

North Central Regional Council of NAHRO

Vol. 20, No. 4, Fall 2015

Serving the Nation's Housing and Community Development Needs



PRESIDENT'S CORNER

Doug Rise, President

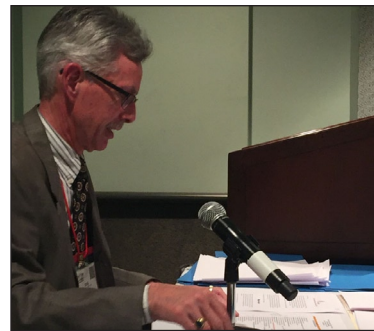
Over 1,300 Associate Members, Exhibitors and Speakers were in Los Angeles this year for NAHRO's National Convention and Exposition and the North Central Regional Council was well represented with 158 delegates from all of our eight State Chapters.

In attendance with hundreds of our colleagues in housing and community development, we had the opportunity of receiving the latest news on emerging trends and regulations and to explore the products and services that our Manufacturer and Suppliers Council offer to assist us in the day-to-day tasks of our profession.

I was especially impressed this year with the depth and quality of our keynote speakers and national award of excellence winners. From the opening plenary session's address by Earvin "Magic" Johnson to the closing session's motivational speaker Anita Woodley and the special appearance and comments by U.S. Congressional Representative Maxine Waters, I was re-energized with the belief that what we do matters and makes a difference in our communities and in the lives of those we serve.



Newly elected National NAHRO Board of Governors 2015-2017



President Rise convenes the last Board meeting of the 2013-15 term



Tokens of gratitude from the State Chapters

I want to extend my thanks and appreciation to you, the members of NCRC/NAHRO, for letting me serve as your President these last 2 years. It has been an honor and privilege and one of the most rewarding experiences of my career. Incoming President DeeAnna Peterson (yes, there's been a name change and congrats to the newlyweds) is already working hard in her new capacity in service to you.

Mark your calendars for next April 27-29, 2016 and NCRC Annual Conference and Meeting, hosted by the Ohio Housing Authorities Conference (OHAC) to be held at the Easton Center Hilton in Columbus, Ohio.



Last NCRC Board meeting of the 2013-15 term

NCRC conducted its last Board meeting of the 2013-15 term during the conference, receiving reports from our Standing Committee VP's and State Chapters, which are included in this issue of our newsletter and online at www.ncrcnahro.org. The Board also adopted a draft budget for 2016, continuing the commitment to our membership by approving a repeat of our Conference Scholarship Program and resources targeted to timely "hot topic" training and technical assistance for smaller agencies.

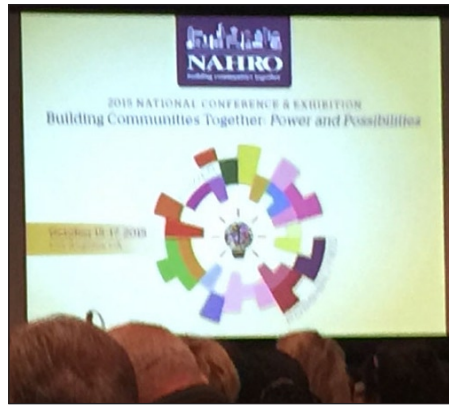
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2015 NAHRO's National Convention and Exposition



President Prince welcomes attendees



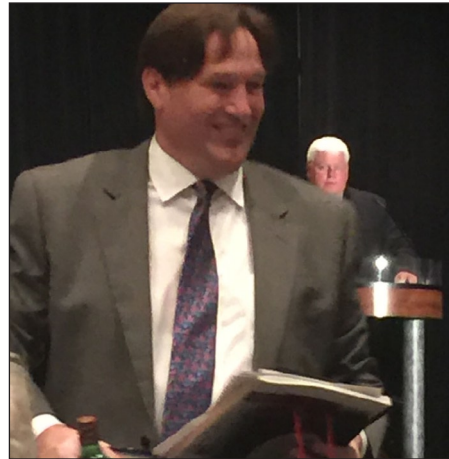
National NAHRO's 2015 Conference and Exposition theme, Los Angeles



Earvin "Magic" Johnson addresses conference delegation



Justin Herman Memorial Award presented to Rob Pearson, Santa Barbara, CA



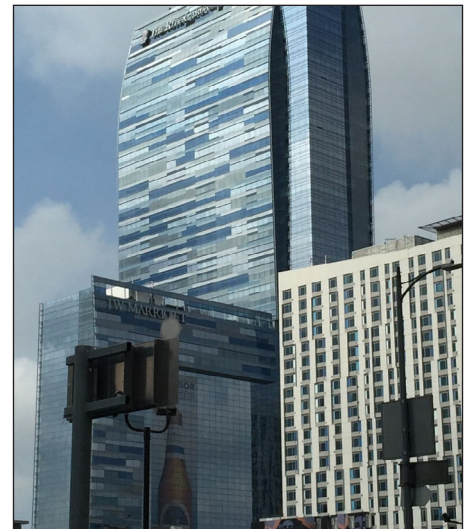
Preston Prince's final conference as NAHRO President



Congratulations! Steve Merritt takes over the gavel!



Biltmore Hotel Lobby Where a Group Gathered & Toured



Los Angeles, California



THE 2016 NAHRO WASHINGTON CONFERENCE

will take place **April 10-12** at the **Crystal Gateway Marriott, Arlington, Virginia** (just minutes outside downtown Washington, D.C.)

Registration will open in early January 2016.

Please e-mail us at conferenceregistration@nahro.org so we can assist you!

SENIOR VICE PRESIDENT REPORT

DeeAnna Peterson, Senior Vice President

AD HOC Action Plan Committee

This committee was formed in January of 2014 by the NCRC President with the intent of coming up with ideas and overseeing projects that can be carried out by the NCRC Board of Directors which will enhance the mission and action plan of the North Central Regional Council and aligns with National NAHRO's business plan. The committee is to be chaired by the Senior Vice President and will include the VP of Housing, VP of Member Services, VP of Professional Development, VP of Commissioners, VP of International R&G Exchange, VP of CR&D, Legislative Chair and the Rising Star Award Recipient.

The NCRC Board of Directors made a motion that at the end of each year, the Treasurer is to review the amount used for operations in the previous year and double that amount to determine the reserve for the coming year. Funds in excess of that amount are to be identified in a separate line item of the budget and this amount is available to the committee for additional functions. Each year the committee will present ideas to the board for approval before action is to be taken on the suggestions and the committee will coordinate with the party(ies) that will be responsible for carrying out the approved action or event.

2015–2016 Committee Suggestions Approved by the Board at the October 16 Board Meeting include:

1. \$10,000 for the 2016 NCRC/OHIO Conference Scholarships for each of the 8 states in the region. We propose to keep the same parameters to determine the eligible participants and will work with the Ohio Conference Chair to promote the opportunity. It will again provide for the conference registration and two nights lodging at the conference hotel.
2. \$5,000 remaining on the books for a timely and needed training event that can help agencies throughout the region. (Anticipating and discussing affirmatively furthering fair housing changes training needs).
3. \$5,000 to provide technical assistance for complying with AFFH equity assessments and helping smaller agencies to comply with the new requirements.

WINTER PUBLICATION SUBMISSIONS DEADLINE

January 8, 2016

Submit all advertisement and reports to NCRC NAHRO at pat.gustafson@ncrcnahro.org

4. \$3,000 for a new strategic planning session to take place in Chicago in coordination with the NCRC Board meeting.

The committee requested these four options that were approved recognizing that updates will be made to the actual amounts as they become available. Approval was requested of actual amounts needed for each request above without coming back to make an additional request if within 20% of the budgeted numbers above.

