

# North Central Regional Council of NAHRO

Vol. 21, No. 4, Fall 2016

*Serving the Nation's Housing and Community Development Needs*



## PRESIDENT'S CORNER

*DeeAnna Peterson, President*  
*swmnbraed@gmail.com*

Our most recent executive board meeting took place in New Orleans at the National NAHRO conference this October. We had a fantastic number of board members at the conference and had some enthusiastic discussions at our meeting. The conference was kicked off with inspiring speakers and provided a great opportunity to network with our peers. The sessions somehow keep getting better at each conference and part of that may be because many of our speakers are from our NCRC Executive Board. The close of the conference provided an opportunity for the two nominations for NAHRO Senior Vice President to showcase their goals for their campaign.

Like National NAHRO, we are beginning to have discussions about our filling our NCRC ballot as we will be holding our elections in April of 2017. The positions that will be available on the ballot include: President, Senior Vice President, Secretary, Treasurer, Vice President of Housing, Vice President of Community Revitalization and Development, Vice President of Member Services, Vice President of Commissioners, Vice President of International and Global Exchange and Vice President of Professional Development. If you are interested in filling one of these positions, please contact your State President as each of them are on the committee to help fill the ballot. You can also reach out to Past President Carlos Sanchez who will be chairing the nominations and ballot committee for NCRC.

Each state is also represented by "at large" positions which are determined by your State Presidents or State Board of Directors. If you are interested in knowing more about what happens at the Regional level or want to be a more active part of the changes that are taking place but are not ready to be an officer of the region, talk with your incoming President as they are making their selections for these seats.

To keep on the elections topic, you have less than a year to get to know the two National NAHRO candidates that are competing for the Senior Vice President position. Both Sunny Shaw, Executive Director of the Housing Authority

of Pocatello, Idaho, and Ailrick Young, Executive Director of the Housing Authority of the City of Laurel, Mississippi, will be at the upcoming NCRC/Michigan Conference May 3–5, 2017, in Detroit. The Motor City will have us "shifting gears" with some fantastic sessions and both candidates will be there to get to know our NCRC members better. We may even have them face off in a debate.

During our NCRC NAHRO executive board meeting, we reviewed some of the fantastic work being done by our subcommittees and are excited about the upcoming review of our proposals for the vacating Regional Service Officer position. The committee put in many hours to rework the job description, come up with a Request For Proposal and created the scoring parameters for the interview committee to work with. At this point, we've received 5 proposals, have created the interview team and are preparing for interviews to be conducted in November. Our goal is to be contracted in the month of December so that our incoming RSO will have an opportunity to make an attempt at garnering 18 years of information from Pat Gustafson before she retires.



*NCRC Board Meeting in New Orleans at NAHRO Conference*



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In the next newsletter, we will be reporting more about the work being done by the other subcommittees which include: small agency engagement and support, annual conference and annual meeting, membership, legislative, policy support and training, website and communications, leadership and awards. If you have an interest in participating in any of these conversations, please contact me or any of the NCRC board members as we would appreciate more input into the discussions taking place. You won't need to travel as meetings are taking place via conference call. Also in future newsletters, we will share the impressions of the 3 agencies that received the UPCS-V Demonstration Scholarships as they give us feedback during the process. We're very happy to have been a part of helping them participate and give feedback to HUD on our behalf.

I want to thank Rebecca Krawlewski, the Wisconsin Board of Directors and the many members of the Wisconsin membership that I visited with at the Wisconsin Conference this past September. As I travel from state to state, I recognize that there are many differences in conference planning and layout and there are just as many similarities. I truly enjoyed seeing the way that they operate and took back pages of notes of ideas we should be sharing as we work more cooperatively throughout our region.

Finally, I want to thank Patricia Gustafson again for her dedicated work over the last 40 years in Affordable Housing as Housing and Community Development Director for the City of Faribault, MN for 20 years, then Executive Director for Minnesota NAHRO and especially the last 18 years as Regional Service Officer for NCRC NAHRO. She's had a huge impact on many of us throughout our careers and has been a trailblazer for us all. We also said goodbye to retiring Past NCRC President Branna Lindell from Minnesota. As professional associates and friends, they were almost inseparable throughout their careers and are heading on to the next phase with the same timing for retirement! The dynamic duo will be missed.



### **INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE COMMITTEE**

*Ron Clewer, Vice President of IRGE  
rclewer@rockfordha.org*

#### **Call for NCRC State Chapter IRGE Membership—The Value of IRGE**

In reviewing the last NCRC Membership Directory, Illinois is the only state with a filled Vice-President position for the International Research and Global Exchange Committee. I know many believe that this is the International travel

group, and while learning expeditions are indeed a focus, so too is the focus on relevant research to help all NAHRO committees advance their work. The latter work product is no longer new to IRGE; however, it seems it is not well known.

#### **Recent work of the National IRGE committee includes:**

- The Research Subcommittee is wrapping up its research on international pay for success/social impact bond financing models for submission to the CR&D Committee.
- The Research Subcommittee will shift focus towards housing policy and programs in Australia in anticipation of a November 2017 study exchange to the annual conference of the Australasian Housing Institute.
- The IRGE Committee joined by several colleagues from Canada, the Netherlands and South Africa, building on work done in April, in Montreal brought focus to the important elements of a national housing strategy. You will find the framework elements in the recent issue of the Journal of Housing.
- We were successful in having NAHRO named a part of the official US State Department to the United Nations Habitat III Conference on Housing and Sustainable Urban Development.

