

North Central Regional Council of NAHRO

Vol. 19, No. 3, Summer 2014

Serving the Nation's Housing and Community Development Needs



PRESIDENT'S CORNER

Douglas Rise, President
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Greeting NCRC members of NAHRO!

The recently concluded **NAHRO Summer Conference in Tampa** was a great success thanks to the efforts of our colleagues from the **Southeast Regional Council** and local host

agency, the **Tampa Housing Authority**.

The conference opened with keynote speaker **Bertice Berry**, PhD, educator, author, entertainer and lecturer, who recounted her life experiences from poor beginnings with little support of her higher aspirations to her successes in education and social activism utilizing her gifts of humor and self-determination. She believes that community involvement is not limited to just "writing checks" and has taken an active role in supporting organizations that benefit those in need. She was very eloquent in admiration of the work that NAHRO members do providing one of the most basic of human needs, housing.

Delegates also had the opportunity to see the powerful documentary *Brick by Brick: A Civil Rights Story* and hear from the Producer/Director **William Kavanaugh**, who was present for a Q & A after the screening. The documentary chronicles the Yonkers, New York, controversy over the landmark anti-discrimination lawsuit, *U.S. vs Yonkers* and 3 families who broke barriers in their hometown. The screening was filled to capacity and a lively interplay with Mr. Kavanaugh followed.

The **NAHRO 2014 Award of Merit in Housing and Community Development** breakfast and showcase on day 2 of the conference offered attendees a first-hand look at the noteworthy and innovative programs and services being developed and offered by member agencies across the country and I'm proud to report that NCRC was represented with 36 outstanding entries from 13 agencies from the region. Merit winners will be in the running for **NAHRO's Awards of Excellence** that will be presented at the **National Annual Conference and Convention in the fall**.

The closing plenary session featured the United States Interagency Council of Homelessness' Executive Director **Laura Zeilinger**, who spoke on the nation's first comprehensive strategy to prevent and end homelessness and the role NAHRO members can play.

In between these stellar events the conference presented a plethora of timely, information-packed concurrent sessions designed to add to the toolbox of solutions available to

members as we deal with issues facing our residents, agencies and communities.

I hope you had a chance to meet with your legislators during the August recess. We need your help in relating to them our successes and challenges in serving our communities.

Our next **Regional Board** meeting will be on **October 17, 2014, 4 pm**, held during the NAHRO Annual Conference and Convention in Baltimore, MD, October 16–18, 2014. I look forward to seeing you there.



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SENIOR VICE PRESIDENT'S REPORT

DeeAnna Bakken
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This past year the NCRC Board of directors made a motion to spend a small portion of their reserves in ways that can have an impact on connecting our National organization, Our Region and the State Chapters to support the important work that each of us do in our communities. There is a group working on reviewing ideas and analyzing the best options for implementation. The group is comprised of myself as Senior Vice President but also includes all of the Vice Presidents of the Region, our Legislative Chair and our 2014 *Rising Star* award recipient. If you have ideas you would like to see implemented, please forward to any of us for consideration.

The first action item approved by the NCRC Board was to provide one scholarship to each state for the 2015 NCRC Conference in Waukesha, Wisconsin that will take place April 15th through April 17th. The scholarship will include both the conference fee as well as hotel fees for 2 nights per scholarship. Watch for more details with the announcement of the Conference Materials.

LEGISLATIVE REPORT

Jim Inglis, Chair, Legislative Committee
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The House and Senate have yet to approve the final FY 2015 spending bill to fund the Departments of Transportation-Housing and Urban Development (THUD). Budget discussions and hearings have taken place on the 2015 budget via Congressional hearings which focused on Housing Choice Voucher Administrative Fees, VASH Vouchers, Low Income Housing Tax Credits and PBRA funding shift to a calendar year. The Secretary appeared before the House and Senate appropriations sub-committees to discuss the proposed 2015 budget. The Senate Appropriations Committee approved its version of the 2015 THUD appropriations on June 5,

2014 which was more favorable than the House version, however the full Senate is mired in debate over amendments to the bill. A Continuing Resolution is probably in the cards. A couple highlights in the Senate bill:

- PHA's will be able to establish replacement reserves to fund capital activities;
- Expansion of RAD and lifting the 185,000 cap;
- Senate T-HUD bill is \$54.4 billion a 1.1% increase over 2014 levels;
- Public Housing Operating Fund and Capital Fund received slight increases;
- A modest increase in HCV Administrative Fees, still unacceptable!
- CDBG program funding is equal to FY14 level. HOME is down from 2014.

A) HUD via the Presidents 2015 budget is proposing reforms to the CDBG formula which ends the "Grandfathering" 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 late 2014.

C) Recently House Republicans pushed through an amendment to the HUD funding bill that defunds enforcement of HUD new "Affirmatively Furthering Fair Housing Rule."

D) Effective July 1, 2014 Congress approved four amendments to the 1937 Housing Act via the 2014 Appropriations Act: PHA Consortia for Multi-family Projects, HQS Biennial Inspections, Definition of Extremely Low Income and HCV Utility Allowances.

NAHRO has 650 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.

October 2014 is Housing America Month. Please visit www.housingamericacampaign.org/contact-us for more information.

North Central Regional Council of NAHRO Newsletter

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HOW TO PLACE ADS?

Go to <https://www.housingcenter.com/sites/default/files/adrates2014.pdf> to learn more about ad rates and submission deadlines.