COMMISSIONERS COMMITTEE

Deanna Wagner, Vice President of Commissioners

The Commissioners Committee worked with John Bohm and Tess Hembree in conjunction with the August advocacy outreach to create a special letter to Congress specifically from the view of Commissioners. The letter was on the NAHRO Advocacy Center and was an opportunity to have an immediate impact as a commissioner on the budgetary process. I want to thank all executive directors who forwarded the information onto their commissioners. I want to extend a special thank you to any and all commissioners who took the time to send the letter. We hope to keep this an ongoing advocacy priority.

I would please ask that all commissioner contact information be updated to National NAHRO and NCRC. This ensures that commissioners receive important information regarding advocacy efforts, legislative actions and commissioner communication.

The National Commissioners Committee will begin working on updating the Commissioner Handbook. The last update was done several years ago, and in order to keep the information relevant, credible and up-to-date, the committee will work with NAHRO to compile updated information.

As always, please consider training all commissioners for NAHRO trainings including Commissioner Fundamentals and Ethics and the Housing and Community Development Commissioner, as well as, many other trainings. Commissioners are eligible to become certified after completing the

NORTH CENTRAL REGIONAL COUNCIL OF NAHRO NEWSLETTER

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HOW TO PLACE ADS?

Go to www.housingcenter.com/sites/default/files/adrates2015.pdf to learn more about ad rates and submission deadlines.

The submission deadline for our January NCRC NAHRO Winter Publication is **January 8, 2016**.

Committee Reports

Commissioner Fundamentals and Ethics courses, as well as adhering to NAHRO's Code of Conduct.

Commissioners can find lots of interesting and relevant information pertaining to Commissioner issues on the NAHRO website, www.nahro.org, under the Commissioner Resources tab. Under this tab are links to the Advocacy Action Center, Commissioner Mentors list, Elizabeth B. Wells Award information, the Ambassadors Initiative, Housing America and seminars for commissioners.

Please contact me with any questions, comments or concerns regarding the work of the Commissioners Committee or issues relating to commissioners in general.

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402-639-5428

HOUSING AMERICA TASK FORCE REPORT

Kim Holman-Short, HATF Member

Sixty-two entries were received by NCRC for the **2016 Housing America Poster Contest**. The top winners for each category were submitted to NAHRO for the national competition. Mel Spears Harper, National Gallery of Art, Timothy Lang, Congressional Institute and Melanie K. Villalobos, HUD volunteered to judge the national poster contest entries. Judging was completed on August 19th and winners were announced at the Annual Conference.

October is Housing America Month. Local agencies and NAHRO are working together to bring awareness for safe, decent and affordable housing in local communities. Remember to register your event on NAHRO's Housing America website. Other information and tools are available on the Housing America website to help agencies promote their events.

The Housing America Task Force has started participating in local service projects during NAHRO conferences to increase the awareness of the campaign. During the summer conference, the HATF hosted a game night for the Lakeside Apartment senior and disabled residents on July 31st. Members of the Task Force also visited the local Boys & Girls Club in Austin. The HATF celebrated Housing America month during the national conference in Los Angeles. Members and staff completed a beautification project on October 16th at the Nickerson Gardens in Watts. Housing America hosted a booth during exhibit hours at the conference to provide information or on how your agency can adopt Housing America programs in your communities.

Look for NAHRO to launch the 2017 What Home Means to Me poster contest in November. It is never too early to start planning for next year's contest. Remember, all entries must be sent to the state chapters first. The chapters are responsible for submitting entries to NCRC by the deadline determined

Committee Reports

by the region. National NAHRO will not accept submissions from an individual housing authority or state chapter.



GRAND PRIZE WINNER



Hanna, 11

Boise City/Ada County
Housing Authority, Idaho

*Home is a place of
shelter and care;
home is a place you're
always welcomed.
Home is a life-long
treasure; home is
where the heart lives
its measure.*

The 2016 "What Home Means to Me" calendar contest winners have been selected. Winners were announced at the National Conference and Exhibition in Los Angeles, Calif. Friday, October 16 at 9 a.m. during the Opening Plenary.

To view all the winning entries and to order your 2016 calendar online, go to www.housingamericacampaign.org/what-home-means-to-me.html.

HOUSING REPORT

Jennifer Keogh, Vice President of Housing

The Housing Committee met at the National NAHRO Conference in Los Angeles, California. This was the last meeting of the Housing Committee from the 2013-2015 term. In addition to Housing Committee business, a transition meeting was held with the new Housing Committee members that will be taking the reins. The meeting was an opportunity for the new members to hear what the priorities of the Committee have been and gain insight on the 2015-2017 term. Housing Committee elections were held for Chair and Co-Chair. The new Chair of the Housing Committee is Regina Stone-Mitchell and the Co-Chair is John Mahon. Congratulations to both of them, it will be my pleasure to serve under their leadership. Monthly conference calls should resume in November to continue on-going business.

The agenda items covered at the Housing Committee meeting provided members an opportunity to convene on incredibly timely and relevant topics.

Small Agency OIG Report

On September 16, 2015, HUD's Office of the Inspector General (OIG) released a report compiling the compliance violations of very small agencies and small agencies. They found that most of the agencies' violations were along the lines of not having adequate financial controls, not following

Committee Reports

procurement regulations or maintaining documentation to support their procurement functions, not properly administering tenant rents, and improper management by agencies' boards. The Housing Committee was joined by members of NAHRO's Small Agency Task Force. After staff went over the contents of the OIG report, there was discussion about how NAHRO should best address the report. Committee members discussed:

- how the report was not representative of all small agencies;
- how NAHRO should not let HUD use this report as an excuse to push consolidation;
- that additional funding is required for small PHAs to hire additional staff to comply with complex regulations;
- how HUD needs to train their field office staff better so that they are better able to provide technical assistance and provide on-site assistance; and
- Funding All Housing Commitments.

In the FY 2015 appropriations bill, the United States Department of Agriculture (USDA) agreed to fund certain Section 521 housing contracts for a period of one year with the provision that contracts would not be renewed before the end of the 12-month period. The program did not accurately forecast the expense of the year-long contracts and stopped making payments for certain contracts before the year was finished. Without the possibility of renewal, recipients of Section 521 payments were forced to absorb losses. The Committee agreed that this was a concern for our members and passed a resolution that the USDA honor its contracts and funding commitments. Moreover, NAHRO will encourage the exploration of opportunities with other agencies and advocate for reform.

Portability Final Rule

On August 20, 2015, HUD released the Housing Choice Voucher Program: Streamlining the Portability Process Final Rule. On September 1, HUD also released a technical correction to the rule. The final rule makes several changes to the old portability rule clarifying notification requirements for mandatory voucher suspension, notifying the local HUD office within 10 days in certain circumstances, information on mandatory briefings and other changes. The committee held a discussion to provide feedback to NAHRO staff regarding objectionable components and any improvements needed to the rule. The two biggest concerns discussed was the administrative burden of the admin fee pro-ration and the requirement to suspend vouchers and communicating the suspension in writing.

Section 101 of the Affordable Housing and Self-Sufficiency Improvement Act

The House Financial Services Committee intends to take Section 101, "inspection of dwelling unit" of the Affordable Housing and Self-Sufficiency Improvement Act of 2012 (AHS-SIA) and attempt to pass it as a stand-alone bill. This section

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amends the inspection requirements for the Housing Choice Voucher program and requires that PHAs inspect units every 2 years instead of every year among other provisions.

The proposal is in-line with NAHRO's previous position on program reform and passed a resolution that supports that inspection provisions of HR Bill 3700.

