

North Central Regional Council *of* NAHRO

Vol. 18, No. 3, Summer 2013

Serving the Nation's Housing and Community Development Needs



PRESIDENT'S REPORT

Carlos A. Sanchez, President

Greetings NCRC NAHRO members!

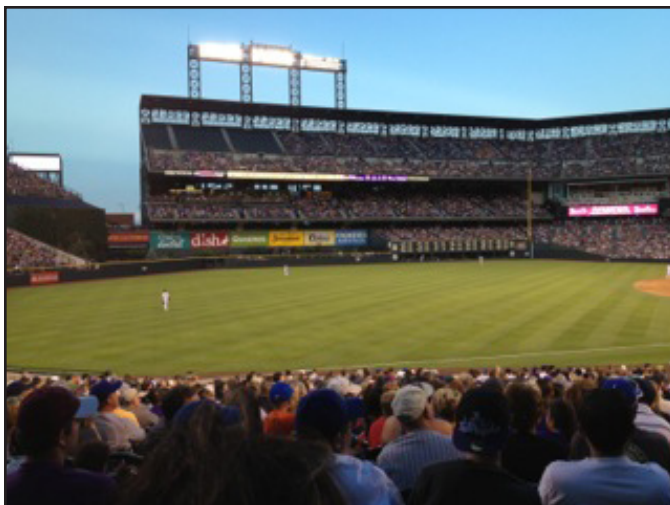
The 2013 Summer conference held in Denver was very successful thanks to the Mountain Plains Regional Council and local host agencies.

The conference opening keynote speaker, Steve Pemberton, a Walgreen executive and child advocate, told an emotional and inspiring story on his path to success. A ward of the state for much of his childhood, he told an uplifting story of his difficult journey through foster care and his determination to succeed. He is now Chief Diversity Officer and Divisional Vice President for Walgreens. He directs activities to help serve diverse markets including medically underserved areas and urban areas.

*Betsey Martins,
NAHRO President, speaks at
the 2013 Summer NAHRO
Conference held in Denver*



*2013 Summer NAHRO Conference Session Leaders, including
DeeAnna Bakken from NCRC.*



*2013 Summer NAHRO Conference Attendees enjoyed an evening
of sports camaraderie at the Rockies vs Cubs baseball game
at Coors Field in Denver.*

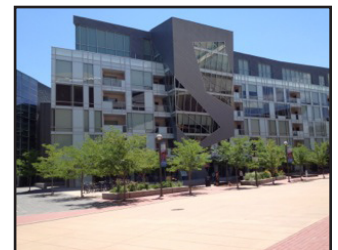
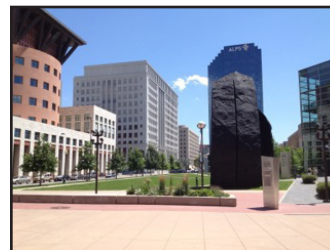
NAHRO 2013 Award of Merit breakfast showcase gave the delegates a first-hand look at some of the innovative programs and services that agencies throughout the country are developing. The showcase provided opportunity to connect with Award of Merit agency representatives to learn about their programs.

The closing session featured a screening of the Academy Award winning documentary *Inocente*, a story of a young homeless artist whose challenges are staggering but proves that the hand she has been dealt does not define her. A discussion on homelessness followed the screening with many stories from colleagues throughout the country describing their challenges and success they have experienced. I was very proud to hear that many of you are making a difference to end homelessness in your communities.

Please try to meet with your legislators during the August recess. This is going to be another difficult budget year and we need your help to tell them your successes and challenges serving our communities.

Our next Regional Board meeting will be Thursday, October 24, 9am–11am, held during the NAHRO Annual Conference in Cleveland, OH, October 24–26, 2013.

I look forward seeing you there!



*2013 Denver Summer
NAHRO Conference
cityscapes.*



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COMMISSIONERS REPORT

Deanna Wagner, Vice President for Commissioners

Happy Summer!

The NAHRO Summer Conference just wrapped up in Denver. It was a great conference for Commissioners to share what is happening with their agencies and communities because this is an uncertain and volatile time for public housing agencies in terms of funding and the impact of sequestration. That being said, there has never been a more crucial time for commissioners to get involved and be heard. This can be done in a variety of different ways by contacting your Senate and House members. If you need help in creating your message, please use the "Advocacy Center" on NAHRO's website www.nahro.org.