The deadline for our NCRC NAHRO Fall Publication is **OCTOBER 21, 2014.**

Upcoming 2014 Newsletter Submission Deadline:

October 21 for Fall Publication

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

COMMUNITY REVITALIZATION & DEVELOPMENT REPORT

*Donovan Duncan, Vice President of CR&D
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The Community Revitalization and Development national committee met in Tampa, Florida on July 16th. 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.

As part of my update I wanted to provide some information about potential housing acts that could affect our industry. Nearly six years ago, during the early days of the financial crisis, the federal government took control of the mortgage companies Fannie Mae and Freddie Mac through a legal process called conservatorship. Since then, Fannie and Freddie have been at the center of a high-stakes debate over the future of housing finance in the U.S. and the appropriate role of government in the housing market.

That debate gained significant momentum in the first half of 2014. In May the Senate Banking Committee approved the Housing Finance Reform and Taxpayer Protection Act of 2014, also known as Johnson-Crapo, which would wind down Fannie and Freddie and establish a new system of government-insured mortgage-backed securities. Johnson-Crapo is one of dozens of housing finance reform proposals offered to date, but it's the first to pass out of a committee with strong bipartisan support since conservatorship began.

Despite this major step forward, the future of Johnson-Crapo—and the entire housing finance system—remains uncertain. In addition to Johnson-Crapo, there are three other major reform bills currently under consideration in Congress, each of which charts a very different path for housing finance in the U.S. They include:

- **Johnson-Crapo**, introduced by Sens. Tim Johnson (D-S.D.) and Mike Crapo (R-Idaho) and approved by the Senate Banking Committee in May 2014 through a bipartisan vote (notably, with more Republicans voting for the bill than Democrats).
- **The PATH Act**, introduced by Rep. Scott Garrett (R-N.J.) and approved by the House Financial Services Committee in July 2013 through a party-line vote.
- **The HOME Forward Act**, introduced by House Financial Services Ranking Member Maxine Waters (D-Calif.) in March 2014.
- **Delaney-Carney-Himes**, introduced by Reps. John Delaney (D-Md.), John Carney (D-Del.) and Jim Himes (D-Conn.) in July 2014. These bills focus on the provisions that affect low- and moderate-income families and communities.

While the details vary considerably, it's worth noting a few consistent aspects of the proposals:

- All but one of the bills (the PATH Act) establish an **explicit, limited and paid-for government guarantee** on qualifying single-family and multifamily mortgages, with private capital taking losses before taxpayers.
- All but one of the bills (the PATH Act) preserve in some form the **current multifamily businesses at Fannie and Freddie**, both of which remained steadily profitable and continued to support affordable rental housing throughout the recent housing crisis.
- All but one of the bills (the PATH Act) establish a 10 basis point annual strip on insured securities to fund **affordable housing initiatives** through the National Housing Trust Fund, the Capital Magnet Fund and a newly created Market Access Fund.
- All but one of the bills (the PATH Act) include provisions to ensure **broad access to the mortgage market for all eligible borrowers** and support to small lenders, particularly those in low-income urban and rural areas.

Each of these provisions were key aspects of conversations and debate that our national CR&D has focused on this current committee year. As we enter the next phase of the reform debate, it's important that we acknowledge the areas of overwhelming support and agreement—including the need for an explicit government guarantee, the importance of Fannie's and Freddie's current multifamily businesses and the importance of steady funding for affordable rental housing. After all, even if lawmakers find themselves going back to the drawing board in the coming months, there's no need for them to start from scratch. As Housing Authorities embrace the Rental Assistance Demonstration Program, Choice Communities Initiatives, and other Community Development efforts we collectively need to be in the front line of these debated that potential how we finance development activities within our communities.



Because Home is Essential to Everyone

Thank you to all of the housing authorities, state and regional NAHRO chapters for your entries to the 2015 'What Home Means to Me' poster contest!

For more information, please visit
www.housingamericacampaign.org



INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE COMMITTEE REPORT

Alan Zais, Vice President of IRGE
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IRGE was represented at the **World Urban Forum 7 Conference in Medellin**. With over 22,000 delegates in the conference, NAHRO's contribution through IRGE was strong. Members met with the International Urban Development Institution (INTA) and HUD, with prep session with HUD Secretary Donovan, the Ford Foundation, University of Chicago and more, with discussion on how to develop affordable housing in the United States. To view the sessions please visit <http://wuf7.unhabitat.org/wuf7-reporting-and-conclusions>.

The Committee convened in Tampa at the NAHRO Summer Conference with continued work with the committee's impact and strong presence with the NAHRO Strategic Plan and looking globally to lessons that have been learned by our international partners with de-federalization and consolidation—issues important to the NAHRO membership as we find them emerging in areas of national policy. Housing policy is shaped in part by the international community, and IRGE will continue to serve as NAHRO's experience component. In the upcoming months the committee will be creating a communications plan to further program accessibility and applicability for NAHRO members. We're appreciative to President Preston Prince's Monitor reports which refer to the international lessons learned.

In the upcoming months the committee will have a busy agenda working on regional dissemination, study exchanges based on research, handbook update and archiving.

Please look for the IRGE seminars at the October National Conference and visit our booth in the vendor's room!

HOUSING COMMITTEE REPORT

Deborah E. Wilson, Vice President of Housing
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Following is a synopsis of the Senate 2015 Appropriations:

Senate T-HUD 2015 Appropriations Bill

Section 8 Tenant-Based Rental Assistance (TBRA)

- **Housing Assistance Payments (HAP)**—2015 budget proposal is \$17.719 billion for HAP renewals which is an increase of \$343 million over 2014 levels.
- **Administrative Fees (Admin)**—2015 budget proposal provides \$1.545 billion for Admin compared, which equates to approximately 76% of admin fee eligibility.
- **Veterans Assisted Supportive Housing (VASH)**—2015 level remains the same as 2014 with \$75 million being proposed and compares to the President's recommendation.