Project-Based Voucher Improvement Act of 2015

The committee discussed the provisions of the latest draft of the Project-Based Voucher Improvement Act of 2015. The provisions include:

- **Percentage limitation:** Authorizes a PHA to project-base up to 20 percent of its authorized voucher allocation rather than 20 percent of its voucher funding. It also enables a PHA to provide up to an additional 10 percent of its authorized vouchers to create units targeting homeless individuals and families, veterans, or households with persons who are elderly or have disabilities; or units in areas where vouchers are difficult to use due to market conditions.
- **Income Mixing:** Allows a PHA to provide PBV assistance to properties where the assistance does not exceed 25 percent of the units in a project or 25 units, which-



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ever is greater. (Current law does not include the 25 unit measure.) This would enable PHAs in both rural communities and other lower-density areas to create small affordable rental apartment buildings. Further, in areas where vouchers are difficult to use, or in census tracts with a poverty rate of 20 percent or lower, PHAs may provide project-based assistance to up to 40 percent of units in a project.

- **Contract Terms:** Extends the permissible term of PBV contracts and extensions from 15 to 20 years
- **Project-basing of Special Purpose Vouchers:** PHAs may project-base HUD-Veterans Affairs Supportive Housing (HUD-VASH) and Family Unification Program (FUP) vouchers under the same policies and procedures applicable to general purpose vouchers. This change will facilitate the use of these vouchers—which provide stable affordable homes for homeless veterans and families involved with the child welfare system—for supportive housing and in areas where there is a shortage of suitable rental units.

The committee passed a resolution that supports the Section 106 provision of HR 3700 the Voucher Reform Act. The Committee did request that NAHRO add in language that would allow a PHA to exercise flexibility of authorizing 20% of its voucher baseline allocation or its funding.

Admin Fee Study—Percent of Households with Earned Income

The committee held a discussion regarding the “Percent of Households with Earned Income” variable and discuss the pros and cons of using it in the admin fee formula.

The Family Unification Modernization and Improvement Act of 2015

The committee went through the latest provisions of the Family Unification Modernization and Improvement Act of 2015. The bill updates the Family Unification Program (FUP) by creating and providing supportive housing for families involved with the child welfare system and at-risk youth in order to promote family stabilization and preservation and reduce youth homelessness.

The Committee passed a resolution that supports the Family Unification Modernization and Improvement Act of 2015. Further, that NAHRO will support the adequate technical support, additional admin fees.

Flat Rents

On September 9, HUD published PIH 2015-13, providing PHAs with implementation guidance for the changes to flat rents that were enacted as part of the FY 2015 Consolidated Appropriations Act. In addition to this guidance, HUD also published an Interim Rule on September 8 formally incor-



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porating the changes into the program regulations. While the guidance is effective immediately, HUD is accepting comments until November 9 before moving forward with the development of a final rule.

The Subcommittee discussed the changes to the flat rent and NAHRO's impact on ensuring increased flexibility within the rule.

PHA Smoke-Free Policy

The Office of Budget and Management (OMB) is currently reviewing the proposed Instituting Smoke-Free Public Housing Rule (FR-5597). A comment period will open up once the Proposed Rule is published.

NAHRO has already established a position on smoke-free policies that states the following: The National Association of Housing and Redevelopment Officials strongly encourages its members to consider implementing, on a voluntary basis, smoke-free policies for federally assisted housing units.

The committee discussed concerns regarding HUD requiring smoke-free policies at all public housing developments.

INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE COMMITTEE REPORT

Alan Zais, Vice President of IRGE

The NAHRO International Research and Global Exchange (IRGE) Committee presented a draft of their paper **"World Perspectives on RAD"** at the Summer NAHRO Conference. It examines public housing preservation and repositioning strategies in Canada, the UK and the Netherlands to help give international best practices lessons to our membership with respect to the RAD program. It framed five policy questions:

1. Is RAD the right answer to a chronically underfunded public housing program.
2. Are we expanding RAD before we understand its lessons?
3. Is consolidation right for our communities, and will RAD, or other HUD initiatives, force it?
4. What will happen if the federal government is successful in devolving housing policy to the states? And, is a national affordable housing policy essential?
5. What would it take to convince the general public that an investment in some is a win for us all?

The researched countries provide strong lessons on what we might expect of RAD and the effects of other programs. For example:

Canada is experiencing the expiration of public housing subsidies and de-federalization. Canada's long history with public housing is currently threatened by the Canadian government's decision to let all social housing operating agreements expire at the end of their multi-year contracts

that range in length from 15–50 years. Having already marginalized its federal commitment by transferring most of the responsibility for the national program to the provinces, Canada is poised to take the more drastic step of supporting the policy of total disinvestment. Early contracts have already begun to expire and all contracts will have expired by 2039. The Canadian Housing and Renewal Association predicts that up to two-thirds of the existing social stock is at risk once the subsidies end and housing providers increase rents to offset the lost subsidy. Comparatively to the U.S., what if HUD were dissolved, public housing assets were transferred to the states, and all RAD and mortgage programs released at their end. What can we learn from the Canadian experience?

The United Kingdom is experiencing the transfer of public housing to the private sector and consolidation. The United Kingdom has more than 20 years' experience in converting their public housing from municipal ownership to a model of blended public-private finance with private ownership, primarily by non-profit associations. A key dimension in the privatization process has been the process of mergers and acquisitions, concentrating the majority of the inventory into fewer organizations and doubling the average housing organization in the last 10 years. RAD uses the same model of public-private finance with private ownership, and there has been a similar push from HUD and in such states as Massachusetts for consolidation. What can we learn from the UK experience?

The Netherlands is experiencing a complete federal disinvestment in a national system. Beginning in 1995 the Dutch government began a process of disinvesting in its social sector with a goal of intentionally reducing the inventory of social housing and, by extension, minimizing the investment on the part of the national government. This experience of complete disinvestment and deregulation has given rise to much innovation in the delivery of housing, as well as some unintended consequences when entrepreneurship runs rampant in a mission-driven industry. What can we learn from the Dutch experience of a RAD that moves too quickly and with too many programs?

The paper, *"World Perspectives on RAD,"* is expected to be complete and presented at the NAHRO annual conference in October, and we look forward in presenting further information to the membership.

The National Conference is also a good place to begin learning and increase your awareness about IRGE and the country and global organizations with which NAHRO has official partnerships. Following the opening Plenary Session, join members of IRGE hold a conversation with a representative from Nelson Mandela University and with the 2004 Lange Award recipient, Lawrence Ramashamole, about building a NAHRO professional development program in South Africa.



National Conference IRGE Session with international guests from Netherlands, UK and Canada

On Thursday visit Suggestions for the Future of Public Housing Based on Canada, UK and the Netherlands and hear about Betsey's paper.

There are many programs to learn about IRGE on October 16th, beginning with the free International Breakfast and be updated on NAHRO's involvement with HABITAT III and find out how you can get involved. Later during the Plenary session the Lange Award will be given to longstanding IRGE member Kerron Barnes. Over IRGE's brown bag lunch from 12:15 to 1:45pm you can hear a presentation about Social Housing Policy in the Center of Paris and discover information about NAHRO's role in the 39th Congress of INTA in Paris in November 2015.

Finally, be sure to visit our booth in the conference center. The movie-themed booth will be presenting featurettes on Habitat III and the IRGE White Paper.

LEGISLATIVE & HOUSING REPORT

Jim Inglis, Legislative Chair

Please be advised that this report will address Legislative issues (Appropriations/Authorization) and Housing issues of interest.

LEGISLATIVE:

The House passed their version of the 2016 THUD appropriations bill and the Senate Appropriations Committee approved their version on June 25, 2015. On September 30, 2015 the Congress passed a Continuing Resolution to fund the government at 2015 appropriations until December 11, 2015. NAHRO is one of many organizations pushing to raise the budget caps contained in the Budget Control Act!