I would also urge you to be vocal in your communities in relaying the message of how decreased funding will affect your clients, your properties, the PHA staffing, landlords and the community as a whole. I have discovered that some of the best messaging that you can put forth is how your specific ties to the community are directly affected to housing. For example, I work as an advocate for victims of domestic violence and sexual assault. Without Violence Against Women Act (VAWA) and the provisions for housing, many of the

women and families I work with would be without safe and affordable housing. Also, I volunteer as a Court Appointed Special Advocate (CASA) for children in foster care. Many foster care kids age out of the system leaving them without services, healthcare and housing. My PHA has a program that has vouchers that can be used for these kids that provides them with subsidized housing. The best messaging comes from those who are directly affected by cuts in housing. Give your residents the opportunity to use their voices!

I am happy to report a lot of progress continues to be made in conjunction with the Professional Development Committee in courses for commissioners. First, for the Commissioner Fundamentals class, a committee member from each region recorded a short vignette that will be shown at the beginning of each module for the course. This was done to show the support of the National Commissioners Committee for all commissioners who take the class. Further, it involves commissioners in classes that are geared for issues surrounding our role in housing.

Steps continue to be taken in the development of a Resident Issues course for commissioners. A subcommittee with members of both the Commissioners Committee and the Professional Development Committee has been meeting since the Legislative Conference to work on the course outline and



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Committee Reports

topics for discussion. The Commissioners Committee is also working to explore more e-learning opportunities to reach out to even more commissioners nationwide.

Finally, I would like to take this opportunity to congratulate Fred Wescott from Rockford, Illinois. He will be the incoming NCRC Vice President for Commissioners. Fred is already in integral member of the National Commissioners Committee, and I know he will embrace this new role wholeheartedly!

I look forward to hopefully seeing and meeting many of you at the NAHRO National Conference in Cleveland, Ohio October 24-26. If you have any questions or comments before then, please contact me. I look forward to hearing from you!

Dmwagner2@cox.net; (402) 639-5428

HOUSING REPORT

Bob Lane, Vice President of Housing

Affordable Housing is alive, and the needs for our services are escalating. We must continue to get the positive word out in our communities of how we are changing lives with housing and programming for our Residents. I hope you are following the House and Senate as they work to come up with a budget to help us serve our Residents. I hope you will review the July 15th NAHRO Monitor to look at all the proposals to get a feel for where we are headed.

Our primary mission must be to serve the housing needs of our Residents. We also must make it our mission to let the public and voters know we work extremely hard to help Residents become Self-Sufficient and off of Federal Assistance. Our National President, Betsey Martens, said it best when she gave some facts concerning the people we serve. She said "almost 25% of our jobs in our nation pay below the poverty level, 20% of our population lives in poverty, 33% are adults with children; 32% are elderly, and 23% are disabled adults." A large number of our Residents work part-time and full-time jobs that do not pay a living wage. The housing we provide them is a safety net to keep them and their families from becoming homeless.

Please encourage members of Congress to visit your neighborhoods. Congress needs to get a feel (at street level) for the difference we are making in the lives of the people we touch. And, please make an effort to publicize the achievements of the Residents you serve in newspapers, on your website, or on television. The Residents deserve the credit, and our industry can always use good positive publicity.

Be safe and have a great summer.

Committee Reports

INTERNATIONAL COMMITTEE REPORT

Gary W. Keller, Vice President of the International Committee

The NAHRO International Committee had our meeting at the Downtown Sheraton, at the NAHRO Summer Conference in Denver on July 17, 2013.

Our meeting was extremely busy and interesting, with presentations from Phil Brown, the President of the Canadian Housing and Renewal Association; John Hopkins, the CEO of the Southern African Housing Foundation (SAFA), and Kahmiela August, the Director of Affordable Housing Department of Human Settlements (Housing), Provincial Government of the Western Cape. Committee member Liz Glenn also gave a report on a recent China trip.

North Central Regional Council of NAHRO Newsletter

Patricia A. Gustafson, RSO, Editor

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**The deadline for our Fall (November) NCRC NAHRO Publication is
OCTOBER 29, 2013.**

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Committee Reports

There was a discussion and planning session with NAHRO CEO Saul Ramirez and NAHRO President Betsey Martens on the planned mini INTA Symposium that will be held in Cleveland, at the same time as the National NAHRO Conference. Within the NAHRO National Conference's programs, there are three international workshops scheduled for Wednesday 23rd, Thursday 24th and Friday 25th October. Attendance is expected to be around 90 people. NAHRO is working locally with CMHA to provide translators. Additionally there was discussion on a separate registration fee and having members of the International Committee assist with the INTA workshops.

