leader in educational opportunities for the Housing and Redevelopment professional. While the PD Committee had several goals, two important goals include:

- Building-out the NAHRO Professional Development System (NPDS) by finalizing selection and development of all assessment boards for the certification exams, broadening the knowledge base of the Board of Ethics and Credentialing Trustees (BECT), working with the BECT to develop a procedural manual for certification, improving the NPDS image, development of a job description for PD chairs at each level of the organization, reviewing the NPDS business model, ex-

ploring avenues for regional and state chapter support, identifying avenues and venues for assigning CEUs, continuously reviewing participant evaluations, auditing seminars and faculty, updating the auditing form, refining the recertification for individuals that have received certification.

- Sustain and enhance the NPDS to position NAHRO as the recognized leader in developing the professional expertise and credibility of NAHRO members and others, as well as, the credibility of the housing and community development industry as a whole, through the highest quality educational offerings, certification, and information needed in a changing environment. This required outreach to regional service officers to determine how to meet the scheduling requirements of local conferences, continually assessing training needs of the industry, evaluating all licensing program to consider expansion, adding new courses, regionalizing marketing plans, increasing NAHRO certification in the industry, offering incentives to housing authorities willing to host a training, reviewing alternate delivery methods, and fine-tuning Commissioner training programs.

NAHRO PD continues moving towards full accreditation for all certifications. To date approximately 900 individuals have received certification under NPDS.



## Helping Residents Achieve

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NAHRO PD also provides a Salary Comparability Study for housing agencies. The Study can be done remotely and is offered at an affordable rate. Agencies needing assisting with a comparability study, can contact the PD department and receive a quote from the PD staff.

At all national conferences, Continuing Education Units (CEUs) are offered for most conference sessions. The CEUs can be used to qualify individuals for recertification under the NPDS certification system.

NPDS has finalized the creation of the Certified Community Development and Revitalization Professional (CCDRP). The certification testing for the CCDRP should be available in early 2014.

At the regional level, NAHRO continues to provide numerous seminars at four (4) different learning centers. The Michigan learning center is located in Livonia, MI. Members are encouraged to take advantage of training opportunities located within the region and state. Several agencies have hosted on-site learning in Michigan during the past several months. These on-sites included Public Housing Occupancy, Eligibility, Income, and Rent Calculation, Commissioner's Fundamentals, and Ethics for the Housing and Redevelopment Commissioner. Members that are interested in hosting an on-site training should contact NAHRO or the PD Committee Chair for assistance in setting up trainings.

Finally, I have been actively involved and serving on the NAHRO PD Committee for almost 6 years now, and had the honor of chairing the national, regional, and state committees for the past two years. During the most recent regional election, I was elected to chair the housing committee. This means I will no longer serve on the PD Committee. I would like to thank each of the board members for their continual assistance and each of our state chapter members for words of encouragement and support. I will remain active as NAHRO Faculty and will be more than willing to assist the new incoming chair with any PD concerns. Thank you.

248-547-9500 ext. 101,  
[dwilson@ferndalehousing.com](mailto:dwilson@ferndalehousing.com)

### SMALL AGENCY TASK FORCE

*Sharon L. Carlson, NCRC SATF Chair*

The Small Agency Task Force (SATF) met October 23 in Cleveland, prior to NAHRO's Annual Conference. The meeting was held jointly with both the 2011–2013 and 2013–2015 members, and focused on transition. Highlights of the task force's prior two years' accomplishments, and a roadmap for continuing this work for the forthcoming two years were provided by outgoing SATF Chair Regina Stone-Mitchell and Staff Liaison John Bohm.

**HIGHLIGHTS:** Over the period of the past two years, the SATF has given voice on Capitol Hill to the concerns of small housing agencies through its work in supporting the NAHRO/PHADA SHARP proposal, has empowered small agency members in communicating with HUD on regulatory concerns that have a direct bearing on their agencies, has focused new attention on the issue of agency consolidation, and has worked with NAHRO Professional Development staff to strengthen the associations' ability to produce quality training and education modules small agencies can use.

