

North Central Regional Council of NAHRO

Vol. 19, No. 2, Spring 2014

Serving the Nation's Housing and Community Development Needs



PRESIDENT'S REPORT

Douglas Rise, President, NCRC

The NAHRO National Legislative Conference held in Washington, DC in March saw our Region well represented as our Association continues to work on our member's behalf in advocating for adequate funding levels and a more rational, less burdensome regulatory environment.

Hot items discussed at the Board of Governors included the LIHTC Program, RAD, and Moving to Work and FSS expansion. And, as always, we made our contacts with our elected representatives on the Hill to help put a face to the programs we administer and the residents we serve.



The NCRC Annual Conference was held on April 30 to May 2, 2014 in Des Moines, Iowa and I want to extend special thanks to Iowa Chapter President Marty Ryan, Amy Tooley and their Board for the great conference they hosted. Please see Marty's recap of the conference events in the newsletter as well as the Member Service Committee report on the announcement of this year's Regional Award winners.

THE 2014 PRESIDENT'S AWARD went to the **Minnesota Chapter of NAHRO** as I wanted to recognize them for the truly outstanding and inspiring conference they hosted for NCRC in St. Paul in 2013. President Randall Hemmerlin accepted on behalf of the Chapter. ▼



And congratulations to **Brenda Coates**, Executive Director of the Peoria (IL) HA, who is the winner of the 2014 *Charles A. Thompson Memorial Award for Distinguished Service*, the Region's highest award.

I wanted to take this opportunity to make special recognition of one of our members who has received some national attention on behalf of our industry. **Larry Williams**, Executive Director of the Freeport (IL) HA, a current NCRC Board member and past winner of the NCRC Rising Star Award, was asked to feature his agency's Workforce Development Institute in a video produced by the ReThink/Why Housing Matters initiative sponsored by Housing Authority Insurance, Inc. (HAI). With support of NAHRO, CLAPHA and PHADA, ReThink is designed to create awareness for the benefits Public Housing offers individuals and the greater community where its located. The video is truly inspiring and Larry should be proud of the work he is doing that is an example for us all. It reminds me of why we do what we do. Access the video at www.NCRCNAHRO.org.

CHARLES A. THOMPSON AWARD

Brenda Coates, CEO of the Peoria (IL) Housing Authority, was awarded the *Charles A. Thompson Award for Distinguished Service* at the Annual NCRC Award Banquet on Thursday evening May 1. Gary Keller, last year's awardee, presented the award. Gary's presentation noted the many areas of service Brenda has given to National NAHRO, the NCRC NAHRO Region, the Illinois State Chapter, and countless other organizations in her local community. He spoke of



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Awards

her 26 years of experiences, serving in various jobs within Peoria MHA, from accounting to Deputy Director, and on to the CEO of the organization. Additionally, he noted her service as State Chapter President, service on Illinois State Chapter Committees, and appointment to the Illinois Affordable Trust Fund Advisory Committee.

In her community of Peoria, Illinois she has provided service to the Salvation Army Board, PACC Leadership School, the Boys and Girls Club, the Tri County Urban League, the Palm Board, and the Peoria Rotary Club. Additionally, Brenda had received the American Legion Award for Leadership, Women in Management Awards, Women in Achievement Awards, and appeared on the cover of Peoria Women's Magazine.

In accepting the award Brenda was most appreciative and humbled by her peers before her that had received this award. Those previous recipients present joined Gary Keller and President Doug Rise in the presentation.

The *Charles A. Thompson Memorial Award for Distinguished Service* is named to honor of the memory of the man who, up until his life was taken in 1977, was for many years Executive Director of the Inkster, MI Housing and Redevelopment Commission. Charlie Thompson served as president of the Michigan Chapter, as president of the North Central Regional Council and also on the NAHRO Board of Governors. Each year the NCRC president appoints a Thompson Award Selection Committee, which solicits nominations for the honor from among the eight state chapters, and from individuals within those chapters. From among the nominations received, the committee selects as recipient the person who most typifies the dedication of Thompson in his pursuit of better communities, adequate housing for all citizens, service to fellow man, and the high ideals of NAHRO.

Past recipients are:

- 1978—**Mark Herley**, Detroit, MI
- 1979—**R. Clayton Jones**, Pontiac, MI
- 1980—**Chester Amedia**, Youngstown, OH
- 1981—**Bill Hammond**, Chicago, IL
- 1982—**Jim Guest**, Omaha, NE
- 1983—**Alice Nettle**, Virginia, MN
- 1984—**Vance Coleman**, Milwaukee, WI
- 1985—**Fred Lindstrom**, Chicago, IL
- 1986—**Homer Saunders**, Detroit, MI
- 1987—**Vicki Miles**, Anna, IL
- 1988—**Doris Kunkle**, Lincoln, NE &
Henry Rubin, Detroit, MI
- 1989—**Frankie Boylan**, Chicago, IL
- 1990—**Al McIlwain**, Canton, OH (*Posthumously*)
- 1991—**Deborah Erlanson**, Decatur, IL
- 1992—**Sammie Smith**, Benton Harbor, MI
- 1993—**James Inglis**, Livonia, MI
- 1994—**Steve Falek**, Milwaukee, WI

Awards

- 1995—**Paulette Pool**, Hastings, NE
- 1996—**Tom Hannen**, Fort Wayne, IN
- 1997—**Robert Armstrong**, Omaha, NE
- 1998—**Branna Lindell**, So. St. Paul, MN
- 1999—**Roland Turpin**, Dayton, OH
- 2000—**Gerald Schock**, Port Huron, MI
- 2001—**Carlos Sanchez**, Grand Rapids, MI
- 2002—**Danethel Whitfield**, Benton Harbor, MI
- 2003—**Karen Bennett**, Washburn, WI
- 2004—**Ken Dey**, Battle Creek, MI
- 2005—**Michael Hagemeyer**, Brazil, ID
- 2006—**Elaine Wiseman**, Kearney, NE
- 2007—**Pati Toops**, Fort Madison, IA
- 2008—**Doug Rise**, Bay City, MI
- 2009—**Bill Jacobs**, Macomb, IL
- 2010—**Kim Holman-Short**, Bloomington, IL
- 2011—**Kay Hestekin**, Eau Claire, WI
- 2012—**Bill Pluta**, Chicago, IL
- 2013—**Gary Keller**, Wellston, OH
- 2014—**Brenda Coates**, Peoria, IL



ALVIRA B. LONG MEMORIAL AWARD

The *Alvira B. Long Memorial Award* honors a current Commissioner who has demonstrated excellence in advocating for, and developing, the financial, political, and community support necessary to ensure the continuation and expansion of housing or community development programs. This year NCRC honored **Mr. Fred Wescott**, Chairman of the Winnebago County (IL) Housing Authority. He joined the agency as a Board member in 2001 and is currently in his tenth year as its Chair. Under his leadership the agency has flourished through the transformation of several neighborhood and major housing developments. This included a \$20 million HOPE VI grant that was leveraged to provide a total of \$40 million in funding commitments. During his years as the Chair, the agency has been recognized with 9 national or state awards for their work in housing and community development. Thirteen housing residents have also been named to the NAHRO National Roll of Achievers.

Awards

Fred Wescott has also served since 2009 on the National NAHRO Commissioner's Committee and is Chair of its Communication/Advocacy Subcommittee. He also published the first "Commissioner's Corner" article in the *Journal of Housing and Community Development*. In 2010 he was recognized as the recipient of that *National NAHRO Elizabeth B. Well's Award*. He is currently the Vice President for Commissioners for NCRC. Mr. Wescott's community advocacy is not limited to public housing. He is very active in other local organizations including the Winnebago County Board, the Economic Development Committee, the Convention and Visitor's Bureau and the County Republic Caucus.