The Senate bill has some highlights and lowlights:

- Expands the Moving to Work program to 300 high performing agencies, NAHRO has developed a series of talking points to support expansion;
- Permits PHA's to establish replacement reserve for public housing;
- Permits triennial re-certifications for families where 90% of income is fixed;

- Senate bill prohibits HUD from implementing GPNA for agencies <250 units;
- Performance Based Contract Administrators: Senate stated "fair and open competition is the best way to ensure that the taxpayer receives the greatest benefit for the costs incurred." HUD is directed that PBCA selection procedures are fair and open. The Supreme Court recently denied review of HUD's appeal to a lower court decision in favor of contract management agencies which sought the use of federal procurement requirements. HUD has yet to decide next step.
- Senate bill continues asset management exemption for PHA's with less than 400 units;
- Senate bill continues fungibility of Capital Funds up to 25% for agencies with more than 250 units;
- Senate bill reduces CDBG funding and would devastate HOME funding by 93% to only 66 million. NAHRO has major concerns for the future of HOME;
- HCV Administrative fees budgeted at 74% and denies President request for 37,000 new Vouchers. Administrative Fee study findings and new fee schedule to be implemented in FY 2017;
- Senate wishes ONE inspection protocol and directs HUD to provide report within 90 days as to benefits of HQS vs. UPCS!
- Operating Fund proration estimate is 83% of eligibility;
- At this time there is no small agency reform bill (SHARP) in the House/Senate.

PUBLIC/ASSISTED HOUSING/LIHTC/CDBG/HOME:

- On July 8, 2015 HUD released the Affirmatively Furthering Fair Housing Final Rule which is 377 pages long! Earliest implementation for PHA's is April 2017;
- The HUD Capital Fund training is progressing across the country. Draft Guidebook has been issued;
- The HUD Inspector General has released a report and audit of "over income" households that currently reside in public housing. Congress is all over the report and HUD has gone back and forth on the matter!
- HUD has published a HCV Portability Streamlining Rule effective September 19, 2015;
- The Supreme Court has ruled on the Texas Disparate Impact issue which has housing strategy and admission implications for all housing agencies;
- On June 26, 2015 HUD published a federal register notice on HCV-Administrative Fee Formula. Implementation of the new formula is anticipated in HUD fiscal year 2017;
- HUD has issued PIH Notice 2015-12 on Community Service requirements and some new forms to be utilized. Be careful how you code families in PIC!!!
- HCV Administrative Fee proration has been increased for FY 2015 from 74% to 79% retroactive to

January 1, 2015;

- HUD has published Flat Rent interim rule;
- On September 29, 2015 HUD advised PHA's of their Faircloth Limits which states the maximum number of units eligible for capital funding and operating subsidy. PHA's have until October 21, 2015 to advise HUD of any errors;
- HUD has set an October 20, 2015 deadline for submitting HUD 52725 on Executive Compensation;
- HUD has published new fair market rents effective October 1, 2015;
- HUD and the Inspector General are focusing on the Environmental Reviews performed by PHA's;
- Recent report relative to the moral of federal employees was released and HUD once again was identified as having employees with the lowest moral of all federal agencies;
- The Section 3 website re-launch has taken place. PHA's are to report 2013 and 2014 Section 3 summary reports no later than October 30, 2015;
- The 50 Year Anniversary of HUD has approached and HUD has hired a consultant to "Examine the Work of HUD." Congress is interested in data as to the progress and success of combating poverty in the United States.

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October Is Housing America Month!

MEMBER SERVICES COMMITTEE

Stan Guy, V.P. of Member Services

The National Committee on Member Services has had a very busy two years in striving to achieve member satisfaction and member growth. Summarized below are some of the major emphasis areas:

- Staff are improving customer relationship marketing by sending welcomes to all new members as well as all member renewals. The staff is using this opportunity to also request that agencies utilize the Associate Information Management form to update their associate lists.
- A member survey was completed in 2014 that focused on member perceptions on professional development, certifications, and confer-

ences. In 2015 a supplemental survey was distributed on NAHRO's overall benefits to members, as well as some general questions on the agency mission, vision, and goals.

- Member Services will be launching a new marketing initiative to attract more community development and homeless assistance providers to NAHRO.
- A dues increase was approved for Public Agencies. However, for current member would not be charged the increased dues until 2016. It was noted that the agency has also increased its benefits to Public Agencies, in particular the Journal of Housing and Community Development.
- While Merit / Excellence Awards nominations continue to be strong, nominations for the Wells, Herman, Lange and Roll of Achievers have seen significant declines.
- The Member Services role in planning future conferences has been increased, with the Committee having much more engagement in decisions on locations and structure. A major emphasis of the Committee has been on reducing the costs of conferences. An example of this is the move of the Legislative Conference to a lower cost facility.

As I have served on the National Committee, it has been evident that NCRC is one of the more progressive regional councils. As I hand the baton to George Guy to serve as our V.P. of Member Services, I am very confident that he will provide exceptional representation of NCRC at both the regional and national level.

Thank you for the opportunity to serve on the NCRC Board for these many years. I will look forward to seeing all of you in future conferences. Keep up your great work!

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SMALL AGENCY TASK FORCE

Sharon L. Carlson, SATF Chair

The 2013–2015 Small Agency Task Force reviewed its activities and accomplishments at its final meeting at the National Conference. While highlighting some of the most important work that has been done, the SATF prepared new members to continue with unfinished business and will provide recommendations for the 2015–2017 term.

Some of the activities and accomplishments of the current task force include:

- discussed ways to improve communication with small agency members within NAHRO, and sent letters to all small agency members seeking input
- played an active role in advocacy with respect to introduction of the Small Housing Authority Reform Proposal (SHARP)
- opened up lines of communication and increased opportunities to impact policy discussions with NAHRO's Housing Committee
- contributed comments to the Gang of 13 with respect to regulatory and administrative burdens as applicable to smaller housing authorities, and provided comments with respect to HUD's Report to Congress on regulatory reform

- reviewed HUD guidance with regard to the establishment of “flat rents” and provided SATF input to the association
- discussed extensively the benefits of consortia formation in response to HUD outreach at the local level in promoting consolidation
- increased attention on professional development needs of smaller agencies
- examined the impact of reduced administrative fees to small agencies operating the voucher program

Looking forward to the new term, the task force will be asked to consider the addition of the following important activities:

- respond to the recently released HUD-OIG report on small agencies
- educate the decision-makers on the necessity and importance of small agencies at the local level
- increase involvement in regulatory reform including continued participation with the Housing Committee and partnering with the Gang of 13
- extend invitations to HUD staff to join SATF meetings and conference calls
- develop better linkages and improved outreach to commissioners of smaller housing authorities
- develop a network for small agencies to access, and



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Committee Reports

promote that access as a NAHRO resource specific to small agencies

- recommend consideration of a small agency tract at NAHRO conferences.

As challenges continue for agencies of all sizes, the SATF must be viewed as a small agency support network, resource and sounding board for its members. In preparing for the incursion of the Affirmatively Furthering Fair Housing requirements, continued filing of the seemingly inane and various reports such as the recently released new HUD-60002 and HUD-52725, and in responding to Congress and the OIG on the overreaction to over-income families in public housing, no agency is without its list of things to do. We must continue to focus on our mission to providing housing for our families while continuing the crusade to bring a common-sense approach to satisfying the questions and demands of the decision-makers and explaining the incorrectness of the conclusions they jump to.

This is an important time to be involved as a small agency member of NAHRO, and I encourage more small agencies to engage in the dialogue. Please feel free to contact me with questions and concerns, and please look at opportunities to make an impact on the important work NAHRO does.