### The NAHRO/PHADA SHARP Proposal

The SHARP proposal if passed by Congress and signed by the President can relieve the disproportionate number of administrative burdens placed upon smaller housing authorities. The Legislative Network is the association's primary legislative advocate, but the deliberations of the 2011–2013 SATF have underscored the need to mobilize smaller housing agency members of NAHRO. Vastly outnumbering medium and larger-sized counterparts, small agencies must work to educate and inform decision-makers concerning the need for, and importance of this legislation. The 2013–2015 SATF will continue to play an active role in NAHRO's efforts to



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adopt Senate Bill 576 and to get introduction of the SHARP proposal in the House.

### Addressing Regulatory and Programmatic Concerns

The 2011–2013 SATF worked with the Housing Committee to identify and provide input regarding association policies and positions which have a unique bearing on small housing authorities. RAD implementation, voucher administrative fee reductions, bed bugs, PHAS and SEMAP, and HUD's affirmatively further fair housing rule are all examples of where input from small housing authorities has been requested, and where the input added value to the deliberations of the Housing Committee and Board of Governors, who are primarily responsible for establishing NAHRO policy. The 2013–2015 SATF will maintain the working relationship with the Housing Committee in specific response to HUD regulations, handbook guidance, and HUD legislative proposals relative to small agencies.

### Consortia

Working with NAHRO Policy and Professional Development staff, the 2011–2013 SATF reaffirmed the importance and value of educating NAHRO members, HUD, and Congress regarding statutory authority to form consortia. With HUD program funding at an all-time low and many more housing authorities unable to sustain the ability to meet local needs, the prospect of Congress, HUD, or both taking steps to move toward local agency consolidation has become more likely. NAHRO opposes consolidation, based primarily on the need to preserve local discretion. With this in mind the SATF has focused on the need to address this possibility head on, starting with the need to educate and inform the membership of their rights and options regarding formation of consortia. Many smaller authorities seeking to maintain local autonomy are in need of facts and information about trends and discussions in Washington that may bring about unwanted agency consolidation over time. The efforts of the 2011–2013 SATF are seen as a first step on the matter of consortia. More needs to be done at HUD and on the Hill by the 2013–2015 SATF to clear away administrative and policy objections at HUD, and more needs to be done on the Hill to educate and inform members of Congress concerning the costly and imprudent downside of housing agency consolidation, particularly in rural areas.

### Professional Development

Improved lines of communication and dialogue with staff from NAHRO's Professional Development Department have taken place over the past two years, focusing on training and education needs, and discussion of delivery options for NAHRO's small agencies. Funding cuts have impacted the ability of staff from smaller agencies to travel to seminars out of their local areas and NAHRO PD has responded by

offering a wide variety of options for training and educational offerings (webinars, on-sites, e-learning, and more). This dialogue will continue with the 2013–2015 SATF on behalf of small agencies, to best meet the needs, at prices and fees that are affordable.

### Moving Forward

The 2013–2015 SATF will continue to reach out to those who are closely associated with the work of small agencies, including commissioners, business partners, program staff, and residents where appropriate, in an effort to expand and explore a wide range and diversity of topics relevant to small agencies. In recognizing the need to facilitate participation in the work of the SATF, conference calls will be regularly scheduled, and potential webinar presentations will be explored, with the goal of informing membership of legislative and program developments. The 2013–2015 SATF will continue to work with NAHRO staff, Policy, and Professional Development boards in its efforts to raise the profile of small agencies within NAHRO.

Thank you to outgoing Chair **Regina Stone-Mitchell** and Staff Liaison **John Bohm** for your leadership and guidance over the prior two years. Thank you to the Small Agency Task Force for your commitment, and please remember to take every opportunity to talk with your elected officials about your programs and the impact that regulatory burdens and funding cuts have on your agencies. As the incoming Chair of NAHRO's Small Agency Task Force at the national level, I look forward to working with John and my colleagues on the task force to strengthen the position of small agencies, and to advance and enhance the terrific work that has been done.