NCRC COMMUNITY REVITALIZATION AND DEVELOPMENT AWARD

The *NCRC Community Revitalization and Development Award* for 2014 has been presented to the **Peoria Housing Authority Harrison Homes Phase III Redevelopment**. This redevelopment initiative represents excellence in combining affordable housing quality, environmental sustainability, and the significant improvement of a distressed neighborhood. The housing team, working in close collaboration with its community partners and residents, has been recognized for being the strongest stimulus in this neighborhood for reintroducing quality housing that has directly impacted upon significant improvements in the neighborhood's educational, transportation, recreational, and crime prevention systems. This has resulted in the building and perpetuating of a sense of community that should sustain the neighborhood for many decades to come. This development will provide a quality of housing and supporting amenities that is unmatched in the low to moderating income housing market of this community. In addition, this development is placing the agency in a much better financial position.

The Peoria Housing Authority served as the developer and also led the structuring of all aspects of financing this major development. Funding includes a CFFP funding option through HUD as well as working with many local lenders.

Awards

The total costs of the development was \$6.1 million, which was less than 91% of the HUD hard construction cost limits. With the assistance of the school district, the site was connected by a safe walking path to the new state of the art community learning center located on a nearby site that was purchased from the housing authority. The playground and recreational facilities are all highly inclusive of persons with disabilities and are age appropriate. The walking trail also extends in to the greater neighborhood and includes environmental interpretive learning features.

NCRC HOUSING ACHIEVEMENT AWARD

The *NCRC Housing Achievement Award* for 2014 has been presented to the **Cuyahoga Metropolitan Housing Authority** in Cleveland Ohio for its **Mildred L. Brewer Senior Building**. This newly completed senior housing development was recognized for reintroducing state of the art senior housing to a neighborhood that exhibited the highest rates of poverty, blight, population decline and unemployment in this community. When the agency land bank became successful in receiving Neighborhood Stabilization Program funds through ARRA, the land bank was looking for the most trustworthy partner to invest in the neighborhood. The housing authority was the logical partner to successfully complete this venture. Despite the many negative statistics in the neighborhood, many public investments had been made in the area including a community health center, a public library, a public transit hub, and social services support centers. While these amenities were ideal as neighborhood amenities, these neighborhood enhancement also triggered a highly level of NIMBY ism as the agency strived to move forward with this development. As a result, the housing authority launched a very aggressive collaborative process to engage all parties in the neighborhood to design a development that would be the focal point of the community.

The main design goal of the Cuyahoga Metro Housing Authority was to provide senior residents with a space that could foster wellbeing. From this primary goal, other design objectives were formulated that included excellence in sustainability, environmental sensitivity, high degrees of accessibility for persons with disabilities, and ample common area space for residents to gather and form a sense of community. This latter need was deemed to be particularly critical since many residents of the community seemed to be very reluctant to leave their own homes. The focal point for this common area space was an indoor garden atrium concept. A very extensive variety of plants and flowers were cultivated to create a serene environment. High ceilings and large windows provide a sense of openness and a connection to nature. Indoor garden atriums have been proven to contribute to the overall health and well-being by reducing stress, furthering personal health, and providing for quality relaxation.



ERNEST J. BOHN EDUCATIONAL SCHOLARSHIP

The *Ernest J. Bohn Education Scholarship Award* provides an NCRC scholarship to a resident within our region who is working to continue their secondary education. This year's recipient is **Mr. Marlon T. Green** under the sponsorship of the *Peoria Housing Authority*. He is taking course work in Business Administration and currently has a grade point average of 3.66. He wants to later continue his education with a Masters degree and to open his own business. He has been recognized in the Who's Who Among Students in American Universities and Colleges.

Marlon Green has also been an outstanding leader and contributor in the PHA Family Self-Sufficiency Program since 2010. Being a single parent of two children also is a major priority and source of pride for this individual. Mr. Green has also been very active in pursuing his hobbies and interests as a volunteer with sports programs, music productions, youth programs, and other community service opportunities.



RISING STAR AWARD

In its third year as a new NCRC award for Emerging Leaders, **Mr. Dominic Mitchell** is being recognized with the *Rising Star Award*. The award recognizes an individual who has been involved in NCRC and / or National NAHRO level for 4 years or less and has distinguished themselves as an Emerging Leader. As the Housing Choice Voucher Manager for the St. Paul (MN) Housing Authority, he immediately became a recognized leader in both his agency and at all levels of NAHRO. He has served on the National NAHRO Emerging Leaders Subcommittee and is currently serving on the National NAHRO Professional Development Committee.

Dominic Mitchell has also been very active in the NCRC Emerging Leaders Committee and the Minnesota NAHRO Emerging Leaders Committee. He was recognized with the Minnesota Emerging Leader Award last year. He is now serving on the Minnesota NAHRO Board of Directors and is the Chairman of the Minnesota Emerging Leaders Committee. He is an ex-officio member of the NCRC Board. He was also a speaker at the NCRC/Minnesota NAHRO Conference in St. Paul, MN and has assisted in training presentation in Minnesota for their last two conferences.

2014 Newsletter Submissions Deadlines

July 22 for Summer Publication

October 21 for Fall Publication

Submit to NCRC NAHRO at
pat.gustafson@ncrcnahro.org

North Central Regional Council of NAHRO Newsletter

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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 August NCRC NAHRO Summer Publication is **JULY 22, 2014**.



2014 NCRC/IOWA NAHRO ANNUAL CONFERENCE

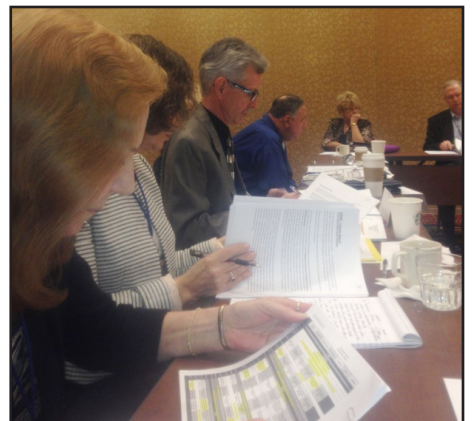
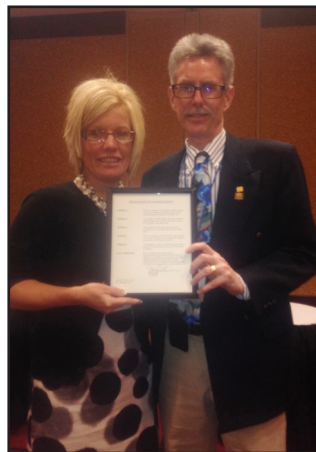
*Pictures and Summary by
Marty S. Ryan, IA NAHRO President*

On behalf of Iowa NAHRO, we would like to thank those that attended the NCRC NAHRO / Iowa NAHRO Regional Conference held in Des Moines, Iowa April 29th–May 2, 2014. There were approximately 230 participants with 180 registered attendees, almost 40 vendors & over 20 speakers that contributed to our success. The variety of sessions, entertainment & peer to peer networking was second to none!

Congratulations to the NCRC NAHRO Award Winners that are deserving of recognition for their dedication and service to our housing industry. Special thanks to Des Moines Municipal Housing Agency for being the host city for the conference.



2014 NCRC/Iowa NAHRO Annual Conference



COMMISSIONERS REPORT

Fred Wescott, VP of Commissioners

National NAHRO Chair of Commissioners, Deanna Wagner of NCRC NAHRO, discussed the business plan goals, strategy statements and tasks/tactics with the committee. The new subcommittee structure was explained and members selected the subcommittee on which they wish to serve and their subcommittee chair/vice chair.

Action to be Taken by Committee:

Description Deadline 1. Identify/document housing authority best advocacy program. **2.** Submit your vision of NAHRO. Committee was asked to return submissions to La Tonya via email by April 30, 2014.

Other Work with Member Services on:

1. Utilizing veteran commissioners as mentors during the First Time Attendees session. The committee's chair/vice chair, along with perhaps two additional mentors are to participate in this meeting at all conferences. Goal is to introduce them to NAHRO and NPDS, including the commissioners' certification.

2. Create/offer a new commissioners' packet that housing authorities can utilize (welcome to your leadership path). Purpose: to provide info to board chairs and new commissioners, educate the public regarding NAHRO's services and educational opportunities.