- **Project Based Rental Assistance (PBRA)**—2015 budget proposal is \$9.746 billion which is down from the 2014 amount of \$9.917 billion, this also mirrors the President's budget.

Public Housing

- **Operating Fund**—2015 budget proposal is \$4.475 billion, which is \$75 million more than the House bill, but \$125 million less the President's.
- **Capital Fund Program**—2015 budget proposal is \$1.9 billion, which is \$25 million more than the 2014 level, but \$25 million less than the President's recommendation. The Senate appropriations does allow for almost \$8 million in set-aside funds for emergency needs and receivership activities.
- **RAD**—2015 budget request \$10 million, which is the first time since the program was initially funded.

On a side note, the Senate Approp. Committee did report concerns over the cost of the HUD Green Physical Needs Assessment (PNA). The Committee did direct HUD to provide a detailed report by March 2, 2015, outlining how the PNA tool compares to other PNA requirements, whether the tool can be simplified, whether similar information is already available through other reporting requirements, and whether the objective of PNA can be met through other means. In addition, the House bill included a provision that prohibited HUD from using any T-HUD funds to enforce or require GPNA. It would appear that GPNA will again be delayed. For those housing professionals that have been around for a while, this is not unusual. In fact, it is feasible to forecast that GPNA may go away in the immediate future.

PIH Notices:

- **PIH 2014-7 Revisions to PIH Notice 2013-16.** Public Housing Operating Subsidy Eligibility Calculations for Calendar Year 2014. This Notice provides guidance on calculating operating subsidy.
- **PIH 2014-8 Reinstatement and Revision of Accessibility Requirements for Native American Programs.**
- **PIH 2014-9 Emergency Safety and Security Grants Annual Funding Notification and Application Process.** This Notice provides guidance to PHAs seeking Emergency Capital Needs Funding for safety and security measures. The notices gives guidance and instructions on applying for emergency funding.
- **PIH 2014-10 Privacy Protection Guidance for Third Parties.** This Notice reinforces privacy requirements that PHAs must adhere to.
- **PIH 2014-11 Section 184 Indian Loan Guarantee Program Processing Guidelines.**
- **PIH 2014-12 Changes to Flat Rent Requirements—2014 Appropriations Act.** This Notice gives guidance and instruction for implementing the Flat Rent Requirements as stated in the 2014 Appropriations Act. The Notice requires PHAs to set flat rents at no lower

than 80% of the HUD published Fair Market Rent (FMR). The Notice encourages PHAs to submit comments about the guidance to HUD prior to publication in the Federal Register. The Notice also directs PHAs to revise their definition of Significant Amendment/Substantial Deviation in the Agency Plan to incorporate the Flat Rent provision. **RECENTLY HUD PUBLISHED UNOFFICIAL GUIDANCE ON THE FLAT RENT REQUIREMENTS VIA FAQs ON THE HUD WEBSITE.**

- PIH 2014-13 **Funding for Tenant-Protection Vouchers for Certain At-Risk Households in Low-Vacancy Areas-2014 Appropriations**

Act. This Notice reiterates PIH Notice 2014-04 by incorporating the funding levels outlined in the Appropriations Act.

- PIH 2014-14 **Voluntary Conversion Assessment for Public Housing Agencies (PHAs) with Fewer Than 250 Public Housing Units.** This Notice offers small PHAs a streamlined cost analysis and process for the voluntary conversion of Public Housing to Housing Choice Vouchers (HCVs) and outlines implementation requirements. The Notice basically states that small PHAs can convert their Public Housing units to HCVs; however, if they opt to do so they must convert all units. The funding level once converted to HCVs cannot exceed the funding levels provided when the units were still classified as Public Housing.

June 25, 2014 Federal Register, 24 CFR Parts 5, 982, and 983:

On June 25, 2014, HUD published several cost-savings measures included in the Appropriations Act of 2014. The cost-savings measures include: biennial inspections applicable to the HCV and Project Based Vouchers (PBV); alternative inspections for both HCVs and PBVs that mirror either the Low-Income Housing Tax Credit

Program, the Home Program, or other Federal, State, or local housing assistance programs, or those conducted by REAC; SEMAP alterations to account for biennial inspections; revisions to the definition of Extremely Low-Income (ELI) by calculating ELI at the higher of 30% of the area median-income or the federal poverty level; limiting utility allowance to reflect the lesser of the amount based on the size of a HCV that a family qualifies or the unit size selected by the family

Other items addressed during the Subcommittee meeting in Tampa, during the Summer Conference, include the Schock



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Amendment which would prohibit the Department from using any funds to approve exception payment standards in excess of 120% of the FMR and the HUD OIG Report on Asset Management which recommends that HUD “refederalize” the Operating and Capital Fund program fee revenue and eliminate the asset management fee for the Central Office Cost Center.

References: FY 2015 Senate T-HUD Appropriations: Section 8 Programs-NAHRO; FY 2015 Senate T-HUD Appropriations: Public Housing Programs-NAHRO

MEMBER SERVICES COMMITTEE REPORT

*Stan Quy, Vice President of Member Services
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Thanks to everyone that made the NCRC Annual Conference in Des Moines such a great success! I was particularly pleased that all but one of the award winners were present to be recognized for their great accomplishments.