*scarlson@beldinghousing.org*

### NCRC MEETING NOTICE Board of Directors

**Board Meeting, Friday, January 10, 2014, 9am–2pm**

*at the Homewood Suites, Hilton Chicago Downtown  
Chicago, Illinois*

*All members are welcome to attend!*





# NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

## 2013 NATIONAL CONFERENCE & EXHIBITION

October 24–26, Cleveland Convention Center, Cleveland Ohio

### “What’s Next...Promoting Our Vision for the Industry”

Cleveland, Ohio marks the home of the first President of NAHRO, **Ernest J. Bohn**. In 1933, Bohn authorized the nation’s first public housing authority, the Cleveland Metropolitan Housing Authority (CMHA), now known as the Cuyahoga Metropolitan Housing Authority.

This interesting and successful conference was packed with highly qualified and dynamic featured speakers. It included the International Summit’s welcoming of guests from around the world, Tours of Housing & Community Development which taught *Best Practices*, and the presentation of several prestigious awards: the *John D. Lange International Award*, the *Elizabeth B. Wells Award*, the *M. Justin Herman Memorial Award* and the *Emerging Leader Award*. Included were Professional Development Trainings, over 50 concurrent sessions on topics including Affordable Care Act, Low Income Tax Credits, and New Technology. Session tracks focused on Advocacy, Commissioners, Community Development, Emerging Leaders, Finance, Green/Sustainability, International, Organizational Management, Public Housing and Section 8. The impressive Exhibition Hall housed of over 100 exhibitors.

The Board of Governors and Leadership Team were guests of a Brown Stadium tour and reception, while conference delegates enjoyed a rock and roll themed evening event in Cleveland, home of the *The Rock and Roll Hall of Fame and Museum*.



*Featured Speaker: Eugene Robinson, Correspondent for The Washington Post, 2009 Pulitzer Prize Winner and author of “Disintegration: The Splintering of Black America.” Presentation Topic: The Cleveland Experience—History of Public Housing From those Who Lived It.*



*Featured Speaker: Geoffrey Canada, President and CEO of the Harlem Children’s Zone.*

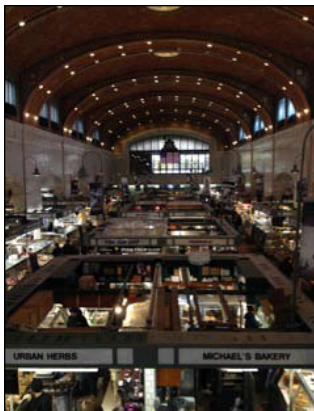


*Featured Speaker: Nina Turner, Ohio State Senator*

*Gerrit Teunis, Chief Exec. of Housing Assoc. Beter Wonen Vechtdal, Netherlands, received the 2013 John D. Lange International Award.*



*A group NAHRO delegate, with President Betsey Martins (left) & CEO Saul Rameriz (right).*



*INTA Summit Tours of Cleveland Public Housing and the Revitalized Market Place.*



*NCRC recognizes Jeffrey Patterson, CEO Cleveland OH Housing Authority and Chair of NAHRO Conference Planning Committee.*



*Carlos Sanchez recognized as the 2013 NAHRO Fellow at the Conference Ceremony.*



*NCRC President Carlos Sanchez receives Award of Appreciation from incoming President Doug Rise.*



## REGIONAL SERVICE OFFICER REPORT

*Patricia A. Gustafson, RSO*

### Cleveland Ohio, NAHRO Conference

It was a pleasure serving along side **Gary Keller** as NCRC Representatives on the 2013 NAHRO Conference Planning Committee for the

Cleveland conference with **Jeffrey Patterson**, Chair of the Planning Committee and CEO of the Cuyahoga Metropolitan Housing Authority, and several staff and other numerous committee members. As the regional host, NCRC President **Carlos Sanchez**, along with Jeffrey Patterson, welcomed over a thousand delegates in the Opening Plenary Session.