Ongoing—Deanna has contacted Member Services Chair, Diane Haislip and Committee Liaison, Lori Myers-Carpenter on these items.

Joint PD NPDS Committee/Commissioners PD subcommittee: After PD committee has gathered questions regarding feasibility of producing the resident issues course, PD subcommittee chair, Joan Waring Smith will create a survey to be forwarded to the committee members. They are to ask their respective housing authority to complete the survey. Data will be gathered and presented to PD Committee pending receipt of data for survey.

Preston Prince, NAHRO President joined our meeting along with Saul Ramirez, NAHRO CEO. The committee members' gifts and talents were brought to the forefront indicating all committee appointments are deliberate. President Prince encouraged commissioner involvement and leadership to be included in all of the conference sessions. He spoke about the strategy statements reviewed during the leadership retreat. The committee's task will be to examine these goals/strategies and establish tasks that will guide the committee in their work for the next two years and beyond. He also mentioned his themes for the 2013–2015 term.

Saul noted that commissioners have a different perspective back home and on the Hill. The task of being an effective advocate is so essential to NAHRO's effort to change the

rhetoric, create greater relevance and awareness in our communities and create authentic leadership. Saul encouraged members to ramp up commissioner involvement, take advantage of advocacy training opportunities and concentrate efforts on governance and housing authority transparency. The Inspector General has a program on this subject that will be featured either during this year's summer or national conference.

QUESTIONS/ANSWER: We should flip the focus onto the vast majority of agencies that work ethically, not on the ones that don't. How do the commissioners push that message forward?

Saul noted that NAHRO has reached out to the Inspector General's office and will convene a series of meetings, within 4–6 weeks, to bring clarity around what they are seeking and how we can advocate for a strong, transparent governance environment. We need to take steps when planning state and regional conference sessions to embed and seek commissioner participation in case studies of good governance, bylaws, maintenance issues and certification trainings. The committee will be kept apprised of developments and will be asked to provide feedback at appropriate time.

Another question: Is HUD's attempt at implementing a new rule that would create a tiered structure for executive director



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compensation, taking authority away from commissioners and removing it from local governance, their quick answer to a problem?

Saul advised that the response appeared to be more of a knee-jerk reaction as a result of the intense scrutiny present when three housing authorities gave the appearance of a widespread problem. Senator Grassley utilized the situation to imply that action needed to be taken on this item that lead to the response we saw. Statistics indicate 98% of directors and executive staff fall well below the standards set forth, while the remaining 2% tainted the process.

COMMUNITY REVITALIZATION & DEVELOPMENT REPORT

Donovan Duncan, Vice President of CR&D

The Community Revitalization and Development national committee met in Washington DC on March 8th. The purpose of these meetings was to discuss HOME Program changes, the Rep. David Camp draft tax credit reform bill, Rental Assistance Demonstration Program and Affirmatively Furthering Fair Housing.

The CR&D committee discussed one key part of the HOME

proposed rule; to include new language that would, if ultimately approved by the Department, fundamentally alter the relationship between certain governmental entities and CHDOs. Although the proposed rule would, as written, continue to allow organizations created by governmental entities to qualify as CHDOs, the proposed rule explicitly bars Public Housing Authorities (PHAs) and Redevelopment Authorities (RAs) from acting as CHDOs and includes the following new prescription related to the relationship between CHDOs and governmental entities, including PHAs and RAs: "The officers or employees of a governmental entity may not be officers or employees of a community housing development organization and the community housing development organization may not use office space of a governmental entity."

This language and proposed change has the potential to prevent a PHA from participating in securing significant resources to develop affordable housing which meets our mission. NAHRO has issued comments to the proposed language and I will keep the board up to speed on changing and the final rules.

We as a committee also discussed the Rep. David Camp draft tax credit reform bill and how this bill would impact the Low Income Tax Credit program. One significant amendment is the elimination of the 4% tax credit. If this bill passes



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it will significantly impact Housing Authorities that use 4% credits in their redevelopment efforts. The CR&D committee will continue to keep this conversation at the front of all NAHRO membership.

The last item that was discussed at our committee meeting was around Affirmatively Furthering Fair Housing. HUD issued regulation about affirmatively Furthering Fair Housing. This regulation is focused on how entities are meeting the intent of the regulation. HUD has indicated that they will be reviewing/auditing agencies policies around Affirmatively Furthering Fair Housing. NCRC members should review your internal policies and procedure on outcomes to ensure their Agencies are in compliance with Affirmatively Furthering Fair Housing regulations.

Please stay tuned as more information will be forthcoming regarding this matter. For more information or questions contact me at duncand@cmha.net.

HOUSING COMMITTEE REPORT

Deborah E. Wilson, Vice President of Housing

Hopefully, nice weather is upon us. After a long and dreadful winter, we could use some sunshine and flip flops. The Housing Committee reviewed several items at their meeting in Washington, DC in March. Now, that the 2014 T-HUD bill has been in place for several weeks, the committee discussed the President's proposed budget for 2015. An outline of the proposed budget is included in this report, along with PIH Notices that have been issued since the last Housing Report.

President's 2015 Proposed Budget

Section 8 Tenant-Based Rental Assistance (TBRA)—The proposed budget recommends an overall increase in the TBRA by \$868 million over the 2014 level. This includes:

- **Housing Assistance Payments (HAP)**—2015 budget proposal is \$18.007 billion for HAP renewals which is an increase of \$641 million over 2014 levels.
- **Administrative Fees (Admin)**—2015 budget proposal provides \$1.695 billion for Admin compared to the \$1.485 billion in 2014.
- **Veterans Assisted Supportive Housing (VASH)**—2015 level remains the same as 2014 with \$75 million being proposed.
- **Project Based Rental Assistance (PBRA)**—2015 budget proposal is \$9.746 billion which is down from the 2014 amount of \$9.917 billion.

Public Housing—The proposed budget levels are up for both the Operating Fund and the Capital fund. The proposed budget request renewed funding for the Rental Assistance Demonstration Program (RAD).

- **Operating Fund**—2015 budget proposal is \$4.6 billion, an increase of \$200 million from 2014 levels.
- **Capital Fund Program**—2015 budget proposal is \$1.925 billion, which is \$50 million more than the 2014 level.
- **RAD**—2015 budget request \$10 million in incremental funds to expand the RAD program.

Community Development—The President's proposed budget reflects for decrease for Community Development Programs and the Community Development Block Grant (CDBG) Program, as well as the HOME Program.

- **Community Development**—2015 proposed budget reflects \$2.870 billion which is a \$230 million decrease from 2014.
- **CDBG**—2015 proposed budget is \$2.800 billion which is a reduction of \$230 million over 2014.
- **HOME**—2015 proposed budget is \$950 million which is a decrease of \$50 million over 2014.

In addition to funding levels, the President's proposed budget includes several other key factors.

- **Section 8 HAP cost saving measures**—The administration is proposing to increase the unreimbursed medical expense from 3% to 10%.
- **Section 8 NRA**—the budget proposes providing the Secretary authority to offset excess NRA, similar to what was seen in 2012.
- **Section 8 Admin Cost**—The budget proposes permitting families on a fixed income to recertify every three years.
- **Public Housing** - The administration is proposing to increase the unreimbursed medical expense from 3% to 10%.
- **Public Housing** - The budget proposes permitting families on a fixed income to recertify every three years.
- **Public Housing**—The administration is proposing that all PHAs be allowed flexibility to use Operating Funds and Capital Funds interchangeably.
- **RAD**—The budget is proposing that the 60,000 unit cap be eliminated. To date the department has received applications for 180,000 units.
- **PHA Employee Compensation**—The 2015 budget proposes (once again) that PHA employees' salary be capped at the federal General Schedule based on the size of the agency.

PIH Notices

PIH 2014-3 Set-Aside Funding Availability for Project Basing HUD-VASH Vouchers. The Notice announced approximately \$7million in set-aside funds for the HUD-VASH to support 1,000 units of project-based voucher assistance (PBV). The Notice allowed for a cap of 75 PBV per PHA.