The National NAHRO Member Services Committee had some very busy committee meetings during the recent NAHRO Summer Conference in Tampa, FL. Highlighted below are some of the key initiatives that were deliberated or acted on at that Conference.

It was reported that national conference numbers and national membership numbers continue to experience slight declines. Saul Ramirez and Lori Myers-Carpenter cited public housing budgets, the demise of California redevelopment agencies, and the trend to consortia and other regional consolidations of housing authorities as being the major reasons for the declines.

The Member Services Marketing and Relationships Subcommittee that I Chair was particularly active in working on a number of matters. The Subcommittee provided feedback to staff on how to improve the first-time attendee survey that is provided to national conference participants. We also discussed extensively the branding of NAHRO and how that might be modified. Finally, the Subcommittee will continue to be active in evaluating the Member Services national survey.

Other key activities of the MS Committee at the Tampa Conference included discussion of the proposed national membership directory of NAHRO members, the possible revival of the Intern Program, and revamping the national awards program. No final actions were taken on any of these matters.

Thanks to everyone that completed the recent national survey on Member Services. The response rate was very good, so this should provide some excellent feedback as the MS Committee moves forward with its initiatives.

SMALL AGENCY TASK FORCE REPORT

*Sharon Carlson, Chair
scarlson@beldinghousing.org*

The Small Agency Task Force (SATF) meeting took place during NAHRO’s Summer Conference on Friday, July 18 in Tampa, Florida and was well represented by membership. The meeting began by welcoming NAHRO’s President, Preston Prince, and CEO, Saul Ramirez, who responded to questions and concerns from members present. The task force sent a letter to small agencies throughout the country on June 19, providing an email address and requesting input on small agency challenges (satf@nahro.org). Some of the input received from around the country was shared, and President Prince and CEO Ramirez encouraged small agencies to reach out to their legislators. They also expressed desire for additional feedback in order for NAHRO to continue forging ahead for small agency relief. The email address continues to be valid and open to receiving information from small agencies. Please take a moment to send your thoughts to this address.

The task force also had the pleasure of welcoming the General Deputy Acting Assistant Secretary for Public and Indian Housing, Ms. Jemine Bryon, who was very attentive to concerns expressed by members in regard to small agency challenges. Examples of specific operational impediments experienced by small agencies were provided, and were acknowledged by Ms. Bryon. The task force also shared an overview of Senate Bill 576, formerly known as SHARP (Small Housing Agency Reform Proposal) with Ms. Bryon. Currently there are six (6) bi-partisan co-sponsors in the senate, and the task force is optimistic for getting sponsorship and introduction in the house soon.

Comments are being solicited from small agencies relative to the proposed consortia rule for Section 8 Housing Choice Voucher programs, the new Flat Rent provisions, and PIH Notice 2014-14 regarding voluntary conversion from PH to HCV for small agencies (agencies with 250 or fewer public housing units). Conversation will continue on these topics in order to provide input for the Housing Committee to respond to the proposed rule and to provide feedback to the department regarding the challenges with the new flat rent requirements. Our membership is not confined to those who attend the meetings, but encompasses all small agencies who wish to have a voice. Please provide your thoughts on these topics by contacting tgreenspan@nahro.org, jbohm@nahro.org or scarlson@beldinghousing.org. Your communications will be shared with those working on our behalf in Washington, D.C.



National Association of Housing and Redevelopment Officials

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(202) 289-3500 Toll Free: (877) 866-2476 Fax: (202) 289-8181

Greetings NAHRO Regional and State Chapter Presidents:

Thank you for your entries in the 2015 'What Home Means to Me' poster contest. The entries we've received to date are moving and tell the powerful story of the importance of safe, sustainable and affordable housing. It is the communities we build together that bring stability and the sense of home to our residents. We thank you for dedication.

As NAHRO's [Housing America Campaign](#) evolves, so too must the rules and structure of our annual poster contest. Historically, NAHRO has not started the promotion of the following year's poster contest until after the conclusion of the spring legislative conference leaving little time for state chapters and regions to hold their own poster contests. We believe a shift in the timeline is necessary to ensure balanced and increased participation from all areas of the country.

In preparation for the 2016 'What Home Means to Me' poster contest, national NAHRO will establish separate deadlines for housing authorities to submit to the state chapters and state chapters to submit their winners to the regional chapters. The 2016 poster contest messaging will begin in November following the national conference in Baltimore, Md. Commencing the contest in November will allow for state and regional leadership to judge posters at their individual spring conferences, which is a far easier way to accomplish the task.

Further clarification on the annual poster contest rules will be issued this fall. We believe these changes will preserve the 'What Home Means to Me' poster contest for years to come and make the management of the process fair and reasonable.

We wish you all the best of luck in the 2015 poster contest and a happy and productive Housing America Month!

Clifton Martin, CME, CMPO, SPHM, PHM
Housing America Chair

Preston Prince, CME, President; **Stephen W. Merritt**, PHM, Senior Vice President; **Terry M. Feveryear**, PHM, Vice President-Housing; **Elizabeth S. Glenn**, Vice President-International Research and Global Exchange; **Diane Haislip**, SPHM, CMMO, CMVO, CMPO, Vice President-Member Services; **Harden A. Oldfield III**, CME; Vice President-Professional Development; **Dionne Roberts**, Vice President-Community Revitalization and Development; **Deanna Wagner**, NCC, Vice President-Commissioners; **Saul N. Ramirez, Jr.**, Chief Executive Officer

e-mail: nahro@nahro.org

web site: www.nahro.org



ReThink FEATURE

Larry D. Williams, CEO/Executive Director of the Housing Authority of the City of Freeport
www.freeporthousing.org

Larry Williams invites NCRC NAHRO members to join him in congratulating **Ms. Towana Williams**, Administrative Assistant at Winnebago County Housing Authority, as she shares her story:

"If you asked me who I was yesterday, I would have said I am a single unemployed mother, living in the low income apartments. But if you asked me who I am today, I'd be happy to say that I am a PROUD mother, who's on the path to my dream career, and I am a resident of *The Freeport Housing Authority*. There has been a major change in my life in the past few months.