### National NAHRO President Recognition

In appreciation for her leadership, each of the regions of NAHRO, including our North Central Regional Council of NAHRO (NCRC), contributed toward a gift to honor **Betsey Martens** as the out-going NAHRO President.

### NAHRO Conferences—

#### 2013 NCRC NAHRO Conference

The NCRC NAHRO / Minnesota NAHRO Annual Conference in Saint Paul, Minnesota was a great success. Congratulations to **DeeAnna Bakken**, Conference Chair, **Jennifer Bergman**, Chapter President, **Jennifer Keogh**, Planning Committee Chair and **Carol Schultz**, Sponsor Coordinator, along with their committee members who worked hard making this year's conference successful and memorable. Jennifer Bergman and DeeAnna Bakken presented a check to NCRC NAHRO at the board meeting for \$20,000 from conference proceeds and \$1,000 from Scholarship Fund proceeds. **Shannon Guernsey**, MN NAHRO Executive Director, indicated they met their proposed budget for the conference. Thanks to Minnesota NAHRO and **EVERYONE** that made it happen!

#### 2014 NCRC NAHRO Conference

**Michelle Schnier**, Iowa Chapter President, and **Amy Tooley**, Conference Chair, submitted a revised budget for the April 30–May 2, 2014 conference to be held at the Des Moines Marriott Downtown Hotel. To meet the budget, each state is encouraged to solicit sponsors.

The “save the date” mailer is posted at [www.ncrcnahro.org](http://www.ncrcnahro.org) and the conference promotion flyer has been included in this publication on page 3. The registration materials will be posted on the NCRC website as soon as they are available and will link to the IA NAHRO website for an online registration option.

#### 2015 NCRC NAHRO Conference

After several rounds of negotiations between the Conference Planner **Karen Bennett**, myself, and the hotel, the contract with WAHA and the Marriott Milwaukee West in Waukesha,

Wisconsin for April 15–17, 2015 NCRC NAHRO Conference, has been finalized. The Board provided approval at the October 24 meeting in Cleveland, OH.

### January 2014 Board Events/Meetings

**JANUARY 9TH** is the NCRC Board Workshop and Orientation, and **JANUARY 10TH** is the next Board Meeting. Both will be held at the Homewood Suites by Hilton Chicago Downtown, 40 East Grand Avenue, Chicago, IL. (P: 312-644-8645 F: 312-644-8096)

Board Workshop topics may include Board Roles and Responsibilities, “Board Sharing” of experiences to learn of access and uses of resources; best practices and how to deal with cut backs, program hurdles & trouble-shooting.

### NCRC Newsletter—

#### Fall Articles and Reports

Thank you to Board officers, chairs and state chapter presidents for their contributions to this newsletter publication.

#### Advertisements

If you have leads for advertisers, please let me know. I am continually making solicitations for advertisers for our publications. The revenue from advertisements directly underwrite the costs associated with the newsletter production and website.

#### Awards Solicitation

Watch for Awards and Scholarship nomination solicitation forms in the Winter Newsletter.

#### Newsletter Submission Deadlines:

**JANUARY 8** for January's *Winter Publication*

**MAY 2** for May's *Spring Publication*

**JULY 22** for August's *Summer Publication*

**OCTOBER 21** for November's *Fall Publication*

Email submissions to [pat.gustafson@ncrcnahro.org](mailto:pat.gustafson@ncrcnahro.org).

### 2013–2015 NCRC NAHRO Board Directory

**Branna Lindell**, NCRC Secretary, will be updating 2013–2015 NCRC NAHRO Board Directory. The updated Directory will be posted to the website at [www.ncrcnahro.org](http://www.ncrcnahro.org).