During our lunch break I Chaired the Lange Award Selection Committee to review this year's nominees. The results of our vote were passed on to Julie Brewen, who is the Chair of the Communications Subcommittee.

On Friday August 9, the International Committee had our monthly teleconference. A large portion of the call was spent in working out more details of the INTA Workshops. It appears because of our commitment to support the INTA Workshops, and the opportunity to attend the Workshops, our normal International Committee Meeting scheduled for all day October 24 would be cancelled. Instead our committee hopes to take care of most of our business by teleconference prior to October 24th.



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Committee Reports

Our International Committee has been working on changing our name this past year. The majority of us on the Committee did not feel the name was reflective of our work. The name that has been selected is "International Research and Global Exchange" and we are taking the formal steps with NAHRO to make the name change official.

My last meeting (of my two year term) as your International VP was scheduled for October 24, in Cleveland, at the National NAHRO Conference. As noted above, with the INTA Workshops our meeting has been cancelled, however later in the conference there will be a transition meeting to select new committee incoming chair and vice chair. Therefore, I would like to take this opportunity to thank you for allowing me to serve NCRC at the National Level. In addition to serving on the International Committee the past two years, I was also very fortunate to be appointed by past NCRC President Cindi Ring, to serve the last 4 years on the NAHRO Board of Governors, representing our NCRC Region. That term will also be ending. Sometimes words do get in the way of clearly expressing the enjoyment of one's experience in growing personally and professionally, and one's appreciation for being elected and being asked to serve. So please accept my sincere thanks, and my encouragement for each of you reading this today, to consider stepping up to serve at the NCRC Region or National NAHRO level.

Alan Zais is your newly elected NCRC International VP and his term will start at the end of the Conference in Cleveland. Alan is a very dedicated member of the International Committee, with a wealth of experience and knowledge. Please join me in welcoming Alan to his newly elected position!

MEMBER SERVICES COMMITTEE REPORT

DeeAnna Bakken, Vice President of Member Services

The member services committee worked with the President's Council to update the region's by-laws as well as the **NCRC Nominating Committee And Ballot Procedures** referenced in the by-laws document. The by-laws were approved by the membership for the Annual Meeting in St. Paul this past May and have been forwarded onto NAHRO's Member Services Committee and Board of Governors for their final seal of approval.

The Emerging Leaders were a huge part of the "Party With A Purpose" as well as sponsored the session "Best Mistakes We've Ever Made" at the Annual Conference in St. Paul. We raised \$3,000 for the National Public Housing Museum in 3 hours with our jail and bail themed night. I can't possibly thank the MN NAHRO Emerging Leaders Committee and the NCRC Emerging Leaders Committee enough for all of their efforts and many thanks to everyone that came to participate in the fantastic event.

Emerging Leaders Committee

The Emerging Leaders subcommittee is a group of professionals interested in the advancement in the affordable housing and community development industry. This group is designed to examine and promote the way in which we attract new professionals and those seeking professional advancement. We encourage their participation and mentor their growth, by connecting them with networking opportunities that shows our encouragement of their development and provides a platform to showcase their strengths.

If your state has an active Emerging Leaders Subcommittee that would like to connect with the NCRC committee, please let me know. If you're interested in participating on the committee or if you have staff that you would like to encourage to participate, please send me your email address and you will be added to the email group for all further communication. I can be contacted at: jacksonhra@orbitcom.biz.

PROFESSIONAL DEVELOPMENT COMMITTEE REPORT

Deborah E. Wilson, Vice President of Professional Development

Professional Development continues to progress towards accreditation while reviewing and implementing new cer-

tifications at the same time. The newest certification is the Certified Community Revitalization and Development Professional (CCRDP). NAHRO CEO, Saul Ramirez worked with partners from Neighborworks to develop a video that highlights all the components of the CCRDP requirements. The video will be made available for use at all regional and state chapter conferences.

Professional Development is proud to report that NAHRO trainings may go international. Discussion has taken place with the South African delegates regarding offering NPDS seminars in South Africa.