I have enrolled in the Workforce Development Institute offered by the Freeport Housing Authority, and let me just say how much that one step has changed my life! We are only half way through the class when I landed the career of my dreams! I accredit the WDI because the skills that I earned while attending the class helped me to grasp the opportunity that was presented in front of me. I also learned skills that



would not only help me in the workplace, but would help to improve me overall.

While enrolled in the WDI, The class has taught me things about myself that I didn't know and wasn't ready to deal with. They not only encouraged me to deal with it but to get over it and to continue on my journey. Life does go on. But I'd like to give myself some credit also. I finally found my inner strength! I finally found the strength that was in me all along and decided that I wanted change! And it seemed like instantaneously, things started to change...

I ran into Mr. Williams one day. And I went into my usual spill about how I don't have any money (sigh) I really need a job (sigh). He looked at me like I had finally gotten on his last nerves and he said to me, 'You keep saying to me that you want something different but you're not *doing* anything different. You need to come to this class. You need to come to this class.' Right then and there I made up my mind that I wanted change. And needless to say, I went to that class. And the most important thing that I would like for people to get from my story is that when you really want change, when you make up your mind, you will do it. You'll make it happen. My life has changed more and more every day since I MADE UP MY MIND!

I am now an Administrative Assistant for Winnebago County Housing Authority, and I would like to thank them for giving me a shot at achieving my dreams.

I would encourage ANYONE who is serious about changing their life to enroll in the next WDI class as soon as possible and secure your seat NOW. Invest in yourself!

The knowledge that you will receive is Priceless! To the WDI and its Awesome instructors, who teach with such passion, THANK YOU!!"

Go to <http://housingcenter.com/ncrc-nahro> for video of more **ReThink** stories from Larry Williams, and <http://www.rethinkhousing.org/> to watch, read, and share the inspirational stories from public housing and *rethink* its impact on individuals, families, and your own community.

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REGIONAL SERVICE OFFICER REPORT

Patricia A. Gustafson, RSO
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Tampa Florida provided warm temperatures and beautiful surroundings for the NAHRO Summer Conference with many hot topics and cutting-edge information energizing delegates. Refer to the President's Report for more specifics and the NAHRO website at www.nahro.org

Sign-up today to register for the **NAHRO Annual Conference in Baltimore, MD, October 16–18**. Don't miss out on the offerings that include numerous sessions of timely topics, thought provoking plenary sessions, national certified trainings, networking events to get first hand information from peers and associates, award banquet and gala to celebrate our industry and leaders, housing and community development tours and more.

2015 NCRC NAHRO Conference will be hosted by WAHA representing Wisconsin NAHRO on **April 15–17 at the Marriott Milwaukee West in Waukesha, WI**. 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.

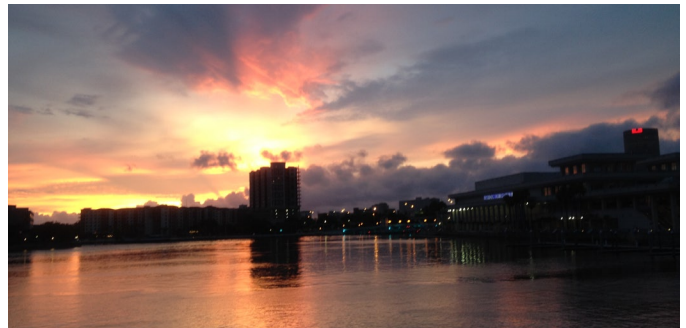
Website—

You will find easy access to **NCRC Chapters' websites** by using the *Chapter Chatter* links at www.ncrcnahro.org.

Direct access to the **NAHRO and NPDS websites** is available by clicking on their logos at www.ncrcnahro.org. There you will find the current national training schedule, descriptions and contact information.

Membership Dues—

NAHRO maintains the NCRC NAHRO database and invoices the membership dues. Please, return your 2014 NCRC NAHRO Membership renewal as well as your dues payment of \$50.



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STATE CHAPTER REPORTS

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



ILLINOIS CHAPTER

Jackie L. Newman, President
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ILNAHRO recently hosted its **2014 Annual Conference, The Measure of Tomorrow**, in Springfield, Illinois **August 6–8, 2014** at the Abraham Lincoln Hotel and Conference Center. The conference theme and workshops served as an underpinning in equipping attendees with information on what is ahead for affordable housing providers and community development organizations.

During a time when the Community Development and Affordable Housing industry is facing decreased funding and increased mandates, ILNAHRO finds it extremely important to provide cutting edge and up-to-date conference workshop sessions. Industry experts served as workshop leaders imparting practical information useful for application and implementation by conference attendees. Workshop sessions were inclusive of but not limited to: Affirmatively Furthering Fair Housing; Tax Credit 101; Mental Health and Affordable Housing; REAC Inspections; Rental Assistance Demonstration (RAD); Conceal and Carry; Flat Rents; Supportive Housing & PHAs; Strategic Financial Planning for PHAs, State Advocacy, and New Home Rules, to name a few.