### NCRC NAHRO Website

We are continually updating the NCRC website, keeping it current to provide the best resources for our members. Watch for the 2014 Conference Brochure to be posted on with a link to the IA NAHRO website for online registrations. Also watch for the Award and Scholarship Nomination forms to be posted in early 2014. Following approval at the January Board Meeting, the 2014 Calendar of meetings and events for the board will be posted.

### NAHRO Training

Monthly, the RSOs from the combined 8 regions meet via conference call. This month, NAHRO staff requested:

- Each Chapter identify trainings requested by its members.
- Each Chapter identify trainings that will assist in pro-

viding these requested trainings.

- Each chapter communicate scheduling.

The goal is to promote trainings and avoid potential scheduling conflicts.

Collectively, RSOs are in favor of promoting Ethics and Commissioner Trainings as basics for all states. Additionally, we recommend access to new Community Development Trainings and Tax Credit Trainings.

I am requesting state VPs of PDs, or Chapter Presidents, to notify me if you are surveying your members—or would be willing to do so—and provide the results.

All agencies and State Chapters, please send your training suggestions and State Chapter's conference/training schedules to NAHRO at [ssherrill@nahro.org](mailto:ssherrill@nahro.org) and cc: [pat.gustafson@ncrcnahro.org](mailto:pat.gustafson@ncrcnahro.org).

### NCRC NAHRO, Regional Service Officer

I'd like to thank the NCRC NAHRO Board for their continued support and confidence. It is my pleasure to continue to serve the NCRC NAHRO Board and Membership as RSO in 2014.

Please, feel free to contact me with any questions, comments, or if you need additional information:

Patricia A. Gustafson, RSO

PO Box 831, Faribault, MN 55021

P: 651-260-6954; F: 507-332-9044;

E: [pat.gustafson@ncrcnahro.org](mailto:pat.gustafson@ncrcnahro.org)

**NAHRO Recommended Seminars as on-sites so that clusters of agencies can take advantage of the training. Those agencies that wish to schedule a training should contact Eugene Rudder at [erudder@nahro.org](mailto:erudder@nahro.org)**

### CAPITAL FUND PROGRAM HCV PROJECT-BASED VOUCHERS

#### e-Briefing

NAHRO will offer an e-Briefing on the recently released **Capital Fund Final Rule** on November 20, 2013. The information-packed e-Briefing will provide PHAs with all the important updates about new guidelines affecting management improvements, replacement factor, planning and reporting requirements, physical needs assessment, cost limitations, site and neighborhood standards, as well as other changes. In addition, at least 20 minutes of the e-Briefing will be reserved for an interactive Q&A, ensuring all participants get the opportunity to have their questions answered. The moderator/presenter will be **Tamar Greenspan**, NAHRO Senior Policy Advisor. Registration opens on **Tuesday, November 12** via <http://www.nahro.org/ebriefing>. Don't miss out on this important to get your staff up to speed on the latest news from HUD!

### STATE CHAPTER REPORTS

Following is an update of the NCRC State Chapters' membership activities.

#### ILLINOIS CHAPTER

*Brenda Coates,  
Illinois Chapter President*

Plans are underway for the Illinois NAHRO one-day fall conference scheduled for Thursday, November 14, 2013. The conference is being hosted by the Springfield Housing Authority and will be held in Springfield, Illinois at Erin's Pavilion.

Hot topics to be discussed will include: Real Estate Assessment Center (REAC) Inspections, Green Physical Needs Assessment (GPNA), PHA Toolkit, AFFH, Energy Efficiency and Coordinated Remedial Plan.

We are still soliciting for a Coordinator to assist our group with newsletters, events and the website. If you know of an individual that is interested, please contact the Springfield Housing Authority at 217-753-5757, ext. 206 or email us at [brenda.bruner@sha1.org](mailto:brenda.bruner@sha1.org) to receive a RFP packet.