During the past few months, four new outstanding faculty have been added to the pool of our professional trainers. NAHRO strives to employ faculty that ACTUALLY work in the affordable housing industry, which allows for students to learn from true housing professionals.

E-briefings are back in full swing. Thirty-eight agencies attended the e-briefing on consortia, which can be accessed on the NAHRO website. A fair housing e-briefing will be offered sometime within the next two months which incorporates the new fair housing requirements.

NAHRO Professional Development now offers two products in addition to training, which are CEO Search and Salary Comparability study.

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Committee Reports

TRENDS with the Professional Development certifications include: A 42% increase in certifications compared to the same time period last year. Of this 42% - the specialist level certification increased by 56%- the operations level by 2%- the commissioner level by 34%- and the executive level by 114%. So we are working towards our final goals to meet full certification. Housing professionals are strongly encouraged to seek certification.

On-sites seminars and live learning continue to excel with approximately 1,500 people attending one or the other during the first half of the year.

Remember, NAHRO is a member driven organization. NAHRO Professional Development is the leader in the industry and its members should be proud. When looking for staff training or organizing a conference, think NAHRO first.

Committee Reports

NAHRO Professional Development is the industry's best and most complete resource for the education and training of individuals and staff in the housing and community development field.

SMALL AGENCY TASK FORCE REPORT

Sharon L. Carlson, NCRC SATF Chair

A meeting of the Small Agency Task Force (SATF) was held Friday, July 19 during the NAHRO Summer Conference in Denver, Colorado. Ongoing discussion of the small agency reform legislation, forming consortiums as a way to avert potential agency consolidations, and the importance of providing affordable professional development opportunities dominated the meeting.



2013 National Conference October 24-26 • Cleveland, OH

What's Next...

Promoting Our Vision for the Industry

www.nahro.org/nationalconference • conferenceregistration@nahro.org

NAHRO conferences provide an opportunity for housing and community development policy-makers and practitioners to network and learn how public, private, and nonprofit groups are overcoming the barriers caused by reduced federal funding and working to create affordable housing and build stronger communities.

At the 2013 National Conference & Exhibition, you'll find focused learning sessions, thought-provoking speakers, a solution-filled exhibit hall, plenty of networking opportunities, and much more.

**WE HOPE YOU WILL JOIN US IN CLEVELAND,
OCTOBER 24-26!**

You will have the opportunity to:

CHOOSE from 50 sessions focused on current and emerging issues, best practices, and challenges facing the industry to help you create possibilities for yourself, your organization and your community.

ENGAGE with thought-provoking speakers, share ideas with peers and colleagues, and enjoy networking events that will expand your connections.

VISIT with over 100 industry service & product partners in the exhibit hall.

TOUR industry success stories in and around the Cleveland area and learn about innovative programs and services from award winning agencies.

VOTE to elect leaders who are passionate about our mission and activities, have broad knowledge and industry experience, are open to new ideas and responsive change. Visit www.nahro.org/2013-biennial-election-0 to learn more!

TUESDAY, OCTOBER 22

8:00am-5:00pm Pre-conference NPDS Seminars
2:30pm-5:00pm Service Officers Meeting

WEDNESDAY, OCTOBER 23

7:00am-12:00pm Conference Registration
7:45am-6:30pm Committee/Task Force Meetings
8:00am-5:00pm Pre-conference NPDS Seminars
8:00am-5:30pm NAHRO-INTA Summit
9:00am-6:00pm Exhibitor Move-In
1:00pm-6:30pm Conference Registration
5:30pm-6:30pm First Time Attendees Orientation
6:30pm-7:30pm Welcome Reception

THURSDAY, OCTOBER 24

6:15am-7:00am Rise & Shine Yoga
7:00am-9:00am Exhibitor Move-In
7:00am-7:30pm Registration
8:00am-4:00pm Misc. Committee/Task Force Meetings
11:00am-12:30pm Opening Plenary Session
12:30pm-3:00pm Grand Opening of the Exhibition Hall/Lunch
3:15pm-4:45pm Concurrent Sessions
5:00pm-7:30pm Tour of Exhibits/Refreshments
Evening Emerging Leaders Party with a Purpose