PIH2014-4 Funding for Tenant-Protection Vouchers for Certain At-Risk Households in Low-Vacancy Areas –Revision. The Notice amended eligibility requirements outlined in PIH 2013-8 The Notice allowed for Housing Choice Vouchers to be provided to residents residing in a low-vacancy area and who may pay more than 30% of household income for rent as a result of the expiration of affordability restrictions accompanying a mortgage preservation program.

PIH2014-5 Implementation of the Federal Fiscal Year 2014 Funding Provisions for the Housing Choice Voucher Program. This Notice implements program funding provisions of the Consolidated Appropriations Act of 2014. It outlines allocation methodology for HAP renewal funds, new funding, and ongoing administrative fees.

For more information or questions please contact me at dwilson@ferndalehousing.com.

References:

FY 2015 Budget In-Depth: Section 8 Programs—NAHRO; FY 2015 Budget In-Depth: Public Housing Programs—NAHRO; FY 2015 Budget In-Depth: CPD Programs—NAHRO



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INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE REPORT

Alan Zais, Vice President of IRGE

The International Research and Global Exchange (IRGE) Committee published two articles in the January/February 2014 Journal of Housing & Community Development. Authored by IRGE Committee member John Papagni, the article is borne from NAHRO's partnership with The Southern African Housing Foundation created over the past decade and cemented with a 2011 study exchange and Memorandum of Agreement. This article is important to the NCRC membership as it discussed what can be learned from each other (literally part of the title) and the best practices that can be adopted. In brief:

- Both SAHF and NAHRO are national membership organizations with common goals.
- Common challenges are delivery of affordable housing.
- A shared history with the challenge of race and equity.
- Both countries are trying to develop reliable data on homelessness.
- Informal settlements exist both in South Africa and have been found in the U.S. following natural disasters, such as hurricane's Katrina and Rita.
- The SAHF constitution includes housing as a right—the U.S. is one of the few western nations that do not recognize housing as a right.

The article continues in detailing these components and some of the common interest in progress, such as a mutual internship program and international training models—particularly as NAHRO has been strong nationally in this area.

The second article is the long standing partnership with NAHRO and the International Urban Development Association (INTA) on the International Summit which was held at the October, 2013 NAHRO National Conference. Attended by U.S., Canadian, Chinese, Dutch, French and Swedish practitioner, with NAHRO leadership it created a three day workshop summit on housing and urban regeneration. Conference participants had a chance for technical visits of housing programs in Cleveland and the conference allowed sharing of development models in the U.S., Sweden, France and the Netherlands. More on this summit and practices can be found at <http://www.cleveland2013.inta-aivn.org>.

IRGE has been preparing for the summer conference brown bag lunch session for all conference attendees and is expected to focus on past exchanges—please be sure to watch for this in the conference schedule. IRGE is also preparing farther out for the national conference with a closing plenary with John Hopkins as the headline speaker (John is the Executive Director of SAHF). Both INTA and SAHF are expected guests at the conference.

LEGISLATIVE REPORT

Jim Inglis, Chair, Legislative Committee

The House and Senate have approved the FY 2014 spending level at \$1.012 trillion and for FY 15 at \$1.014 trillion dollars. Budget discussion have commenced on the 2015 budget via Senate hearings which focused on Housing Choice Voucher Administrative Fees, VASH Vouchers and PBRA funding shift to a calendar year. The Secretary appeared before the House the week of April 21, 2014. The 2014 bill included all 12 appropriations bills which is quite remarkable! The HUD programs fared lower than expected however some programs saw an increase over current funding levels:

Section 8 Tenant Based Rental Assistance received a \$1 billion dollar boost for renewal of existing Vouchers which should enable PHA's to lease to 99% of allocated Vouchers;

Section 8 Administrative Fees will slightly increase and result in an estimated 75% proration versus 69% in 2013;

Section 8 Project-based Rental Assistance received a \$1 billion dollar increase;

Public Housing Operating Fund received slight increase and expected proration is 88% and the Capital Fund was basically funded at current levels which is quite disappointing given the unmet modernization needs and finally;

The CDBG program funding is down for FY14, however, the **HOME program** was increased to \$1 billion.

The above FY14 appropriations sets the baseline for our efforts to adequately fund H&CD program for FY15.

A) HUD via the President's 2015 budget is proposing reforms to the CDBG formula which ends the "Grandfather-

ing" provision that allows communities that fall below the minimum population level to be an entitlement community to retain their status and the establishment of a minimum grant threshold of \$348,875.00.

B) The Section 8 Project Based Contract Administration (PBCA) contract awards which is under the jurisdiction of the federal Court of Appeals has issued an opinion which reverses a lower court decision and it appears the PBCA contracts will be re-procured by HUD in 2014.

C) The Small Public Housing Agency Opportunity proposal has been re-introduced in the Senate and NAHRO is seeking a companion bill in the House. This is an important legislative initiative for 2014.

D) The Senate Finance Committee has approved the Expiring Provisions Improvement Reform and Efficiency Act which provides one year tax extenders for the 4% and 9% LIHTC.

NAHRO has 630 Congressional District Contacts signed up to date. NCRC and Michigan is well represented. NAHRO is hosting a series of Advocacy 101 webinars which are archived on the NAHRO Website for your review.

MEMBER SERVICES REPORT

Stan Quay, Vice President of Member Services

I thank all of you for giving me the opportunity to serve as the North Central Regional Council Vice President of Member Services. It has been a very busy, but rewarding, experience in launching our member services initiatives for the 2014-2015 term.

The NAHRO National Vice President for Member Services, Ms. Diane Haislip convened our National Committee prior to the Legislative Conference in March. She reaffirmed that three of the major issues that she wants to address include the reevaluation of convention site selection criteria, the frequency of conventions, and the overall membership dues structure. A national survey will be launched this year to gain some insights on these issues. Also, an expanded effort will be made to better evaluate the evaluations from prior conferences in moving forward with recommendations. The NAHRO Staff Liaison for Member Services, Ms. Lori Meyers-Carpenter, noted that the national numbers for membership and convention attendance are down because of budget cuts.

I am delighted with the NCRC Member Services Committee that I have to work with for the next two years. Every one of the 8 State representatives has been responsive and engaged in the mission of the Committee. In March and April, the Committee rated and ranked nominations for the *Alvira B. Long Memorial Award*, the *Rising Star Award*, and the



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Ernest J. Bohn Education Scholarship. NCRC also had the second highest number of NAHRO Regional Council award nominations to be evaluated, with a total of 42 having been submitted. In addition to the Committee rating and ranking all of these applications for National NAHRO, this pool of entries was utilized to select the NCRC Housing Achievement Award and the NCRC Community Revitalization and Development Achievement Award.

The Member Services Committee has also been convened to launch its work on the seven action plans assigned to the Committee under the NCRC Strategic Plan. We have formulated a spreadsheet that identifies these action plans, accountabilities, and key benchmarks for implementation. In addition, the Committee will be adding several additional action plan items beyond those identified in the Strategic Plan. Most notably, the Committee is looking at opportunities to expand the NAHRO membership of community development professionals that currently are a very small segment of the organization's membership. For more information or questions please contact me at squy@cox.net.

SMALL AGENCY TASK FORCE REPORT

Sharon L. Carlson, Chair, SATF

The Small Agency Task Force (SATF) is comprised of 19 members, representing 14 states at the national level. As Chair of the task force at the national and regional level, I am joined by members from the NCRC region—Cindy Naber, Executive Director for the Housing Authority of York, Nebraska and Kay Hestekin, Executive Director for Eau Claire County, Wisconsin. We are fortunate to have as our NAHRO Legislative Liaisons at the national level, John Bohm and Tess Hembree. They are our 'boots on the ground' in Washington, D.C.

Meetings and Teleconferences: The task force meets at each of the national conferences—March, July, and October, and also conducts interim meetings via teleconferencing. Discussions about issues specific to small agencies nationwide are shared with the Housing Committee, the Legislative Network, and the Professional Development Committee, giving a voice to small agencies about program requirements and their impact on our operations. The task force over the past two years has provided input on Capitol Hill to support the NAHRO/PHADA SHARP (now SHOA) bill, 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 association's ability to produce quality training and education modules small agencies can use at an affordable cost.