Elections will take place at the Illinois NAHRO conference. We are blessed to have a full slate of volunteers with 100+ years of experience, plus some emerging leaders who are interested in serving on the Illinois NAHRO board of directors. It has been a pleasure to serve as Chapter President and I am honored to turn over the President's responsibilities to Ms. Jackie Newman, who I'm sure, will do an awesome job of leading our organization.

Jackie commented, "I am excited for the opportunity to serve the organizations that partner with Illinois NAHRO. Together, we can impact the affordable housing industry by continuing to equip those who advocate on behalf of those in need of affordable housing within the state."



**Illinois Chapter of NAHRO  
2013 Annual Meeting  
Thursday, November 14, 2013**

*Erin's Pavilion 4965 S. Second  
Street Springfield, IL 62703*

#### INDIANA CHAPTER



*Derek White, Indiana Chapter President*

The Indiana Chapter of NAHRO held its annual conference in Plainfield, Indiana at the Primo West Convention Center on July 25, 2013. This year's Conference



## State Chapter Reports

was unique in that it was only a one (1) day conference. We called it “The Sequestration Special,” in line with all of the budget cuts. It was an attempt to help agencies cut back on travel and hotel costs, etc.

It went so well, that there was an overwhelming approval to do a one (1) day conference again next year, probably at the same location, as it is central to cost of the agencies in our state. The sessions were well attended and included: Effective Board Leadership, Introduction to Online Maintenance Training, Requests for Non-Structural Reasonable Accommodations and HUD’s new Disparate Impact Rule, Update on the Affordable Care Act, Surviving the Sequestration, and finally a HUD Roundtable with our Field Office Director and his Staff.

**Derek White** was re-elected to serve as the Indiana Chapter President for the 2013–2015 term.

We were able to meet one of the goals from our last meeting to create an opportunity for several of the smaller agencies, that in some cases, were other wise unable to attend, to be a part of our efforts this year. We were delighted to see a number of smaller agencies there and will look for them again in our future endeavors.

## State Chapter Reports

### IOWA CHAPTER



*Michelle Schnier,  
Iowa Chapter President*

At the Iowa NAHRO Board meeting in August, board members reviewed and selected two scholarship recipients for the annual Iowa NAHRO Scholarship Award. The Iowa NAHRO awards two scholarships of \$1,000 each to eligible recipients. The Iowa NAHRO Scholarship program was created in 1999 with the intent of providing empowerment opportunities to clients and family members of Iowa NAHRO member services.

The Iowa NAHRO board continues to plan for the 2014 NCRC/IA NAHRO Conference. The Conference will be held at the Des Moines Downtown Marriott in Des Moines, Iowa from April 29–May 2, 2014. The theme for the conference is Super Heroes of Housing and Community Development.



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### MICHIGAN CHAPTER

*Lee Talmage, for Bruce Johnston,  
Michigan Chapter President*



Greetings, from Michigan! We trust that in spite of the rancorous atmosphere in our nation's centers of governance you and your families have enjoyed a great spring and summer.

The past few months have been profitable for our members as Michigan NAHRO held two very successful conferences in Battle Creek and Bellaire Michigan. The Spring Conference in Battle Creek featured sessions on RAD with HUD Senior Project Manager Greg Byrne, Maintenance Staff Training in Mould Identification and Remediation, and a Directors session on Hiring, Firing and the Hot Spots In Between. This Conference also featured the first national offering of NAHRO's new NPDS product "Executive Management & Board Relations." The response was very positive from our members with 120 attendees.

In September Michigan NAHRO joined with the Michigan Housing Directors Association and the Upper Peninsula Housing Organization for a Joint Conference at the Shanty Creek Resort in Bellaire Michigan with 225 attendees. The three organizations each meet particular needs for their members and have their own histories and focus. However, as "prorations" and cuts continue to become the rule with no relief in sight, there is an increased need to both maintain these organizations and still reduce travel and training costs. One way that Michigan NAHRO has tried to do that is by taking the lead in hosting these combined conferences.