FRIDAY, OCTOBER 25

6:15am-7:00am Rise & Shine Yoga
7:00am-6:00pm Registration
8:30am-9:30am Continental Breakfast
9:00am-10:30am Plenary Session
10:45am-12:15pm Concurrent Sessions
12:15pm-2:15pm Tour of Exhibits/Lunch
2:30pm-4:00pm Concurrent Sessions
4:00pm-6:00pm Tour of Exhibits/Refreshments
7:00pm-9:00pm Evening Event
9:00pm-11:00pm NAHRO Dance Club

SATURDAY, OCTOBER 26

6:15am-7:00am Rise & Shine Yoga
7:00am-1:00pm Registration
8:00am-9:00am Continental Breakfast
8:30am-11:30am Board of Governors Meeting
8:30am-10:00am Concurrent Sessions
10:15am-11:45am Concurrent Sessions
12:00pm-1:30pm Closing Plenary Lunch Session & Awards of Excellence presentations
1:30pm-4:00pm NPDS Proficiency Tests & Certification Exams
2:00pm-5:00pm Post-conference NPDS Seminars

SUNDAY, OCTOBER 27

8:00am-5:00pm Post-conference NPDS Seminars

Please note that the schedule is tentative and subject to change.

Committee Reports

SATF Chairwoman, Regina Stone-Mitchell, and NAHRO Staff Liaison to the committee, John Bohm, asked for small agencies to provide feedback regarding the provisions most important within the small agency reform legislation. A summary of the reforms can be found at www.nahro.org/sharp. Both the chair and NAHRO staff person request our feedback in view of the fact that this legislation has been proposed and has momentum that could see passage of some or all of its reforms. Please contact Regina Stone-Mitchell at rmitchell@collegeparkmd.gov and/or John Bohm at JBohm@nahro.org to provide your views.

NAHRO Professional Development launched a well-received e-briefing entitled 'Consider Consortia-Avoid Consolidation', a summary of which can be found on the website at www.nahro.org/ebriefing. The intent of the e-briefing is to educate agencies, particularly small agencies, on the benefits of forming consortiums as a way to forestall potential consolidation due to funding cuts. Members of the SATF who participated in the initial e-briefing were encouraged and enlightened regarding how to form consortiums and the advantages of entering into cooperative relationships with partner agencies as opposed to merging and/or dissolving agencies involuntarily. The potential impact on small agencies is dramatic as operating fund levels continue to be uncertain. NAHRO encourages interested members to contact the Professional

Committee Reports

Development department at npds@nahro.org with questions regarding consortiums.

Small agencies have long discussed budget issues as a stumbling block to seeking training for its staff, commissioners, and residents. While understanding that affordability is a major issue, we realize that lack of training is something that also cannot be afforded. The SATF routinely meets with PD staff to identify challenges in making training both affordable and accessible and continued this discussion in Denver. Many changes have taken place in delivery of training opportunities as a result of small agency requests, including blended learnings, e-learnings, e-briefings, etc. As one member of the task force routinely states to our CEO: "We are small, but mighty." Small agencies make up the majority of member agencies, and our feedback to NAHRO on all things regarding membership, advocacy, and professional development is critical to our NAHRO staff in doing the job we rely on them to do.

Thank you for your commitment and please remember to take every opportunity to talk with your elected officials about your programs and the impact of funding cuts to your agencies.

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REGIONAL SERVICE OFFICER REPORT

Patricia A. Gustafson, RSO

Sign up today to register for the NAHRO Annual Conference in Cleveland, Ohio, October 24–26, as NCRC is the host region. Join your peers to welcome NAHRO members nation wide to our featured state in our eight state region. Offerings include numerous sessions of timely topics, thought provoking plenary sessions, national certified trainings, networking events, award banquet and gala, housing and community development tours, International Summit attracting delegates from several countries and more. Don't miss this opportunity to be informed as critical changes are happening in our industry.

NCRC By-Law Changes

Changes were approved by NCRC voters in the election and have been referred to the NAHRO Professional Development Committee and NAHRO Board of Governors to be finalized for adoption at their meetings in conjunction with the NAHRO Conference in Cleveland Ohio in October.

Mark Your Calendar

2014 NCRC NAHRO Conference will be hosted by Iowa NAHRO at the Des Moines Marriott Downtown in Des Moines, Iowa from April 29–May 2, 2014. The planning committee is arranging sessions and securing speakers as well as planning networking events and trainings based upon current needs in the housing and community development industry.