Member Participation and feedback: The SATF has been asked to articulate more specifically the challenges faced by small agencies when carrying out current regulatory requirements, and also when faced with the opportunity to embark on new initiatives. For example, we are asked about the ability to participate in development opportunities, with capacity limitations due to staffing levels, or perhaps being located in isolated or rural areas (or both). The concept of Moving to Work may be an attractive way to administer with local priorities, but what are the impediments to putting plans in motion (applications, policies, training, reporting). Also, the unfunded mandate for administering the Community Service requirement affects all agencies; however, the impact of the requirement to administer results in increased turnovers and a heavy burden on staff for smaller agencies. Likewise, small agencies in rural areas trying to participate in the homelessness initiative are often faced with the reality that housing the homeless is not feasible due to limited portfolios and unavailability of support services. Relative to the streamlining notices published last year (2013-03 and 2013-04), have they been useful? These are just a few of the topics being discussed by SATF members. Input from the larger membership is crucial to providing feedback for the task force to contemplate and share with the Housing Committee and the Legislative Network. Please log on to the NAHRO website at www.nahro.org, review the current SATF roster and reach out to the members to share your thoughts.

The Small Housing Agency Opportunity Act (SHOA) of 2012 (formerly SHARP Proposal)

The Small Housing Agency Opportunity Act is still in need of a sponsor in the House of Representatives, and time is critical. The bill has been introduced in the Senate; however one of the co-sponsors will not return following elections. If not introduced in the House, re-introduction in the next Congress would be necessary and likely difficult. Discussions with house members in March during the Legislative Conference were encouraging, and there seems to be support for the legislation if it can be introduced. Members are asked to contact your representatives, particularly if they serve on the House Financial Services Committee or the Housing and Insurance subcommittee, and request their consideration in sponsoring the bill. This legislation would provide much-needed relief to small agencies, those whose sum of the number of public housing units and Section 8 tenant-based voucher assistance administered is 550 or fewer.

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. For more information or questions please contact me at scarlson@beldinghousing.org.



REGIONAL SERVICE OFFICER REPORT

Patricia A. Gustafson, RSO

2014 NCRC Conference

After two years of planning, the NCRC NAHRO / Iowa NAHRO Annual Conference took place April 30–May 2 in Des Moines, IA.

Thanks to the Iowa Chapter and the leadership of **Marty Ryan**, Iowa Chapter President and Conference Chair **Amy Tooley**. Vendor Chairs **Michelle Spohnheimer** and **Barb Michaels** along with the help of NCRC NAHRO Vendor Representatives **Mary Fox** and **Joe Pasch** of Johnson Controls, the Facility Chair **Pati Toops** and numerous other members of their Planning Committee attended to the endless list of activities and tasks and organized a very successful conference. Marty Ryan provided a Conference Summary along with pictures on pages 5 & 6. Marty noted a final Conference and Financial Report will be available at the October Board Meeting.

Awards

Thanks to President **Doug Rise**, Member Services Vice President **Stan Quyy** and **Gary Keller** for their Committees' selections and presentations at this Conference's Awards Banquet and Annual Board Meeting. The 2014 award winners and presenters include:

Brenda Coates, *Charles A. Thompson Award for Distinguished Service*, presented by Gary Keller & Douglas Rise

Fred Wescott, *Alvira B. Long Memorial Award*, presented by Stanley Quyy & Douglas Rise

Harrison Homes Phase III Redevelopment—Peoria Housing Authority, *NCRC Community Revitalization and Development Award*, presented by Stanley Quyy & Douglas Rise

Cuyahoga Metropolitan Housing Authority, Cleveland Ohio for its *Mildred L. Brewer Senior Building*, *NCRC Housing Achievement Award*, presented by Stanley Quyy & Douglas Rise

Marlon T. Green (Nominated By Peoria, IL. H.A.), *Ernest J. Bohn Education Scholarship Award*, presented by Stanley Quyy & Douglas Rise

Minnesota NAHRO, *President's Award*, presented by Douglas Rise

Mr. Dominic Mitchell, *Rising Star Award for Emerging Leaders*, presented by Stanley Quyy & Douglas Rise

Future Conferences

2015 NCRC NAHRO Conference

WAHA will be hosting the 2015 Conference, April 15–17, at the *Marriott Milwaukee West* in Waukesha, WI. **Rebecca Kralewski**, President, **Karen Bennett**, Conference Chair, and their representatives hosted a booth at the conference. WAHA Representatives invited NCRC VP's to be involved in the planning and have direct influence on the conference's sessions and training for 2015.

2016 NCRC NAHRO Conference

OHAC, Linnie Willis (Ohio representative organization's President) and Gary Keller (NCRC Representative) have met with their membership of 40–50 members over a period of 2 months and have agreed to present a proposal for planning and hosting the 2016 Conference. Details were presented at the April Board Meeting and were unanimously accepted by the board.

NCRC Newsletter & Publication Circulation

Thanks to all board members for their contributions to this NCRC membership newsletter. If there is something you would like to submit or an article you would like to see published in a future issue, please contact me.

Circulation of the publication continues through electronic link to the website via email. We continue to receive about 10% electronic notices bounce back from member emails sent. The NAHRO database, with the most current membership information maintained by NAHRO, is accessed for NCRC Member distribution. **IF YOU ARE NOT GETTING EMAILS, PLEASE CONTACT LORI MYERS-CARPENTER, NAHRO MEMBER SERVICES**, at Lmyerscarpenter@NAHRO.org with email corrections.

Also, notify your agency IT person to set your system to allow emails from pat.gustafson@ncrcnahro.org as well as ncrcnahro@centurylink.net (the server used for large group-emails to NCRC NAHRO Members, such as the newsletter links).

Advertisements

Thank you to our advertisers for their support and commitments to help NCRC NAHRO meet the budget to support newsletter expenses for 2014. If Agencies have an employment advertisement, consider posting it on our website or in the newsletter at the established rates noted on the website.

Website

Many thanks to Housing Authority Insurance, our website host, for the posting of the Spring Newsletter, awards and further updates to our website. They have recently redone their website. It may have caused disruption in accessing the NCRC website during that process. Apologies if you encountered any difficulties. Also for quick and easy access to the NCRC Chapters' websites and the NAHRO or NPDS websites, click on the state chapter name or logo for NAHRO or NPDS on our website at www.ncrcnahro.org.

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NCRC NAHRO Best Practice Activity

City of Livonia Partnership with Livonia Public Schools Building Trades Program

The City of Livonia is a recipient of Community Development Block Grant (CDBG) funding which is used to provide affordable housing opportunities in accordance with the Department of Housing and Urban Development. It has been the pleasure of the Livonia Housing Commission—Office of Community Development to partner with the Livonia Public Schools Career Technical Center Building Trades program to promote affordable housing.

CDBG funding is utilized to purchase and rehabilitate single-family homes for future use by eligible households as determined by the City. The City exercises its right-of first-refusal option to purchase tax-foreclosed homes from Wayne County, thus providing the home and building materials, while the students provide the labor for rehab and trade contractors complete the job where necessary.

Under the supervision of Community Development and Livonia Public Schools Building Trades Program staff, the students have been able to learn basic skills of the construction trades through hands-on participation with projects such as roofing, siding, and the installation of drywall, hardwood flooring, ceramic tiles, interior doors, windows, moldings, and painting.

To date, the Building Trades Program students have successfully assisted the Community Development staff in completing major home renovations at four City-owned properties. The attached photos show the story of how the students have transformed these homes which are then either sold or rented to income eligible families. This partnership has even expanded to include donations made directly to the school program by community businesses in the form of supplies and/or training.

The Livonia Housing Commission is proud to provide these field experience projects which place the students in real-world construction settings allowing them the opportunity to see the realities of day-to-day life in the building trades.