The task force appreciates the devotion of time and attention by our NAHRO leadership during my term as Chair. Our special thanks to President Preston Prince and CEO Saul Ramirez for their willingness to personally invest time in visits, outreach, and compassionately responding to our concerns. Most importantly, our sincere appreciation is given to Staff Liaison John Bohm, whom has moved us along the path of inclusion and has been our in-person voice in Washington, D.C. I look forward to continuing as a member of the task force and working with John, our incoming President Stephen Merritt, and Vice-President Carl Richie, whom have also expressed their commitment to small agencies.

scarlson@beldinghousing.org

NCRC MEETING NOTICE Board of Directors



**Board Meeting,
January 8, 2016,
9am-2pm**

*Seasons 52 Restaurant
Chicago, IL*

*All members are
welcome to attend!*

Regional Service Officer Report



REGIONAL SERVICE OFFICER REPORT

Patricia A. Gustafson, RSO

NAHRO Conferences

2015 NCRC NAHRO Conference— WAHA (Wisconsin Chapter)

WAHA President and Conference Chair Rebecca Kralewski with Conference Planner Karen Bennett

and their team hosted a successful and memorable NCRC NAHRO Conference last spring on April 15-17, 2015 at the Marriott Milwaukee West in Waukesha, Wisconsin. Rebecca has provided Doug and DeeAnna their Final Conference Financial Report that was presented at the October Board Meeting in her absence. Close out will be finalized at the January Meeting.

2016 NCRC NAHRO Conference— OHAC (Ohio Chapter)

OHAC has contracted with the Hilton at Easton Center in Columbus, OH (www.hiltoncolumbus.com) to host their conference. The State Service Officer, Sherry Hill, said the hotel is smack-dab in the middle of a mega shopping/restaurant/entertainment area, all within walking distance (www.eastontowncenter.com/shopping). Along with Sherry and their team, newly elected OHAC President Steve Randles has been working diligently on the program. If you have any session or training suggestions, please contact Sherry Hill at ohac@bright.net. As the Conference Program becomes finalized, I will be working with Sherry to review and secure the Program/Registration material and include it in the Winter Newsletter for email distribution to the membership. Additional conference information will be available at the meeting and in January.

2017 NCRC NAHRO Conference— Michigan NAHRO Chapter

Newly Elected Michigan Chapter President Lorri Brookman and the Conference Chair Jim Dewey (Sr. VP) with the assistance of Cheryl Anne Farmer, MI State Service Officer and their newly formed team have started the conference planning process. A theme was presented at the October meeting: *"Shifting Into Gear."* The conference is to be held May 3-5, 2017 at the Motor City Casino in Detroit, Michigan. They will provide a proposed budget and planning update with more specifics in January.

January 2016—Board Meeting

The next Board Meeting and Board Strategic Planning will be held January 7th and 8th, 2016 at the Seasons 52 Restaurant with lodging at the Homewood Suites by Hilton Chicago Downtown (40 East Grand Avenue, Chicago, Illinois 60611).

Regional Service Officer Report

Fall NCRC Newsletter—Articles/Reports

Thanks to the *NCRC Board Committee Members* and *NCRC State Chapter Presidents* who contributed reports to this publication. Your representation and reports are vital, anticipated and appreciated by the membership.

Advertisement

The support from our advertisers in the NCRC NAHRO quarterly newsletters underwrites our production expenses. We are grateful for their past, present, and future support!

The Board set an increase in the advertising rates for 2016. However, advertisers agreeing to advertise in all four publications for 2016 prior to January will receive the 2015 rate. The last rate increase was in 2011.

Membership Dues

Membership dues for 2016 is \$50 effective last July. This is based upon a 3 year step increase to reach that level. This will be the first year it remains that level.

Awards—Promotional Articles

Watch for 2016 Awards nomination forms in the January Winter Newsletter and on the website. For additional information, contact the VP of Member Services, George Guy (GG@fwba.org) for the *Alvira B. Long Award*, the *Rising Star Award* and the *Ernest J. Bohn Scholarship Award*; and Larry Williams, the 2015 *Charles A. Thompson Award* recipient, was appointed Chair for the 2016 *Charles A. Thompson Award* Selection Committee (LWilliams@hacf.us).

Website

We continue to keep the website, www.ncrcnahro.org, up to date. Watch for the **2016 NCRC Conference** Registration/ Brochure and link from **OHAC Conference** in January.

NCRC NAHRO Contact Information

If you have questions or need additional information, feel free to contact me via email at pat.gustafson@ncrcnahro.org, by phone or text to 651-260-6954, or by post to P.O. Box 831, Faribault, MN 55021.

Membership Emails—Newsletter Links

PLEASE NOTE: The email address used to circulate the link for the newsletter and mass emailing is ncrcnahro@centurylink.net. Our large group emails require the expanded internet support available from Century Link. This support is unavailable from the host of regular limited-capacity email, Google. Please make sure this email address is recognized by your server to avoid rejected emails. When emailing me for NCRC business please ONLY USE the regular email addresses published—pat.gustafson@ncrcnahro.org—not the mass mailing email address. *Thank you for your assistance!*

Board Directory 2016/2017

Clifford Scott, NCRC Secretary, will be updating the new 2016/2017 Board Directory prior to the January Board Meeting. I will post the 2016/2017 Board Directory on our website as soon as it is made available.

Regional Service Officer Report

Reminder: October Is Housing America Month

NAHRO promotes celebrating affordable housing each October and encourages State Chapters and agencies to showcase great affordable housing work. Resources are available on line to assist including logo, event templates and a sample proclamation. Remember to register your event on line at www.housingamericacampaign.org/events so you can be “put on the map” for others to see your great work. Also, tweet @NAHRONational and use the hashtag #HousingAmerica throughout October! For all questions, please contact Carmen Smith at csmith@nahro.org.

Regional Service Officer Contract

Thanks to the Board of Directors for their continued support in authorizing the 2016 Contract for Services. Over the last 17 years, it has been and continues to be my pleasure & honor to serve the NCRC NAHRO Board and organization as your RSO.

NCRC OF NAHRO, REGIONAL SERVICE OFFICER

Patricia A. Gustafson, RSO

PHONE/TEXT: 651) 260-6954 • FAX: 507) 332-9044

EMAIL: pat.gustafson@ncrcnahro.org

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STATE CHAPTER REPORTS

NCRC State Chapter Membership Activity Reports



IOWA CHAPTER REPORT

Marty Ryan, President

Greetings from Iowa! Summer has flown by and school is in the air. This will be my last report as the Iowa NAHRO Chapter President. I will continue to see my colleagues at the State, Regional & National NAHRO level. My term will expire upon the conclusion of the National NAHRO Conference in Los Angeles in October. Officers for the new term are as follows:

2015–2017 IA NAHRO Executive Board Officers

President—Amy Tooley, Sioux City HA
Past President—Marty Ryan, Albion & Oskaloosa HA
President Elect—Doug Romig, Des Moines HA
Secretary—Jodi Royal-Goodwin, Muscatine HA
Treasurer—Barb Michaels, Fort Dodge HA

Iowa NAHRO Awards Individuals each year at our Annual Conference. The following individuals were honored with the following awards:

R. Jack Paetz—Kathy Ritzler, PHRS Friend of NAHRO who works to further the goals and scope of housing and community development programs at the local, state, regional and national level.

President's Award—Ellen Schmidt, Siouxland HA

For outstanding professional contribution and service in the promotion and success of the state chapter.

Housing Achievement—Michelle Schnier, ECIA For innovative and creative use of Housing and Community Development programs to sustain and better serve our communities and state.

Iowa NAHRO Membership currently has 49 Agency Memberships, 20 Individual Memberships and 4 Associate Memberships.