Future Conference

2015 NCRC NAHRO Conference will be hosted by WAHA as the Wisconsin Chapter is finalizing facility contract for April 15–17, 2015 at the Marriott Milwaukee West in Waukesha, WI.

Website

Note you have quick and easy access on our website www.ncrcnahro.org to NCRC Chapters' websites using the links in Chapter Chatter. Also click on the NAHRO logo or NPDS logo for direct links to the NAHRO website or NPDS for the current national training schedule, descriptions and contact information.

DATE TO REMEMBER...

Newsletter Submissions

Deadline: October 29, 2013

—November Publication

Membership Dues Reminder

Along with your NAHRO Membership Renewal, please remember to include your NCRC Membership dues of \$45. NAHRO sends out the invoices and maintains the NCRC NAHRO database.

NCRC NAHRO Contact Information

If you have questions or need additional information feel free to contact me:

pat.gustafson@ncrcnahro.org

(651) 260-6954

P.O. Box 831, Faribault, MN 55021

2013 NCRC Ernest J. Bohn Scholarship Award Recipient Mishelle Storms

Mishelle Storms receives the 2013 *NCRC Ernest J. Bohn Scholarship Award* from Belding Housing Commission President Jeffrey J. Swanson at their Commission Meeting, June 20, 2013. Mishelle was able to attend the NCRC May Conference in St. Paul.



NCRC MEETING NOTICE Board of Directors

**Board Meeting, Thursday, October 24, 2013,
9am–11am**

at the NAHRO Annual Conference Facility, Cleveland, OH

All members are welcome to attend!



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STATE CHAPTER REPORTS

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

IOWA CHAPTER

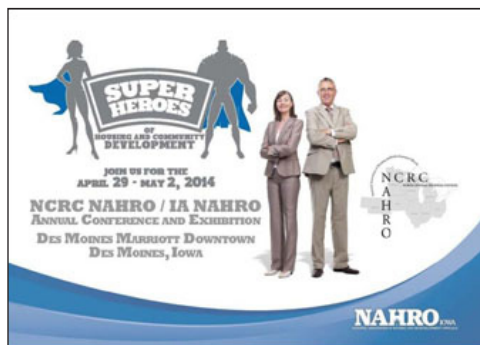
*Michelle Schnier,
President*



In response to the Poster Contest "What Homes Means to Me" the Iowa NAHRO membership submitted an application for the K-8 category. The winning submittal was given a \$50 savings bond for participation in the activity.



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



NEBRASKA CHAPTER

*Nancy J. Bentley,
President*

Nebraska NAHRO

The NE NAHRO Maintenance Conference was held this summer in Grand Island, NE. hosted by Rick Ruzicka and his planning crew. This awesome mini-conference provided 61 participants who received training on such topics as tree care, mold, radon, drug awareness, appliance repair and more. Nationally recognized trainer Mike Gifford provided training on Procurement and Section 3 while attendees of the 'Asbestos Awareness' course received a certification recognized by the State of Nebraska. Executive Director, management and maintenance staff attended the conference!

2013 NE NAHRO Conference

Navigate the "Seas" Of Change... Looking to the Future
September 24th, 25th, 26th, Ramada Inn, Kearney, NE

Awesome Training Opportunities Include:

- Facebook as a business...more than just the basics
- Website development—Do's & Don'ts
- 14/30 notices, eviction process & abandonment of property
- Bed Bugs—background, biology & updates regarding bed bugs
- Personnel Policies—what should be included, do's & don'ts, helping staff understand policies How to handle difficult people/employees
- Diversity—Generational Differences
- Progressive Discipline, Documentation & Performance evaluations
- High Performance Management
- Fair Housing & Reasonable Accommodations
- Section 8 Roundtable
- Budgeting for Section 8 & Public Housing
- Navigating Human Services for our tenants
- Featuring Client Success Stories
- Policies required to run a Housing Authority
- GPNA
- Lead Based Paint
- Drug Awareness Training
- HHS & Access Nebraska
- Emerging Leaders
- Implementing Smoke Free Policies
- Special Guests include Tamar Greenspan, NAHRO; Earl Redrick & Debra Lingwall, Omaha HUD

In Nebraska we also know how to have fun—Casino Night Back By Popular Demand!

Registrations available at www.nenahro.org.