File: CDBG/Tracey Docs/LPS Letter



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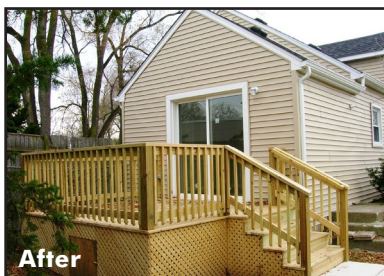
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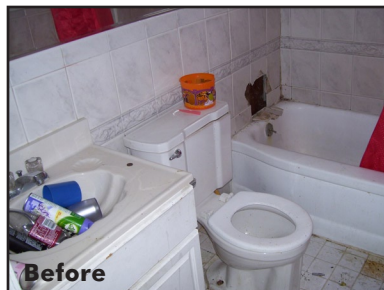
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Before



After



Before



After



Before



After

STATE CHAPTER REPORTS

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

ILLINOIS



ILLINOIS CHAPTER

Jackie L. Newman, President

Mark Your Calendars

Illinois NAHRO will hold its Annual Conference in conjunction with its Annual meeting in Springfield, IL on Thursday, August 7 through Friday, August 8, 2014. This two-day conference will be packed with cutting edge workshops that will benefit Executive Directors, Commissioners, Department Managers and front-line staff. Conference topics scheduled for this two-day conference are inclusive of but not limited to:

- Affirmatively Furthering Fair Housing
- Continuum of Care & PHA Partnerships
- UPDATE: The New Home Rule
- REAC—Getting Ready & Staying Ready
- Concealed Carry & Medical Marijuana: What does it mean for the PHA?
- Emerging Leaders—Roundtable
- Up-to-Date State and National Legislative Updates
- And—Much, Much More!!

Presenters for the conference include HUD Officials, IHDA Staff and other Industry experts that will help conference attendees navigate through the workshop subjects and leave with tangible 'best practices' for consideration and local application. Visit the variety of Vendors that will be on-site to answer questions, and provide a display of state-of-the-art products for your PHA. Conference attendees will be able to register on-line at our website at ilnahro.org. We hope that you will join us in Springfield, Illinois for the ILNAHRO conference and stay to enjoy the Illinois State Fair which kicks off with a parade on Thursday, August 7th.

ILNAHRO's monthly newsletter 'Housing Focus' is distributed electronically to its membership on the last Friday of each month. Housing Focus addresses the needs of Housing Authorities and Community Development Organizations in Illinois and provides information on upcoming conferences. The monthly issue of Housing Focus is also available on ILNAHRO's website.



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INDIANA CHAPTER

Derek White, President

The Indiana Chapter of NAHRO requested and secured a meeting with our Indiana State Program Center Coordinator, Forrest Jones. We met at the Indianapolis Housing Agency with approximately 50 directors and administrative staff in attendance.

We received updates on Public Housing & Capital Funds, Housing Choice Voucher HAP and Admin Fees, Flat Rents, RAD, GPNA, REAC etc. We were also able to voice our concerns about the obvious missing "human element" that the program cuts are having across the country and how they are affecting families, children and the elderly specifically in Indiana.

Forrest generally agreed with most of the concerns and made a commitment to meet with us at the Housing & Community Economic Development Statewide Conference that we are co-hosting with the Indiana Housing and Community Development Authority (IHCDA) and the Indiana Association for Community and Economic Development (IACED).

That conference is scheduled to convene on September 30–October 2, 2014 in Indianapolis, Indiana at the Marriott East Hotel. The planning committee is comprised of a few chapter members for this endeavor. So far we have received very positive support from our state chapter members for this joint-venture.

As we've said before, the benefits for us will: involve more exposure/expanded opportunities to the Tax Credit process;



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better coordination and training with IHCD in developing non-traditional partnerships; tackling the challenges together for affordable housing development and sustainability; promoting community health and safety through partnering with various state health coalitions; rebuilding after a disaster; and improved coordination with the Indiana Coalition for Human Services (ICHHS).

Representatives from IHCD and IACED seemed to be excited about the prospects of this joint venture and we think that it will benefit all parties in a myriad of ways by an exchange of program information and for Indiana NAHRO, putting us in a position to access alternative resources that in some cases, have not been available to Indiana NAHRO in the past.



IOWA CHAPTER

Marty Ryan, President

Nine Iowa NAHRO representatives attended the National NAHRO legislative conference in D.C. March 8th–12th, 2014. We met with six congressmen from our state on Hill Advocacy Day. We focused on small housing agency regulatory relief and Portability reform. Our HUD Region-VII Office in Kansas City provided statistics on the financial implications that Portability imposes on Iowa Housing Authorities and the reduced number of families that we are able to assist due to the higher average HAP for port out vouchers.

Iowa NAHRO has four representatives on National NAHRO committees.

The Iowa NAHRO Board has worked diligently through numerous emails, regular/special board meeting/work sessions in preparation of the 2014 NCRC/Iowa NAHRO Regional Conference that provided quality training sessions and networking opportunities for the membership.

Iowa NAHRO will provide a full 2014 NCRC/Iowa NAHRO Regional conference report for the NCRC board meeting to be held during the 2014 National Conference & Exhibition October 16th–October 18th in Baltimore, Maryland.

Sioux City Housing Authority will be hosting a Nan McKay UPCS Fundamentals training August 26th–August 27th, 2014. You can register at <http://www.nanmckay.com/p-1348-upcs-fundamentals-august-26-27-sioux-city-ia.aspx>.

Iowa NAHRO has already begun preparations for 2015/2016 annual conferences:

- 2015 Conference—“Betting Against the Odds,” April 8–April 10, 2015, Prairie Meadows, Altoona, IA,
- 2016 Conference—April 20–April 22, 2016, Coralville Marriott, Coralville, IA.



MICHIGAN CHAPTER

Lee Talmage, President

Michigan NAHRO just finished its 2014 Spring Conference, hosted by the Livonia Housing Commission the week of April 9–11, 2014.

The conference theme was *Waves of Change: Oceans of Opportunity*. Other than a cancelled golf outing due to soggy fairways, the conference was a success with 139 attendees and 39 vendors. Conference sponsors were The Inspection Group, AHRMA Insurance Program, Ward Energy, Belfor Property Restoration, RAD Conversion Specialists, and First Contracting Incorporated.

We were particularly honored to have with us our National NAHRO President Preston Prince. Preston intends to visit a State Chapter in each region during his term. He shared with us his vision for NAHRO and encouraged each of us to continue to utilize the resources NAHRO provides. Preston also talked to us about how critical it is to change the conversation about public housing in our communities. To illustrate this he showed two short films the Fresno Housing Authority had produced featuring residents whose lives were transformed by the opportunities public housing provided.

NAHRO trainer Stacy Spann, conducted a day and a half training NPDS Executive Director workshop.

Forty-five minute mini sessions were presented on the following topics:

- The New Capital Fund Rule;
- How Does Housing Legislation Get Passed?
- Statutes, Regulations & Guidelines: What's the Difference?

Special thanks to Jim Inglis, Doug Rise and Sharon Carlson for presenting these topics and leading the discussions.

The Michigan HUD Fair Housing Office conducted a Fair Housing Update focused on the proposed “Affirmatively Furthering Fair Housing” rule. And representatives from Ameresco provided an update on the GPNA rule.

A one day maintenance track was also offered featuring Joe Gagnan, the Appliance Doctor in the morning and in the afternoon a workshop on preventing building water loss.

This conference also featured small focused informal round table discussions on the following subjects:

- Commissioners Concerns
- Forming a Regional Housing Choice Voucher Waiting List
- Preparing Now for the June 1, 2014 Mandatory 80% Flat Rents Rule
- Aging In Place

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Special thanks to Michigan Senior Vice President Lorri Brookmann and State Service Officer Cheryl Ann Farmer for all their work in setting up the programs.

At the Conference board meeting the chapter agreed to accept responsibility for hosting and planning the 2018 NCRC Regional Conference in Michigan. An exact location was discussed but not yet confirmed.

It was great to see many of you in Des Moines! For more information or questions please contact me at lee@battlereckhousing.org.