Iowa NAHRO is committed to being environmentally aware, actively support programs that reduce our organization's environmental impact and continually improve our environmental performance as an integral part of our business strategy and operating procedures.

We seek to understand the effects our business activities have on the environment by supporting initiatives such as: 1) Reduction of material, water and energy consumption 2) Waste minimization 3) Recycling of all resources.

Iowa NAHRO has adopted a "Go Green Policy" to be implemented at future conferences and trainings.

Upcoming seminars & conferences:

- Thursday, October 29th, 2015 ONE DAY PIC training to be held in West Des Moines, IA
- 2016 Conference will be held April 20th–April 22nd at the Coralville Marriott, Coralville, IA.

ILLINOIS



ILLINOIS CHAPTER REPORT

Jackie L. Newman, President

ILNAHRO's Annual Conference was held in East Peoria, IL August 12–14, 2015 "Navigating the Future," was a HUGE success! A special 'Thank You Very Much' to our sponsors: **Johnson Controls, AHRMA Insurance Group, The Inspection Group** and **Springfield Housing Authority**. We greatly appreciate our vendors for their participation at the conference and without workshop presenters and conference attendee's it certainly would not have been possible! Thank you—thank you—thank you!

The election of ILNAHRO Officers took place during the annual luncheon and I am honored to serve another term as ILNAHRO's Chapter President. ILNAHRO is committed to continue working hard to serve as an advocate and voice on matters of importance to all Public Housing Authorities; whether large, small or rural. Our goal is to continue reaching out to Community Development Organizations ensuring we are addressing concerns important to CD organizations. As we approach the final months of 2015, there is still much work and advocacy ahead as the State of Illinois continues operating without an approved budget.

2015–2017 IL NAHRO Executive Board Officers

President—Jackie L. Newman, Springfield HA
Senior Vice President—Alan Zais, Winnebago HA
Secretary—Jennifer Novak Chan, Illinois HDA
Treasurer—Jodi Stromberg, Rockford HA
VP CR&D—William Pluta, Illinois HDA
VP Member Services—Kim Holman-Short, Bloomington HA
VPLegislative—Ron Clewer, Rockford HA
At Large Representative—Larry Williams, Freeport HA
Vendor Liaison—Saul Himelstein, The Inspection Group
Emerging Leaders Rep.—Keon Jackson, Lake County HA
Past President—Brenda Coates, Peoria HA
VP Commissioners—VACANT
VP Housing—VACANT
VP Professional Development—VACANT

ILNAHRO is committed to ensuring we are serving as advocate and voice on matters of importance and this year will be no different. We encourage members to communicate directly with us about matters that affect and impact their agencies operations; as we strive to be the voice in Illinois on Affordable Housing matters!!

State Chapter Reports

ILNAHRO is committed to providing up-to-date information; e-blasts and training that is helpful to organizations as they navigate through changes. ILNAHRO is currently identifying training gaps on our effort of meeting agency needs. Mark your calendars now and we hope that you will join us next year in Rockford, Illinois August 17–19, 2016.

Interested in serving on the Board for ILNAHRO, please contact me directly at jackie.newman@sha1.org. I would love to speak with you about how your knowledge, skills and abilities can be utilized to further affordable housing.



INDIANA CHAPTER REPORT

Derek White, President

The Indiana Chapter of NAHRO hosted an annual conference on August 12th and 13th in Indianapolis, Indiana at the Palms Conference Center. The conference was well attended and we had a good cross section of representation throughout the state. We were graced with the presence and participation of Jonathan Zimmerman from our sister agency PHADA. He led a session on HUD's Streamline Rule for Public Housing and the HCV Program. He also led another session giving us an update on Appropriation and Authorizing Bills, Regulatory Rulemaking and Administrative Updates.

We had very good participation with Philip Shelton who serves as the Director of the FHEO Indianapolis HUD Office. He led two (2) sessions, one was the Introduction to Fair Housing and the second one was Section 3 Today and Tomorrow. He was refreshing, interactive and engaging and the participants seemed to gain a lot of useful insights. There were many other topics that were covered and all of the facilitators did an outstanding job in their respective areas of expertise.

We discussed the possibility of scholarships for smaller agencies within the state that do not normally participate in state, regional or national conferences due to the lack of available funds. The new slate of officers for 2015–2017 will hammer out those details in the very near future.

2016 NCRC NAHRO DUES NOTICE

The 2016 dues notice will be sent to members by National NAHRO, in addition to NAHRO's dues invoice. Please provide current contact information and return with NCRC NAHRO dues to National NAHRO. Your continued membership is appreciated and important to the organization.

State Chapter Reports

2015–2017 IN NAHRO Executive Board Officers

President—Rick Moore, Evansville HA
Senior Vice President—George Guy, Ft. Wayne HA
Secretary—Terri Irvin, Mt. Vernon HA
Treasurer—Chrissy Lawson, Brazil HA
VP Housing—Derek White, Richmond HA
VP Professional Dev—Mike Hagemeyer, Brazil HA
VP Commissioners—Clara Glaspie, Indianapolis HA
VP Member Svcs—Helen Garrett, Rockport HA
Vendor Rep—Joe Pasch, Johnson Controls
At large members—Bill O'Brien, Washington HA;
Steve Sepp, Marion HA; Heidi Reller, Huntington HA;
Donna Nance, Tell City HA; Bob Lane, New Albany
HA; Shirley Foreman, Peru HA; Amy Jacobowitz, Ft.
Wayne HA; Deb Cook, Kokomo HA.

It has been an honor for me to serve as the Indiana NAHRO President for the past term and a half. I look forward to supporting our new leadership team to continue pursuing the goals and objectives we have set forth both locally and through NAHRO in providing affordable housing assistance to the low and moderate income families we serve.



MICHIGAN CHAPTER

Lee Talmage, President

Dear NCRC NAHRO friend,
The Michigan Chapter had a very successful Fall Conference, joining with the Michigan Housing Directors Association and the Upper Peninsula Housing Organization in Thompsonville Michigan. With over 170 attendees, and 35 Vendors we had the Resort scrambling to accommodate the many attendees. Here were nine break-out sessions covering a variety of topics including New Audit Requirements, Service Animals, Davis Bacon, Going "Paperless," Planning for Retirement, and round table discussion specifically designed for those Commissioners that are also residents. NAHRO NPDS training "Executive Management and Board Relations" was also offered.

Special thanks goes out to **Johnson Controls** for helping us out with a last minute session cancellation.

The planning for the 2017 NCRC NAHRO Conference at the Motor City Casino in Detroit is going forward. To draw attention to the 2017 NCRC Conference the Michigan Chapter board chose this facility as the location for our next state conference in the spring of 2016. In addition, the Michigan Housing Directors Association and the Upper Peninsula Housing Organization have agreed to forego their 2017 Spring Conferences in order to better promote NCRC in 2017. The tentative theme of the 2017 NCRC Conference is "Shifting Into Gear!"

State Chapter Reports

October 2015 is **Housing America Month!** On September 15, 2015 we were notified by National NAHRO that Ypsilanti Housing Commissions, **Tazjiana Davis** was chosen as a winner in this year's Housing America Poster Contest. Tazjiana was honored at the Michigan Chapters Spring Conference in Ann Arbor as well as at the 2015 NCRC Conference in Waukesha and also at the National Conference in Los Angeles in October. We are very proud of Tazjiana and the Ypsilanti Housing Commission.

The very best to you all!