Nebraska NAHRO will have New Officers

Elections will take place at the annual meeting of NE NAHRO's Fall Conference. We are blessed to have a full slate of volunteers with years of experience, plus some emerging leaders interested in serving on our board of directors. I will be honored to turn over the President's responsibilities to Sue Kleider, Fremont Housing Agency who will do an awesome job of leading our organization. A strategic planning committee will keep the process in the forefront, with evaluation of meeting benchmarks, recommendations to the board and future goals for advancement.

National NAHRO Summer Conference in Denver was attended by the Lincoln, Omaha and Scotts Bluff County Housing Agencies, Executive Directors, staff and Commissioners. We came back noting the importance of voter registration and the need to meet with our Congressional representatives during the August recess to keep housing on the forefront in light of budget constraints.



NAHRO's Managing Maintenance Seminar and Proficiency Test:



**August 26-28, 2013—Columbus Metropolitan Housing Authority
Columbus Training Center**

Training Summary: Centralize or decentralize all or part of the operation? These are questions that agencies must address in the asset management environment. First, learn what each option can mean for your agency; then sharpen your management planning, including your work order system and personnel management skills. Learn how to formulate work standards and improve your PHAS score; communicate effectively with staff members and residents. Through case studies, experience new ways of doing the business of maintenance. (1.95 CEUs)



NAHRO Faculty: Dennis Morgan, one of NAHRO's most popular instructors, is a former public housing practitioner who served in senior and executive positions at agencies in Florida and Ohio. Mr. Morgan has spent more than 39 years in the affordable housing industry.

Dennis Morgan is also the President and Founder of D.L. Morgan & Associates. He provides technical assistance and training on SEMAP, HQS, PHAS, UPCS, Public Housing and Housing Choice Voucher Eligibility, Income and Rent, Public Housing and Housing Choice Voucher Occupancy, Fair Housing, Admission and Occupancy, Section 8 Administration, Public Housing Administration, Public Housing and Housing Choice Voucher Homeownership, FSS, Asset Management, Managing Maintenance, Property Management Essentials, Moving to Work, Consortia, Relocation and the PHA Plan.

For more information about NAHRO's Managing Maintenance Seminar, agenda and registration, click [here](#).

**Don't be the only one of your colleagues to miss out.
[REGISTER TODAY!](#)**



Preston Prince

Candidate for President

- Successful Collaborator
- Social Entrepreneur
- Neighborhood Builder
- Ethical Leader



PROFESSIONAL EXPERIENCE

- **CEO/Executive Director** [2007 to Present]
Fresno Housing Authority, Fresno, CA
- **Executive Director** [2002 to 2007]
Aurora Housing Authority, Aurora, CO
- **Housing Development Program Manager** [1999 to 2002]
Seattle Housing Authority, Seattle, WA
- **Director of Housing Development** [1995 to 1999]
Kitsap County Consolidated Housing Authority, Silverdale, WA
- **Housing Developer** [1990 to 1995]
Common Ground, Seattle, WA

NAHRO EXPERIENCE

- NAHRO, Senior Vice President
- NAHRO Budget and Administration Committee, Member
- Mountain Plains Regional Council, President
- Mountain Plains Regional Council, Member
- NAHRO Board of Governors, Member
- NAHRO Community Revitalization and Development Committee, Member
- Transpire, Inc., Founding Board Member
- Pacific Northwest Regional Council, Vice-President with Portfolio
- Pacific Northwest Regional Council, Treasurer
- NAHRO Board of Ethics and Credentialing Trustees, Member

COMMUNITY INVOLVEMENT

- Fresno Housing Education Corps, Member
- Better Opportunities Builder, Member
- Fresno 10 x 10 Committee, Member
- Fresno 10-Year Plan to End Homelessness, Executive Committee
- Fresno Economic Development Corporation, Member
- SOUL Charter School, Advisory Board Member

Steve Merritt

Candidate for NAHRO Senior Vice President - 2013



Dear NCRC/NAHRO Members,

I have announced my candidacy for the position of Senior Vice President of NAHRO. I had the tremendous opportunity to meet so many of you during the last campaign and hear your issues and concerns. I look forward to seeing you again as this campaign progresses.

Through my candidacy I want to continue the work of sustaining NAHRO, promoting our public housing and community development agenda, and addressing your issues and concerns through the difficult years ahead. There is work to do!