MINNESOTA

NAHRO

MINNESOTA CHAPTER

Randal Hemmerlin, President

Minnesota NAHRO reports the following:

- 1) Minnesota NAHRO board met on January 13, 2014. A Strategic Planning session was held at that meeting.
- 2) Randal Hemmerlin testified on March 3 to the State House Finance Committee and the Senate Finance Committee to support the Minnesota Legislature to include \$100

State Chapter Reports

million for affordable housing in the State GO bonding bill. Of this \$100 million, we are requesting that \$20 million be allocated to Public Housing Rehab projects in the state.

3) Minnesota was represented well at the National NAHRO Legislative Conference in Washington DC with nine Minnesota NAHRO members attending along with our Executive Director.

4) Minnesota NAHRO held its Day at the Capitol on March 27, 2014. The focus was on the \$100 million requested for Affordable Housing in the State GO Bonding Bill.

5) Minnesota NAHRO has initiated an Ambassador program for members beginning in 2014. We now have four Ambassadors. The primary job of an Ambassador of MN NAHRO is to recruit new memberships through education of their regions, Cities and HRA's, including Commissioners and staff. Also, they will act as a conduit for information, complaints, and ideas from their region to MN NAHRO staff or Membership Committee Chair.

6) The Minnesota NAHRO Spring Conference was held at Madden's Inn on Gull Lake on May 21-23, 2014 near Brainerd, MN. The theme was "Taking Charge of Change." We held a two day workshop with Casterline Associates directed on financial management. Other session topics include: ethics, going paperless, GO Bonds, Inspections, recognizing



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crime at our properties, best mistakes we've ever made, stress and burnout, and of course sessions on Section 8 Vouchers and Public Housing. Also, two awards were given out to members recognized for their efforts in affordable housing. Scholarships were also given out to residents of our publicly owned housing developments and programs.

7) Randal Hemmerlin met with several Social Services Coordinators from the state chapter of the American Association of Service Coordinators on April 10, 2014. This meeting was to introduce the Social Services Coordinators to Minnesota NAHRO and to see if there can be a relationship between them and Minnesota NAHRO for providing a training tract at our conferences.

Nebraska NAHRO

NEBRASKA CHAPTER

Sue Kleider, President

Finally, the green has arrived and warm air surrounds us indicating Spring has arrived! Are we all ready to break out the flips-flops, sun glasses, and maybe a frosty cold one after a record long-cold-winter-r-r-r.

Professional Development has been working months on a couple great upcoming trainings that were held May 5–8, 2014: National NAHRO trained Managing Maintenance was held three days prior to the popular Spring Workshop. The Professional Development Committee puts a lot of effort into providing a national training in-state at reduced rates and travel expense to encourage participation.

The ever popular Spring Workshop was held May 8 following the 3-day Managing Maintenance training. It featured a guest motivational speaker and afternoon sessions involving USDA/Multifamily agencies in an effort to expand membership in NE NAHRO, combine multiple training sessions and workshops offered statewide, and reduce conflicting training dates for scheduling purposes.

NE NAHRO's Maintenance Committee of two (Ed Thilliander & Rick Lehl) recently had the State Service Officer email registration information for the Maintenance Conference to be held June 12 & 13 in Lexington, Nebraska. Directors are encouraged to register maintenance staff to attend. The sessions will be hands-on—a great way for a beginning maintenance worker to learn or a great way for the experienced person to share what works for them. The cost is low, the benefits will show!

NE NAHRO Legislative Delegation “the few but determined” attended the NAHRO Legislative Conference in Washington DC in March. Attendance was good (not great) but consider-

ing the economic struggles taking place at most agencies, it is hard for agencies to justify the cost with inadequate funding and not much action is seen from HUD or the political front. The Nebraska delegation had “fireplace” chats with our Senators and Representatives. Chris Lamberty scheduled with all 5 offices and the day was spent presenting our concerns regarding Operating Subsidy and Section 8 funding levels, Moving to Work program expansion, SHARP (Small Housing Agency Reform Proposal) sponsored by Senator Johanns of Nebraska and Senator Testor of Montana. We expressed our appreciation for their service, and shared information about our PHA programs and the Success Story Booklet from the NE NAHRO Fall Conference. With help from Nebraska's Cindy Naber, Past President of PHADA, we also encouraged a number of Senators and Representatives from Nebraska and other states to consider signing on to, or sponsoring the SHARP legislation to continue to move it forward in 2015 as a bi-partisan bill.

Commissioners Fundamentals and Ethics “Train the Trainer” session will be held in Mid-August. Jim Inglis from Livonia, Michigan, and also National NAHRO trainer, will lead a small group of NE NAHRO directors and commissioners through the requirements of becoming a “National NAHRO certified trainer,” licensed by NE NAHRO. Trainers will then be qualified to train Fundamentals and Ethics to Housing Agency Boards and Commissioners across Nebraska. Nancy and Pat will be speaking on this briefly at the Spring Workshop. They have developed an Application of Interest for selecting participants and are asking for a resume from each applicant for the training.

Scholarships, Mentoring, Membership Directories: NE NAHRO scholarship applications have been reviewed and two winners selected for awards in 2014. Deanna Wagner, Member Services Chair and committee have had a busy winter selecting scholarship winners, publishing the new State Directory of Housing Agencies with the help of our State Service Officer, as well as developing guidelines for the Nebraska Emerging Leaders sub-committee. The Member Services committee has also shown interest in revitalizing the Mentoring Program to connect seasoned directors with many new directors across the state.

Marketing Initiative: The Nebraska Chapter continues to work on finalizing their Strategic Plan “Action Items” with Stan Quy of, The Organizational Leadership Edge (TOLE). One of the Nebraska NAHRO Action Items includes creating a marketing video similar to the national “ReThinkHousing;” or a media marketing program to spotlight PHA resident success stories and innovative practices of PHAs for the purpose of raising awareness at the local and state levels to change the perception of Public Housing in our communities and state. Rick Ruzicka of the NE NAHRO Housing Committee is dedicated to leading this marketing campaign.

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NE NAHRO encourages all housing agencies to use the HUD Switchboard to voice ideas, opinions and comments on areas of concern: new regulations, funding levels, GPNA mandates, the new Flat rents established at 80% of HUD's Fair Market Rent tables, etc. Once at least 100 comments or "votes" have been received on the switchboard, the comments are sent to the Assistant Secretary for consideration.



OHIO CHAPTER

Linnie Willis, OHAC President

The OHAC Spring Conference was held May 7–9 at the Kingsgate Marriott Hotel & Conference Center at the University of Cincinnati in Cincinnati, Ohio. The Training & Conference Committee and the local HUD Office planned a great agenda as well as fun evening events. There were close to 250 people registered with 30 exhibitors. We were excited to have a few fellow neighboring colleagues from Indiana attending our conference.

Ohio has a lot of exciting and positive news worthy items happening throughout many housing authorities. Below are a couple of items that OHAC is very proud of.

I am very excited to report the \$30 million Choice Neighborhood Initiative Implementation Grant application submitted by the Columbus Metropolitan Housing Authority has been selected by HUD as one of 6 finalists out of 44 applications submitted nationwide. The CMHA application is focused on transforming the historic Near East Side neighborhood and the Poindexter Village public housing community. The demolition of Poindexter Village is nearly complete with residents being relocated using tenant protection vouchers. The first phase of redevelopment, a 104 unit elderly building called Poindexter Place, was awarded a 9% Low Income Housing Tax Credit award in 2013 and will be breaking ground next month. HUD staff visited Columbus on March 27 to learn more about the strategies and partnerships that form the basis for this application, hear about activities already underway, see the Near East Side neighborhood, and meet with Poindexter Village residents. CMHA is both proud and appreciative of the 50 partner organizations and the \$225 million in leverage generated to support this CNI application. CMHA looks forward to hearing the final Choice Neighborhood awards announced soon.