MINNESOTA

NAHRO

MINNESOTA CHAPTER REPORT

Randal Hemmerlin, President

Minnesota held its Spring Conference at Madden's Inn near Brainerd Minnesota on May 20–22. Highlights of the Conference were a successful Community Redevelopment Symposium track, an address by Minnesota Housing Commissioner Mary Tingerthal to the members, and ACOP Update by Nan McKay. Several awards were given to members during the conference. The Allan Anderson Award of Merit award was given to Gordon Grabow of Detroit Lakes HRA, the Housing and Community Development Achievement Award was given to Steve Gronewold, Attorney for Minneapolis PHA (retired), a Service Award for Jennifer Bergmann, Brainerd and Crow Wing County HRAs and a Certificate of Appreciation to Rick Ball, Executive Director (retired), Duluth HRA. At Board meeting was held on May 19, 2015 before the conference.

Minnesota NAHRO held its 10th Annual Leadership Retreat in Willmar, Minnesota on July 16 and 17. Succession Planning and Disparate Impact were topics of discussion during the retreat. A boat cruise on Green Lake was enjoyed by the participants followed by a dinner at Zorba's on the lake. Attendance was very good at the retreat.

On July 21 and 22, Minnesota NAHRO hosted a "Rent Calc II for HCV & Public Housing, Beyond the Basics Hands On" workshop at Dakota County CDA, in Eagan Minnesota. Twenty four people attended the workshop.

The Board held a tele-conference Board Meeting on July 30. Nominating Committee Co-Chairs Jennifer Keogh and Bryan Hartman presented a slate of nominees for the upcoming Board election with the Board voting unanimously to accept the slate. Results of the election will be announced at the Annual Conference in Duluth, Minnesota.

President Hemmerlin and several other Minnesota members attended the National NAHRO Summer Conference in Austin, Texas.

State Chapter Reports

President Hemmerlin continues to attend meetings regarding housing and community development at the state level. The most recent was the Advocates Meeting at Minnesota Housing Finance Agency on 24.

Minnesota NAHRO held its Fall (and Annual Meeting) Conference in Duluth Minnesota at the DECC on the harbor of Lake Superior. The dates were September 23–25, 2015. New Board members were elected and the gavel was passed on to Barbara Dacy the new President of Minnesota NAHRO. It has been a pleasure to serve the members of Minnesota NAHRO the past two years.

Minnesota NAHRO, the Washington County and Red Wing HRAs were video interviewed in June 2015 by the Minneapolis Federal Reserve Bank. A video was released called "How Do HRAs Serve Their Communities?" on July 28. The video is posted on YOUTUBE at <https://youtu.be/DzPLdW5FmM4>. We hope that you will view and enjoy it.



OHIO CHAPTER REPORT

Steve Randles, OHAC President

On September 3, 2015, The Ohio Housing Authorities Conference (OHAC) co-sponsored the Housing Policy Summit: Rethinking Reentry, drawing over 190 attendees. The University of Akron School of Law, the Ohio Department of Rehabilitation and Correction, and the Akron Metropolitan Housing Authority were co-sponsors along with OHAC, in partnership with the Summit County (Ohio) Reentry Network and the County Executive's office. Representatives of 29 housing authorities participated along with reentry partners.

Margaret diZerega, Family Justice Program Director at the Vera Institute of Justice, spoke about her work with reentry pilot programs across the nation. Marie Claire Tran-Leung, of counsel at the Sargent Shriver National Center on Poverty Law, presented findings published in her paper, When Discretion Means Denial. Her research points to 4 issue areas related to determination of eligibility and provides an excellent tool for self-assessment:

- Unreasonable lookback periods
- Use of arrests to prove criminal activity
- Overbroad categories of criminal activity
- Underuse of mitigating circumstances

To read When Discretion Means Denial, go to www.povertylaw.org/wdmd.

Among other speakers were executive directors of the Athens (OH) and Wayne (OH) Metropolitan Housing Authorities, along with staff from the Cuyahoga Metropolitan Housing Authority, sharing approaches to eligibility, resident

retention and supportive housing for those with criminal backgrounds.

During structured discussion sessions, short-term objectives were identified by housing authorities, and requests for assistance from University of Akron law students were submitted. Internships to support policy review are in progress at no cost to the housing authorities.

The OHAC Annual Fall Conference was held September 16–18, 2015 at the Hilton Polaris Hotel in Columbus, Ohio. The conference attendance roster included 205 attendees and 28 exhibitors. The OHAC Training & Conference Committee and the local HUD offices joined forces to develop an agenda with multiple tracks to serve a wide range of staff interests. During the Annual Conference, the Board of Directors elected officers for the 2015–2017 administrative term.

2015–2017 OHAC Executive Board Officers

President—Steve Randles, Zanesville MHA),
Vice President—Peggy Rice, Portsmouth MHA
Secretary—Ralph Chamberlain, Erie & Sandusky MHAs
Treasurer—Melissa Winfield, Lake MHA

OHAC’s incoming president, Steve Randles, is planning the agenda for this year’s Directors’ Retreat which will be held November 4–6 at the Granville Inn in Granville, Ohio. The retreat will offer valuable training specifically for executive directors, along with time for planning and networking with colleagues.



WISCONSIN CHAPTER REPORT

Rebecca Kralewski, President

October is a special month for me, it is a changing month for everyone. It kind of reminds me of the ever changes of HUD as well. We clean up our gardens and store all the bountiful harvest in preparation for winter. It is always nice to turn off the AC and turn on the heat for the crisp mornings. It is amazing to see the energy in the little ghost and goblins at Halloween. I enjoy October the most for its spectacular showcase of falls colors.

Speaking of HUD changes, the Wisconsin Association of Housing Authorities (WAHA) hosted a fall training session September 16th and 17th, 2015 at the Holiday Inn Hotel & Suites in Rothschild, WI. The fall conference had an attendance of over 100 attendees. Thank you to all the Milwaukee HUD staff for updating the PHA Agencies on various program changes and requirements. Additionally, a big thank you to Mary Hirsch-Justice, Housing Data Systems, for the Hands on Assistance with PIC/EIV/HVC Budgets as well as the speakers from various agencies: Ruder Ware, 3PAdministrators, Redevelopment Resources and Coalition

of Wisconsin Aging Groups.

In addition, the annual meeting and Honorary Membership Award was presented. Each year the WAHA board reviews nominations from the area(s) districts for an individual who has given substantially to the state over his or her lifetime. Typically, many honorary memberships are awarded as a member nears retirement, however not this year. I am very humbled and honored to be the recipient of the 2015 Honorary Membership Award. I would like to thank my district for the nomination to the board and all of the WAHA members for giving me the opportunity to represent the membership on a State and National level.

According to the comments received, the Wisconsin Association of Housing Authorities hosted a very successful 2015 WAHA/NCRC Conference in April at the Milwaukee Marriott. There were a total of 203 full registrations including maintenance and commissioners. Furthermore, the one day registration session had an additional 30 registrants.

The conference hosted 33 Vendors plus 2 Conference Booths and 3 Demonstrations.

Conference Sponsors—

Johnson Control	\$5,000
Gorman & Company	\$3,000
Yardi Systems	\$3,000
AHRMA Insurance.	\$1,000
Commonwealth Companies	\$1,000
Waukesha/Pewaukee Conv. & Visitor’s Bureau	\$1,000
. plus, an additional \$1,012.50 Grant for ½ Transportation Costs	

I would like to thank everyone for supporting the conference, including but not limited to, the attendees, vendors, sponsors, speakers, hotel staff and Karen Bennett, Conference Coordinator.

The Wisconsin Association of Housing Authorities (WAHA) will have a spring conference training April 20 and 21, 2016 at the Holiday Inn Hotel & Suites in Rothschild, WI. The training program is yet to be determined.

The Fall Conference will be held September 20–22nd, 2016 at the Metropolis Resort and Conference Center in Eau Claire, WI.

Conference registration forms can be found at www.wa-haonline.org.