This Conference featured "Round Table" discussions for Directors and staff as well as Commissioner specific "Round Table" sessions. These freewheeling open discussions, especially those specifically for Commissioners have become very popular over the last two years and are moderated by NAHRO national trainers. There were ED sessions on Legal Protections and Pitfalls for Public Employees, Banking Resources, and Evictions & Collections. This Conference also featured electrical training for maintenance staff and the 2nd Annual Top Tech Challenge competition in collaboration with vendor HD Supply. Forty maintenance staff from PHA's across the state took part competing for cash and prizes. I might add that one particular PHA dominated the competition. NAHRO Eligibility Income and Rent Calc Certification training for the HCV program was also offered.

Our next scheduled State Conference will be in Livonia, Michigan in April 2014.

### MINNESOTA CHAPTER REPORT

MINNESOTA  
**NAHRO**

*Jennifer Bergman,  
Minnesota Chapter President*

It has been a privilege and an honor to serve as the President of Minnesota NAHRO for the last two years. I have also enjoyed serving on the NCRC Board in this capacity and learning about all the other states in the Region.

We were very proud of the NCRC Conference that was held in St. Paul in May. We had approximately 230 attendees which excludes the exhibitors and speakers. We had 74 vendors and 29 sponsors for the event. In addition to the great sessions, the fundraising events were a hit with 56 people at the pub crawl and 135 on the Jonathan Paddleford. At the Emerging Leaders Party with a Purpose event, we were able to raise \$3,000 for the Public Housing Museum.

In July, Minnesota NAHRO held our 8th Annual Leadership Retreat. This Retreat is geared towards our statewide Executive Directors and for the second year we offered concurrent sessions to our Finance Directors. We have heard from our Finance Director's over the years that there have not been enough sessions at our regular conferences that specifically relate to PHA/HRA financing. In 2012, we created a track specifically for the finance staff at our Leadership Retreat. This has been very well received and we plan to continue to offer this.

In September, we held our Annual Conference in Mankato. Often times we find that when we go away from our regular conference locations, we see a drop in attendance. This was the case in Mankato which is located in Southern Minnesota. We had a total of 127 attendee's and 27 exhibitors. There were many timely sessions at this conference including Optimizing Your HAP and Admin Fees, Keeping Units Full, Managing Portability, RAD and Ask the HR Expert. In addition, we offered a maintenance track including sessions on Do It Yourself Maintenance, Hands-On Maintenance and Work Safety. At this conference, we were also proud to present Reginald Robinson who is a jazz musician who lived in one of Chicago's public housing projects. Mr. Robinson spoke at our banquet and then gave a performance immediately following. This was also a fundraiser for our scholarship fund.

Minnesota NAHRO will also be gearing up in November for our 2014 legislative session. Again this year, we will be hoping to secure funding for \$15 million for a public housing rehabilitation program. The Legislature approved \$5.5 million in the 2012 session.

Thanks to all of you for your support in the last two years. Welcome to **Randal Hemmerlin**, from the Red Wing HRA, who is the incoming **Minnesota NAHRO President**.

**NEBRASKA  
CHAPTER**

# Nebraska NAHRO

*Nancy J. Bentley,  
Nebraska Chapter President*

Thank you for the honor of serving as your President of this great service organization. It has been a pleasure and an opportunity for me to work with some terrific housing leaders!