ILNAHRO shined the spotlight on youth by presenting for the first time at its annual conference Housing America poster contest winners who submitted to ILNAHRO. Poster contest winners were our special guest and recognized at the annual luncheon. Contest winners were presented with a beautiful plaque, gift card and tickets to the Illinois State Fair.

ILNAHRO is appreciative to **Antonio Riley**, HUD Regional Director who served as the keynote speaker for the opening plenary session. **Senator Richard 'Dick' Durbin** served as the keynote speaker for ILNAHRO's closing luncheon and afforded an invaluable opportunity for questions and answers by PHA and Community Development Leaders.

ILNAHRO extends a special 'thank you' to our Conference Sponsors—*Bronze Sponsor:* Hurst-Rosche Engineers; *Friends of ILNAHRO Sponsors:* Harold O'Shea Builders and Windsor Homes, Inc.; and *General Sponsor:* Novanis IT Solutions. *Conference Vendors:* Billings and Company, CTI Energy Services, Johnson Controls and YARDI Systems—thank you all for helping to make the 2014 ILNAHRO Annual Conference possible.

As ILNAHRO gears up for the remainder of the fiscal year and look towards 2015, we are committed to continuing to aggressively work on behalf of Affordable Housing providers, Public Housing Authorities (both large and small), Community Development Organizations and Supportive Housing Organizations by forging partnerships that strengthen advocacy efforts and positive public policy alignment. Intentional outreach efforts will continue to be initiated in the coming year to partner with Community Development Organizations, Small PHAs and other affordable housing developers and organizations who advocate on behalf of the diverse populations in need of affordable housing. ILNAHRO is committed to joining forces with others as we impact public policy on a State, Regional and National level.

Mark your calendars now for the **2015 ILNAHRO Conference** scheduled for **Thursday, August 14, 2015 and Friday, August 15, 2015 in East Peoria, Illinois.**



INDIANA CHAPTER

Derek White, President
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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, 2014** and will end on **October 2, 2014 in Indianapolis, Indiana** at the Marriott East Hotel. A few chapter members are on the planning committee for this endeavor and so far we have received very positive support from our state chapter members for this joint-venture.

State Chapter Reports

We are also in the process of exploring a one-day statewide workshop sometime in November with a Tax Credit Developer entitled *Everything You Wanted to Know About RAD But Didn't Ask*. We are hoping that this one-day informational session will clarify several issues many agencies have about RAD and the overall process.



IOWA CHAPTER

Marty Ryan, President
albiahousing@iowatelecom.net

The Iowa NAHRO State Chapter Board would like to thank those that attended the 2014 NCRC/Iowa NAHRO Regional Conference in Des Moines, IA. Feedback received from the participants & vendors was positive and will be used to enhance future conferences. At our annual membership meeting held Friday, May 2nd, the following Awards for Excellence were presented:

Housing Achievement & Community Development Award—for innovative or creative use of housing resources to better serve our communities or state. Award winner was the **Des Moines Municipal Housing Agency** accepted by Doug Romig, Housing Services Director & Jackie Lloyd, Assistant Director.

R. Jack Paetz Friend of Nahro Award—for an individual who does not necessarily have to be a chapter member, who has worked diligently to further the goals and scope of housing and community development programs, either on a local, regional, state or national level. Award winner was **Cindy Blair**, Public Housing Revitalization Specialist from HUD's Region VII.

President's Special Recognition Award—for outstanding service to the chapter or innovative ways to utilize resources in our communities to solidify or expand the range of housing or community development options. Award winner was **Amy Tooley**, Housing Services Division Manager for the Sioux City Housing Authority.

PLEASE, SAVE THE DATE for **Iowa NAHRO's 2015 Annual Conference, Betting Against the Odds, April 8th–10th, 2015** to be held at **Prairie Meadows in**

State Chapter Reports

Altoona, Iowa. Casterline Associates will be offering a one-day financial training.

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

City of Des Moines Municipal Housing Agency will be hosting the **Nan McKay Family Self Sufficiency training, September 15th–17th, 2014**. You can register at <http://www.nanmckay.com/p-1572-family-self-sufficiency-september-15-17-des-moines-ia.aspx>.

Sioux City Housing Authority will be hosting a **Nan McKay training, November 18th–20th, 2014**. You can register at <http://www.nanmckay.com/p-1575-hcv-program-management-november-18-20-sioux-city-ia.aspx>.



MICHIGAN CHAPTER

Lee Talmage, President
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The Michigan chapter board met on July 11, 2014 for the annual summer board meeting. Just a few highlights:

- The transition to a new Treasurer Report format and approval to prepare new budget documents for the chapter were discussed. A new budget will assist our efforts to develop an action plan for investing any surplus reserves for the benefit of the organization and its members.



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State Chapter Reports

- Update on the upcoming **2014 Fall Conference in Bay City Michigan, September 10–12**. A full schedule of NPDS training and sessions for Directors, Support Staff, Maintenance Technicians and Commissioners are being offered. This conference will also feature the third annual HD Supply Maintenance Tech Challenge.
- Entries for the Housing America Poster Contest were also reviewed and selected.
- A Committee was formed to begin plans for the 2017 NCRC NAHRO Conference.

Of interest to all NAHRO members is the work of the Small Agency Task Force. A meeting with a Michigan congressman committed to sponsoring the Small Housing Agency Opportunity Act is scheduled to take place in early August at the Bay City Housing Commission. Appreciation to **Doug Rise** and **Sharon Carlson** for their leadership in this effort.