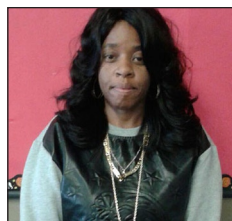
WAHA Is Hosting A Logo Contest

The Wisconsin Association of Housing Authorities would like to have a new Logo to represent itself on promotional material, correspondence, and everywhere else a logo may be utilized. For details please see the website at www.wa-haonline.org.



ReTHINK: WHY HOUSING MATTERS

*Written by: Yvonne Jeanee' Theresa
Resident, Port Huron Housing
Commission, June 1, 2015*



Thank God For HUD!

I've always heard really bad stuff growing up about government programs, how they hinder more than help, which made me a skeptical adult. "Experience is the best teacher" happens to be a very true quote from ancient wise ones who walked the path before us. Through the Government HUD Program my life has changed, why don't you take a guess if it changed for the better or for the worse.

It was for the better, silly!!! I was trying for years to find employment that would hire me despite my limitations and disability and was unsuccessful. I moved into Government Housing and prepared for my hopeless journey of no job and poverty just like the generation before me. About two weeks after my move in I received a phone call from someone working for the Housing commission asking if I was interested in a free parenting class offered through a Government provided grant that promotes resident self-sufficiency which was exactly what I was looking for.

That parenting class turned out to be one of the best things I ever invested my time in here's why:

The class was from 10:30 am–11:30 am giving me something to do with my time and it gave me a sense of purpose. I learned so much during this class because the teacher made it so exciting to learn new effective ways to parent I just couldn't imagine missing a class for any reason. Despite snowstorms and other weather challenges I would walk to this class twice a week. Through my faithfulness I was offered a job to work for the Housing Commission as a Ross Grant Service Coordinator and there you have it my journey of joblessness and poverty was changed by one government ran parenting class. So I went from having no job no transportation and no purpose to now being employed by a government organization that respects and recognizes my disability and limitations and gave me an equal opportunity to be a part of their vision for self-sufficiency. Today this opportunity has allowed me to have affordable housing, a great job, Transportation, better parenting skills and a sense of purpose, what more could I ask for?

You know another thing turns out to be true about the quotes of the ancient wise: "The Journey of A Thousand Miles Starts with the First Step."

Thank you HUD, for the positive experience you have provided not only for me but for my four beautiful children that I have learned to be a better parent to through your Resident Opportunities for Self- Sufficiency parenting classes.

DROP-IN VETERANS CENTER MOVING TO NEW ROCKFORD LOCATION

Brian Leaf, posted Oct. 9, 2015 at 8:00a.m.



*Max Gersh/staff Photographer/rrstar.com
A home at the corner of 15th Avenue and Fourth Street will be remodeled for the Veterans Drop-in Center. Pictured Wednesday, Oct. 7, 2015, in Rockford.*

ROCKFORD—

The Veterans Drop-in Center is getting its own home.

The center will move from downtown to 1539 S. Fourth St., where an abandoned house will be remodeled into offices and common space for veterans to meet. The project has been awarded \$33,000 from the Home Depot Foundation.

On Monday, Rockford aldermen approved a special-use permit to allow the center to operate as an office in a residential area.

The veterans center opened four years ago in the Jubilee Center at Emmanuel Episcopal Church, 412 N. Church St. Executive Director Pat Ambrose said the space and location worked well. Shelter Care Ministries, however, uses the space during the day for a drop-in center for people with mental illnesses. Veterans couldn't use the center until the evening.

"Jubilee Center is open until 4:30 p.m.," Ambrose said. "That's why I wanted to move—I want to extend my hours."

In August, Ambrose said that Shelter Care nearly suspended Jubilee Center operations because of delays in the release of grant money. It remained open after receiving a \$15,000 grant from Emmanuel and the release of funds.

"If the Jubilee Center closes, I have to close," she said.

Alan Zais, executive director of the Winnebago County Housing Authority, said the house near Kishwaukee Street and 15th Avenue is one of 10 foreclosed buildings it acquired through the National Community Stabilization Trust, a nonprofit that works with partners to return distressed homes to productive uses.

Zais said the authority got involved with the drop-in center after Chad Forrester, manager of Home Depot's east Rockford

Best Practices

store, mentioned he was looking for a project house for the center. The Home Depot Foundation supports veteran-related building projects.

“We are all systems go on this,” said Forrester.

While the grant is \$33,000, the project’s value is greater because labor, products, services and other work will be donated. Forrester said the remodeling project will begin Oct. 19. The building will be completed Nov. 7.

“We are going to totally remodel the building—inside, outside, upside down and sideways—into something they can use for years to come,” Forrester said.

Brian Leaf: 815-987-1343; bleaf@rrstar.com; @b_leaf



Best Practices

Article submitted by Alan Zais with his following comments:

“This house had been vacant for several years and had been suffered as a site of criminal activity. WCHA received it through its work with the National Community Stabilization Trust as part of our foreclosure recovery program, placing an energy efficient heating system through the University of Illinois and Illinois Department of Energy efficiency grant, and the Rockford Home Depot will be renovating the home and ensuring it is accessibility for persons with disabilities. We held an open house several weeks ago with both English and Spanish letters and interpreters, inviting the neighborhood and fully explaining the program and seeing if there were any questions or concerns they had which we would address. Every one of the families including the next door neighbor were so happy to see it with this use and occupied once again—they were actually volunteering to restart a neighborhood watch program. We have very strong neighborhood support and the neighbors will be invited to the grand opening.

I want to share that the homes we rehabbed and housed through a great partnership with Ron Clewer and his team at the Rockford Housing Authority, housing RHA families using RHA Project Based Section 8 assistance. This has been a critical strategic move by both RHA and WCHA, as we are using it, along with HUD, for one of the basic templates of a HUD Regional Housing Initiative program. There is only one RHI in the nation at the Chicago area and HUD wants to replicate a second pilot program in the Rockford area with these homes as the springboard. We are looking at such further programs as a vacant school rehab and conversion to senior housing in Rockton. We are excited with the partnerships of RHA, the Rockford Home Depot and NCST which combine the resources to make these programs possible.



CONFERENCE, EVENT & TRAINING SCHEDULE

NATIONAL NAHRO CONFERENCES

April 10–12, 2016

NAHRO Washington Conference
*Crystal Gateway Marriott Hotel,
Arlington, VA*

July 15–17, 2016

NAHRO Summer Conference
*Hilton Portland & Executive Tower,
Portland, OR*

October 14–16, 2016

NAHRO Annual Conference &
Exhibition
*Hyatt Regency New Orleans,
New Orleans, LA*

NCRC NAHRO REGIONAL & STATE CHAPTER CONFERENCES

November 4–6, 2015

OHAC Directors' Retreat
Granville Inn in Granville, Ohio.

April 20th–April 22nd, 2016

IA NAHRO Annual Conference
Coralville Marriott, Coralville, IA.

April 20–21, 2016

WAHA Spring Conference Training
*Holiday Inn Hotel & Suites,
Rothschild, WI*

April 27–29, 2016

NCRC NAHRO/OHAC Annual
Conference
Hilton Easton Hotel Columbus, OH

August 17–19, 2016.

IL NAHRO Annual Conference
Rockford, Illinois

September 20–22nd, 2016

WAHA Fall Conference
*Metropolis Resort & Conference Center
Eau Claire, WI*

May 3–5, 2017

2017 NCRC NAHRO / MI NAHRO
Annual Conference
Motor City Casino, Detroit MI

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2016 NCRC / OHAC SPRING CONFERENCE		
April 27 - 29, 2016	Hilton Columbus @ Easton 3900 Chagrin Drive . Columbus, Ohio	
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