WE have accomplished many great things during my term in office:

- 1) New memberships rates that are advantageous for both small and larger agencies with the blanket approach (This required National and Regional approval as well as our NE NAHRO!)
- 2) Strategic Planning Efforts to blaze a new trail with a clear vision for the future growth and sustainability of NE NAHRO and its service to its customer—housing agencies, partners, service providers, vendors, and more!
- 3) Funding for the Offset-Litigation to assist small PHA's and those without any non-HUD funds in joining the effort to return the operating subsidy to PHA's.
- 4) Sustainable Maintenance Conferences that focus on the "Teams" that can be formed when ED's, property managers and maintenance work together.
- 5) Additional Awards for members agencies for "Outstanding Staff" and for the "What Home Means to Me" contest—an adult and senior division.
- 6) Changes to the Board meeting times and venues that reflect upon technology and are respectful of time and utilizing our resources to the best of our ability.
- 7) Improvements to our websites that showcase our housing agencies and offer specialized information to our "Members Only."
- 8) Opportunities for New Leadership through our Emerging Leaders Sub-committee of the Member Services Committee.
- 9) Volunteer Opportunities for members—there are so many ways to participate. Volunteers are needed on many new committees, strategic planning, emerging leaders, members, marketing—just let our newly elected President **Sue Kleider** or myself know that you would like to become more involved.
- 10) We've been successful in getting SHARP introduced twice into Congress...now to get it passed!
- 11) We've made progress on the tax credit valuation income approach—now to get it passed!
- 12) As you can see, our work is never done...my motto "Persistence—with energy and persistence, you will conquer all things!"

We've come a long way, baby...as they used to say, but oh, what the future holds, we can only imagine.

My thanks to each and every one of the officers, Vice-Presidents with Portfolios and to you, our members, for with

you, we can accomplish so much more. My appreciation to **Heather**, our outstanding staff member for NE NAHRO, she is truly a tremendous asset for our organization! Thank you, Sue, for being a wonderful Vice-President...you will lead us graciously into a new and exciting era!

My Best Wishes to every housing authority and my thanks to Omaha HUD staff for your support and encouragement.

## OHIO CHAPTER

*Linnie Willis, OHAC President*

The OHAC Annual Fall Conference was held September 18–20, 2013 at the Hilton Polaris Hotel in Columbus, Ohio. The conference attendance roster included 210 attendees and 27 exhibitors. The OHAC Training & Conference Committee and the local HUD Offices worked together to provide a strong agenda including an Opening Session with Tim Kaiser, Executive Director of PHADA providing a Legislative Update. During the Annual Conference, the Board of Directors elected officers for the 2013–2015 administrative term. The new officers are as follows:

**Linnie Willis** (Lucas MHA-Toledo), *President*  
**Steve Randles** (Zanesville MHA), *Vice President*  
**Peggy Rice** (Portsmouth MHA), *Treasurer*  
**Ralph Chamberlain** (Erie & Sandusky MHAs), *Secretary*  
**Fred Zawilinski** (Portage), the *Immediate Past President*, will remain on the Executive Committee.

The Annual OHAC Maintenance Clinic was held September 26 & 27, 2013 at the Holiday Inn/Roberts Centre in Wilmington, Ohio. The Clinic offered 5 hands-on sessions this year including; Refrigerator Controls Troubleshooting, Electrical, Drywall/Plastering/Painting, Plumbing and UPCS. During the Maintenance Clinic, Delina Massey from the Lucas Metropolitan Housing Authority received the 2013 Maintenance Person of the Year Award. Delina was awarded a personalized plaque as well as a traveling plaque given to the housing authority with her name inscribed on it.

OHAC's president, Linnie Willis planned the agenda for this year's Directors' Retreat which was held October 9–11, 2013 at the Aloft Hotel in Downtown Cleveland, Ohio. The retreat offered some very valuable training specifically for directors, along with time for networking with colleagues and planning for committee goals throughout the upcoming year. We had a presentation on "Re-Think; Why Housing Matters", the nationwide campaign sponsored by the HAI Group. OHAC's own Tony O'Leary led a discussion on "Critical Budgetary & Compliance Challenges for Housing Authorities." The final presentation was on the Affordable Health Care Act.

The Large PHA Committee has been very busy dealing with a myriad of issues that affect both large and small PHA's