I regret that I will not be able to attend the upcoming National Conference in Baltimore. Michigan Chapter Executive Vice President Lorri Brookman will be attending.

MINNESOTA

NAHRO

MINNESOTA CHAPTER

Randal Hemmerlin, President
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Minnesota PHAs/HRAs (HAs) are preparing applications for the \$20 million of GO Bonds made available this year by the State of Minnesota. These bonds will assist housing authorities by providing funds to do critical rehab in public housing units. The funds are in the form of 20 year deferred and forgivable loans from the Minnesota Housing Finance Agency. In addition, Minnesota NAHRO will team with the Greater Minnesota Housing Fund to provide technical assistance in the application process. Two years ago, the State of Minnesota provided \$5.5 million in bond funding with 14 HAs applicants receiving the funds across the State. Minnesota NAHRO worked very hard in its lobbying efforts to receive this funding and we are encouraging all HAs to apply. With HAs receiving less Capital Program Funds than what is needed to maintain the housing units, these funds are considered a precious resource for us.

About 35 participants attended the 9th **Minnesota NAHRO Leadership Retreat** in Austin, MN **July 23–24**. The first day of the retreat took place at the *Hormel Historic Home*. Topics discussed included GO Bonds for Public Housing, Fiduciary Responsibilities for Housing Authorities, Finance Strategies and Trends, and executive and finance round tables. We visited the Spam Museum and the U of MN Hormel Cancer Research Institute.

State Chapter Reports

Minnesota NAHRO held its **Spring Conference** at Maddens Inn on a Gull Lake near Brainerd, MN **May 21–23**, in near perfect weather, after a long hard winter. **Al Glaeseman** of Douglas County HRA was the recipient of our annual *Allan Anderson Award of Merit* and **Daniel Dege** of Finn-Daniels Architects received the *Housing and Community Development Achievement Award*. President Hemmerlin re-awarded the 2014 *NCRC Presidential Award* to the Chapter leaders for the 2013 NCRC Spring Conference held in St. Paul. The chapter held a board meeting just prior to the conference. About 325 people attended the conference along with 40 vendors.

The Minnesota Chapter had good representation at the National NAHRO Summer Conference with five members attending.

The Chapter is preparing for its **Annual Conference** to be held **September 17–19 in Duluth, Minnesota** at the Duluth Economic and Entertainment Center. The theme is *Bridge to Excellence*, with national training geared toward maintenance. It will be “Hands-On” Basic Electricity & Troubleshooting for non-electricians. Also, ACCRA Health Services will be sponsoring a presentation and performance by guitarist Billy McLaughlin. All are invited to attend this conference and we should find the weather near perfect at the western tip of Lake Superior.

In memory of **Linda Woolever** and her 25 years of service with Affordable Housing in Minnesota, her family and colleagues at Minnesota HUD decided to honor her memory with encouraging donations to **Minnesota NAHRO’s scholarship fund**. We will be awarding a single award at the Annual Conference. The amount of the final donation is \$1,300. This will be the fourth scholarship awarded in Minnesota in 2014. These scholarships are granted for a residents of a publicly-owned housing unit or a participant in a rent assistance program attending a secondary educational program. Our annual scholarships are funded by the proceeds of the many fun events at the conferences, including golf, raffles, and other activities. **The next Chapter Board Meeting will be Tuesday, September 16.**

Nebraska NAHRO

NEBRASKA CHAPTER

Sue Kleider, President
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Nebraska NAHRO Fall Conference will be held in **Norfolk** at the **Divots Conference Center, September 16–18, 2014**. Early Bird registration ended 7/31/2014, and we are well on our way to a wonderful Vendor response. The committee has been working hard to provide an agenda filled with

interesting and timely topics including Tenant Landlord Laws, How to Calculate Rent, Property Risk Assessments, Reading Financial Reports, Conducting Board Meeting, Grievance Procedures, Resident Use Funds, Multiple Agency Reorganization, HUD EIV, Fringe Benefits, 1099 Filing & Worker Classification, Section 8 Roundtable and Personal Financial Services. Prior to conference a half-day New Executive Director training will be conducted followed by a ½ day Emerging Leader Pilot Training.

Professional Development: Nebraska NAHRO sponsored a **Train-the-Trainer for Commissioner Fundamentals and Ethics for Commissioners, August 13 & 14, 2014**, at Mahoney State Park near Omaha, Nebraska. Jim Inglis from Livonia, Michigan, a National NAHRO faculty member, led the small group of NE NAHRO directors and commissioners through the requirements of becoming a “National NAHRO certified trainer,” licensed by NE NAHRO, who will then be qualified to train Fundamentals and Ethics to Housing Agency Boards and Commissioners across Nebraska. Additionally, there are 6 commissioners attending the second day for Ethics training.

NENAHRO’s Maintenance Conference was held **June 12th & 13th** in Lexington, Nebraska with 40 maintenance personnel attending the sessions. Attendees enjoyed the sessions and are looking forward to the 2015 Maintenance Conference in St. Paul, Nebraska.

A committee has been appointed to review the Commissioners Fundamentals Policy & Procedures for faculty members and participants registration fees.

Members Service committee members are very busy this time of year reviewing the *What Home Means to Me* poster contest submissions as well as, all of the award nominations for the fall conference. Deanna Wagner, Member Services Chair, and Stan Quy, a National NAHRO faculty member, have worked together on a Pilot Training Manual for Emerging Leadership and will present this new session at the state conference. 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 TOLE, The Organizational Leadership Edge. One of the Nebraska NAHRO Action Items includes creating a marketing video similar to the national *Re-Think Housing* 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 Hall County Housing Agency and Stan Quy will work together on this positive marketing endeavor.