The Lucas Metropolitan Housing Authority (LMHA) is partnering with National Church Residences and the Ann Arbor Veterans' Administration in the development of Commons at Garden Lake, a proposed housing project of 75 one-bedroom apartments for veterans. The LMHA has an allocation of 135 Veterans Affairs Supportive Housing (VASH) Vouchers. On January 28, 2014, LMHA sent

State Chapter Reports

a proposal to HUD Headquarters requesting to project-base 35 of those vouchers to assist in the development of Commons at Garden Lake. On February 19, 2014, LMHA received notification that the request had been approved. Since the project requires a full complement of project-based vouchers the LMHA is responding to the recent NOFA for project-based VASH Vouchers for the additional 40 that will be needed to insure financial viability of the entire project. Congresswoman Marcy Kaptur convened a group of community stakeholders approximately two years ago to propose this project as a result of her passion for and commitment to homeless veterans. This is the first step in bringing this project to fruition.

The Ohio Housing Authorities were asked to host the 2016 NCRC NAHRO Conference in Ohio. Linnie Willis, OHAC President brought this up to the membership at the March 2014 Directors Meeting. After lengthy discussion, Gary Keller made a motion that OHAC host the 2016 NCRC NAHRO Conference in joint effort with NCRC with the income from the conference to be split with NCRC, not to exceed \$10,000. The motion passed unanimously. Gary Keller presented the motion to the board of NCRC NAHRO at their April Meeting in Des Moines and it was unanimously accepted.



WISCONSIN CHAPTER

Rebecca Kralewski, President

The 2014 Fall Conference will be held by District 1 at the *Chula Vista Resort* in Wisconsin Dells, September 15–17, 2014.

See more information at www.wahaonline.org.

The Wisconsin Association of Housing Authorities (WAHA) Spring Conference was held April 8th–10th, 2014 at the Olympia Resort in Oconomowoc, WI. Topics of interest were: GPNA, new Flat rate rent and the new WI Tenant Landlord Laws. Additional items such as HCV portability, fair housing, Section 3 Compliance and Board Meeting Overviews were also reviewed. RAD was discussed in the opening session as to how less reporting and HUD involvement might be a good thing for small PHAs. Also in opening session, the topic of how Section 8 voucher programs are struggling and how some WI PHAs are discontinuing the program and giving them back. Lastly, a discussion was lead on the outcome of the Legislative Conference in March. A challenge was given to all PHAs to submit a Housing Profile for the 2015 Legislative appoints to show Congress that the issues are unified.

At the Spring Conference, WAHA was able to present three full time students and one part time student WAHA's Steve Falek Scholarship Awards.

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Our 2014 winners have overcome significant obstacles, volunteered their time and energy to improve their communities, and plan on using their educations to make the world a better place. These values exemplify the spirit of the Steve Falek Scholarship. This year WAHA has a former teacher intent on becoming a social worker, and a charitable volunteer who is working toward becoming a business leader. We have a community volunteer whose goal is to enter banking, and a peer mentor who will become a defense attorney. This year's winners offer a diverse range of career paths, and each will have a long-lasting and positive impact within their chosen field.

Our awardees were Paul, who lives in Eau Claire. Paul is currently attending the Chippewa Valley Technical College part-time, where he is pursuing an education in Business Management and Marketing.

A quick view of our three full-time student winners: Sheila, Mao and Audera.

- Sheila, lives in Eau Claire, currently working toward a Bachelor's degree in Social Work at University of Wisconsin-Eau Claire.
- Mao, in Wisconsin Rapids, pursuing a Bachelor's degree in Accounting at University of Wisconsin-River Falls.
- Audera, full-time student at UW-Platteville, working toward a degree in Criminal Justice.

State Chapter Reports

The local Milwaukee HUD office continues to have a monthly statewide conference call on current events or topics. Due to the lack of travel funds on both sides, this has been an excellent resource for the small PHAs to stay current with HUD and Congress. The conference calls are allowing for round table discussions as well. Some key topics that have been covered are:

- Conflict of Interest Provisions for PHAs and Commissioners
- DUNS Number Annual Renewals—Capital Fund Grants
- HCV Reconciliation—Reminder/Definitions for Obligation of CFP Funds HCV
- Action Letter from Financial Management Division
- Submission of Outstanding Requested Documents—General Depository Agreements/DOTs
- Executive Director Compensation form HUD 52725
- Hatch Act
- Wisconsin Tenant-Landlord Law
- Understanding Lobbying: Good explanation of lobbying prohibitions.
- 31 U.S.C. 1352—Limitation on Use of Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions

HUD Milwaukee is also working towards quarterly conference calls to each agency for individual follow up.



NAHRO
Professional
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System

Valuable
Seminars for
Management,
Commissioners,
Practitioners
and More!

Give Your Colleagues The Recognition They Deserve

Nominate them for any of these individual awards! Winners will be recognized at NAHRO's National Conference and Exhibition in Baltimore (Md.) from October 15–18, 2014. **All nominations should be submitted electronically and must be received by July 16, 2014, except for the NAHRO Fellow which is due July 1.** Details and contacts are available at <http://www.nahro.org/individual-awards>. We encourage you to nominate your regional award recipients for these national awards. The awards for individuals are as follows:

M. Justin Herman Memorial Award honors an exceptionally qualified person who has made outstanding contributions to the quality of life through service in the field of housing or community development. 2013 Recipient: Jane C. W. Vincent, Regional Administrator - Mid-Atlantic Region, HUD, Philadelphia, Penn.

John D. Lange International Award honors a person who has made contributions to the international community. 2013 Recipient: Gerrit Teunis, Chief Executive, Housing Association Beter Wonen Vechtdal, Netherlands

Elizabeth B. Wells Memorial Award honors a commissioner for outstanding service. 2013 Recipient: Johnny Johnson, Commissioner, Mississippi Regional Housing Authority No. IV, Columbus, Miss.

Emerging Leader Award honors an individual who has been involved in NAHRO at the national level for six years or less and who has distinguished him/herself as an Emerging Leader. 2013 Recipient: Shaunte Evans, CEO Housing Authority of the City of Charlotte.

NAHRO Fellowship Program honors those who have demonstrated exemplary qualities as housing and community development advocates, professionals and/or volunteers. 2013 Honoree: Carlos Sanchez, Executive Director, Grand Rapids Housing Commission, Mich.

MSC Community Service Award honors individuals engaged in voluntary community service for the benefit of a resident, a local housing authority, a community development agency, or other entity involved in providing low-income housing or serving that population.

Never before in the history of public and affordable housing and community development has our survival been more challenged than it is today. As we collectively continue to fight for our residents, nurture our communities and fulfill our mission, we must also celebrate and inspire those who work tirelessly in our industry. The awards program is one small way to do this: by recognizing exemplary achievements, we hope to inspire others to make similar contributions.

CONFERENCE, EVENT & TRAINING SCHEDULE

2014-2015 NCRC NAHRO/ STATE CHAPTER CONFERENCES SCHEDULE

Jun 12-13, 2014

NE NAHRO Maintenance Conference
Lexington NE

August 7-8, 2014

Illinois NAHRO Annual Conference
Springfield, IL

August 26-27, 2014

Sioux City HA/Nan McKay UPCS
Fundamentals Training
Sioux City, IA

September 10-12, 2014

Michigan NAHRO Fall Conference
Bay City, MI

September 15-17, 2014

WAHA Fall Conference
Wisconsin Dells, WI

September 16-18, 2014

Nebraska NAHRO Fall Conference
Norfolk, NE

September 30-October 2, 2014

Indiana NAHRO/Housing
& Economic Development
Statewide Conference
Indianapolis, IN

April 15-17, 2015

NCRC NAHRO Conference
Waukesha, WI

NATIONAL NAHRO CONFERENCE SCHEDULE

July 17-19, 2014

NAHRO Summer Conference
Tampa, Florida

October 16-18

NAHRO Annual Conference
Baltimore, Maryland

NAHRO 2014 SCHEDULED TRAININGS IN NCRC REGIONAL AREA

Refer to NPDS Schedule at <http://www.nahro.org/seminar-calendar> or www.ncrcnahro.org and click on the NPDS logo for a direct link to website and complete listing of future NAHRO Trainings and registration information.



NCRC MEETING NOTICE Board of Directors

**Board Meeting, Friday, October 17, 2014,
4:00pm**

*NAHRO Annual Conference & Exhibition Conference Facility
in Baltimore, Maryland*

All members are welcome to attend!