Housing Experience:

Executive Director, Norwood Housing Authority,
Senior Housing Manager, Cambridge Housing Authority
Commissioner, Needham Housing Authority

Professional Associations

NAHRO
NERC/NAHRO
Southeastern Massachusetts Executive Directors Association

PHADA
Massachusetts Chapter, NAHRO



Greetings to all NAHRO associates!

**The Voting Period for NAHRO Sr. Vice President
opens on September 30!**

**Please consider my vision for NAHRO and
I ask for your vote !**



**Sharing the Message that We Must Partner
Better**

Success in our industry will become increasingly more dependent on building creative partnerships. Housing and community developers need to forge strong and solid relationships with housing agencies. It will be critical to reach out to Resident Associations and advocates as their voices and success stories will be most beneficial. **We are all community stakeholders and share similar goals, visions and outcomes.**

We must engage our Boards of Commissioners to empower these new partnerships. In my years at NAHRO, I am continually impressed with the experience, knowledge and ideas that each Commissioner brings to the table. They are an amazing resource that can be extremely useful in shaping the future of an agency.

The Confidence to Speak Up

It has always been important to me as a leader to speak up without apprehension or fear. **There is power in a confident, informed and persistent voice.** As leaders, managers, administrators, commissioners or staff; we have a right to articulate our needs to protect our agency/business and customers; protect or enhance our products; and proclaim our needs and desires. As your Senior Vice President, I will voice your thoughts, ideas and concerns in a strong, assured, professional and tenacious manner.

Helping Agencies During Challenging Times

The last few years have been extremely difficult for the housing and community development industry. Fear remains regarding additional cuts that may loom in our future, and if they become a reality, these reductions will require agencies and partners to rethink how we do business.

One of the most critical items to showcase is the fact that each agency is unique and operates under a variety of geographic, financial and political paradigms. **"Cookie-cutter" approaches will not work.** We must work together to educate ourselves on the best methods to cope, adapt and sustain our communities. We must also ensure that our residents and program recipients have these resources in the future. I have heard many associates state that the Rental Assistance Demonstration does not work for their agency, and they are worried about what the future holds for them. We must make certain that these worries and concerns are eliminated.

Maintain the Focus on Program Reform and Education

For many years I have heard rumors, rumblings, and discussions about "streamlining" the processes with the traditional public housing and housing choice voucher programs. Today, HUD continues to advise that they want to assist us with regulatory reform. Regulatory reform does not take us far enough. **We need statutory reform on such items as annual reviews and inspections, rent calculation and other cumbersome processes that are expensive and illogical.**

***I ask you to consider voting for me and partnering with me
to make our future even brighter!***



CONFERENCE, EVENT & TRAINING SCHEDULE

NAHRO 2013 SCHEDULED TRAININGS IN NCRC REGIONAL AREA

August 26–28

Managing Maintenance
Training Center, Columbus, OH

September 18–20

HCV Eligibility, Income and Rent
Calculation
Training Center, Peoria, IL

October 7–9

Property Management Essentials
Training Center, Columbus, OH

October 7–11

PH Occupancy, Eligibility,
Income and Rent Calculation
Training Center, Peoria, IL

November 6–8

PH Eligibility, Income and Rent
Calculation
Livonia Training Center, Livonia MI

November 18–20

Housing Quality Standards
Training Center, Hammond, IN

November 18–22

PH Occupancy, Eligibility,
Income and Rent Calculation
Training Center, Columbus, OH

Refer to NPDS Schedule at nahro.org/seminar-calendar for
complete listing of future NAHRO Trainings and registration information.

NCRC NAHRO STATE CHAPTER CONFERENCES SCHEDULE 2013

September 11

Joint Conference—MI NAHRO
Bellaire, MI

September 13–16

WAHA Annual Fall Conference
Appleton, WI

September 18–20

MN NAHRO Annual Conference
Mankato, MN

September 18–20

Annual OHAC Fall Conference
Columbus, OH

September 25–26

OHAC Maintenance Clinic
Wilmington, OH

2013 NATIONAL NAHRO CONFERENCES

October 24–26, 2013

NAHRO National Conference and Exhibition
Cleveland, OH



2014 NCRC CONFERENCE

April 29–May 2

NCRC/IA NAHRO Annual Conference
Des Moines, IA

NCRC MEETING NOTICE Board of Directors

**Board Meeting, Thursday, October 24, 2013,
9am–11am**

*at the NAHRO Annual Conference Facility
Cleveland, OH*

All members are welcome to attend!