OHIO CHAPTER

Linnie Willis, OHAC President
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The **OHAC Annual Spring Conference** was held **May 7-9, 2014** at the Kingsgate Marriott at the University of Cincinnati, in Cincinnati, Ohio. One of the highlights of the OHAC Spring Conference was the presentation of the **William F. Gandert OHAC Scholarship Awards**. Six very worthy recipients received a \$1,000 scholarship. It's such a positive portion of the conference to hear what achievements the residents have accomplished and what bright futures they have planned in furthering their education.

The **Annual OHAC Fall Conference** will be **September 17-19, 2014** at the **Hilton Columbus/Polaris Hotel in Columbus, Ohio**. The OHAC Training & Conference Committee has a full agenda planned, commencing with a Plenary Session, “*Clandestine Drug Laboratory safety & Awareness Training*” being presented by The Ohio Attorney General’s Office Bureau of Criminal Investigation Unit. There are many concurrent sessions planned for all day on Thursday: HCV/PH Rent Calculation Training by Nan McKay; Maintenance Management Training by Dennis Morgan; PH & HCV

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Legislative Update with Jonathan Zimmerman and Mike LaRiccia; Environmental Review Training by HUD; and Resident Services and Engagement Training as well as many Round Table Sessions on Friday morning.

The **OHAC Directors' Retreat** is scheduled for **October 8–10** at the **Quail Hollow Resort in Painesville, Ohio**. The two main topics directors will receive training on are Lean/Six Sigma and Affirmatively Furthering Fair Housing, the new FHEO regulations and their impact.



WISCONSIN CHAPTER REPORT

Rebecca Kralewski, President of WAHA
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In the State of WI, Wisconsin Association of Housing Authorities has been working diligently with key industry groups to assist in the FMR RATE fiasco. WI PHAs have also contacted HUD with its concerns on how the new amendment is impacting their PHA. When HUD and Congress reviewed how FMR would work they neglected to consider that not all PHAs nationwide will fit the cookie-cutter amendment nor does the amendment reflect amenities such as garage vs no garage etc. Some PHAs are already experience vacancies (due to the FMR enactment) and agency operational cost increases due to the vacancies. This is going to spiral some agencies from a high performer status to trouble agency in the matter of a few months. Congress needs to be enlightened so take time to educate them.

The state area agencies have found value of the local Milwaukee HUD office to having monthly statewide conference call on current events or topics. Last month over 50 individuals were on the conference call. With all PHAs being conscientious of their budget but the desire to stay current the conference call has opened the education tool for far less expense.

Another challenge that several Wisconsin housing authorities are facing is the shortage of administrative fee and HAP funding for the Section 8 Housing Choice Voucher Program. Appeals have been made to HUD but due to the fact there is low funding agencies have found no relief. Several of the voucher programs have given back to HUD from local PHAs as the PHA could not economically support the program administrative fees. The ramifications of program loss in areas community are yet to be determined as it depends on what new agency accepts the vouchers.

The Wisconsin Association of Housing Authorities District 1 will host the **2014 Fall Conference**. The Fall Conference will be held at the **Chula Vista Resort in Wisconsin Dells**, the dates are **September 15–17, 2014**. Registration form is

located at www.wahaonline.org

The motivational speaker on Wednesday will speak on “*What’s the Value of Your Attitude?*,” various breakout sessions include are but not limited to: Drug Identification, energy audits, procurement, GPNA, a one-day commissioner workshop, a one day maintenance training, Clear Gains on smoke free properties, social work ethic and boundaries and practical steps to build efficiency to your day. There are many other sessions see the website for details.

The **2015 NCRC Conference, Reflections on Housing**, will be held at the **Marriott Milwaukee West April 14–17, 2015**. Mark your calendars!

Around the state: Park Tower Apartments, Eau Claire, WI
Construction has recently been completed for the roof replacement, masonry repair and solar project at the Park Tower Apartment building for the Housing Authority of the City of Eau Claire. Included with this 13,000 ft² 90 MIL EPDM roof replacement project is the replacement of cracked and spalling brick and the addition of a thirty six panel evacuated tube solar collector that will supply solar heated domestic hot water to the building residents and will offset over fifty percent of the building’s gas consumption for domestic hot water during the course of a year.

Martin Riley worked successfully to obtain grants from “Focus on Energy” in the state of Wisconsin to offset a percentage of the initial cost for the materials necessary to complete the solar portion of the project. This new solar system is expected to offset over 18 metric tons of Carbon Monoxide during each and every year of its operation at Park Tower, and will help to stabilize otherwise volatile energy costs for the Housing Authority for the next quarter century.

Nothing is impossible, the word itself says ‘I’m possible!’
—Audrey Hepburn

CONFERENCE, EVENT & TRAINING SCHEDULE

2014-2015 NCRC NAHRO/ STATE CHAPTER CONFERENCES SCHEDULE

September 10-12, 2014

Michigan NAHRO Fall Conference
Bay City, MI

September 16-18, 2014

Nebraska NAHRO Fall Conference
Norfolk, NE

April 15-17, 2015

NCRC NAHRO Conference
Waukesha, WI

September 15-17, 2014

WAHA Fall Conference
Wisconsin Dells, WI

September 30-October 2, 2014

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

NATIONAL NAHRO CONFERENCE SCHEDULE

October 16-18, 2014

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!