One may ask what can be learned at a state level from this national or international work? Land Policy dominated the Habitat III Agenda... A partnership of UN-Habitat, New York University, and the Lincoln Institute, created the new and improved Atlas of Urban Expansion. Associated analysis shows that land consumption is increasing at an unsustainable rate, growth at the periphery of sprawling metropolitan areas lacks open space, and access to arterial roads for people to get to work. Do you recognize this in your own community?

Perhaps you attend National NAHRO conferences or pay attention to legislation guiding housing and community development work and you think, "but that's not how it works where I live in XX?" The IRGE Committee can be the information pipeline to connect Anytown, USA to a national platform and help drive national housing policy and strategy; collaboratively with other NAHRO Committees. The value of having State IRGE Vice-Presidents is the same found in other VP roles—representation, connection and information sharing; however, when you add in our research ability I'd suggest the opportunities are greater.

Over the coming months there will be more reports from Habitat III as the depth of exchange was as immense as the lessons learned and yet to be learned.

I hope you see the value in IRGE and if you have an interest in serving the currently vacant roles in your State Chapter, please contact me at 815-299-8019 or [rclewer@rockfordha.org](mailto:rclewer@rockfordha.org).



## COMMISSIONERS COMMITTEE

*Deanna Wagner, VP of Commissioners  
dmwagner2@cox.net*

First, a huge thank you goes out to all commissioners who sent letters, emails, made phone calls, had contact via social media during the August Advocacy push! Because of the hard work of many commissioners across the US, NAHRO was able to reach its goal of over 1,500 notices sent to members of Congress.

This is in part due to the push of the National Commissioners Committee to promote advocacy efforts among commissioners. I currently serve as the Commissioners Advocacy Task Force leader. In this role, I reach out to all Commissioner Regional Vice Presidents, who in turn, should be reaching out to the Chapter Vice Presidents in their region. From there, the information should be disseminated at the local level. Further, the Commissioners Committee has formed a Facebook page for Commissioners to share information and ideas. The link to the page is <https://www.facebook.com/groups/housingcommissioners/>.

During the National NAHRO Conference, Commissioners were actively engaged in two other advocacy and outreach initiatives. First, a Commissioners Mentors table was set up near the registration booth where first-time attendees or commissioners seeking additional guidance can found onsite from commissioner who have volunteered to serve as mentors.

Secondly, there was “Spot-On Advocacy” opportunities at NAHRO’s booth in the exhibition center where commissioner and housing staff can contact their Congress members about issues affecting the housing industry. This is being done to not only increase our advocacy efforts, but it is also a way for people to see how to use the Advocacy Action Center on NAHRO’s webpage. Commissioners were urged to stop by, and just by participating, They may of gotten a prize!

Please urge all commissioner to look at the “Commissioner Resource Page” on NAHRO’s website. The link is <http://www.nahro.org/commissioner-resources>. On this page, commissioners will find information about the following:

- Commissioners’ Opportunities
- Commissioners Contact Form
- Advocacy Action Center—When decisive, collective action is needed, a call to action prompts a visit to the advocacy action center! Here you will find resources like elected officials information, policy tools.
- Advocacy/PR Toolkit—This page contains valuable resources such

as best practices, how to work with congressional staffers, and more!

- The Ambassadors Initiative—Encourages Commissioners to actively advocate for their communities and the residents we serve
- Commissioner Mentors List—New to the industry and have questions? Our Commissioner Mentors can help!
- *Elizabeth B. Wells Memorial Award*—NAHRO Individual Award for Commissioners. This NAHRO individual award honors a current commissioner, or one who has served within the past 12 months, who has demonstrated excellence in advocating for and developing the financial, political, and community support necessary to ensure the continuation and expansion of housing or community development programs. The award was established in 1987 in the name of Elizabeth B. Wells to provide a living acknowledgment of the outstanding contributions she made to the housing field as a member of the Board of Commissioners of the King County (WA) Housing Authority and as NAHRO’s first Vice President of the Commissioners Committee.
- Housing America—This campaign that aims to raise national awareness of the need for and importance of safe, quality, affordable housing through education, advocacy and empowerment.
- Little Libraries—Plans/Tips for Library Builders—The Little Libraries is based on the “take a book leave a book” concept in neighborhoods.
- NAHRO Commissioners Certification (NCC)—Acquire and maintain the skill set you need to be an effective Commissioners
- Seminars for Commissioners:
  - Commissioners’ Fundamental
  - Commissioners’ Guide to Understanding and Monitoring Agency Operations and Programs
  - Ethics and the Housing and Community Development Commissioner
  - Leadership Training for Commissioners
  - Marketing, Image-building and Community Engagement
  - Strategic Planning, Agency Development and Policy for Commissioners

## NORTH CENTRAL REGIONAL COUNCIL OF NAHRO NEWSLETTER

*Patricia A. Gustafson, RSO, Editor*

PO Box 831, Faribault, MN 55021 • PHONE: (651) 260-6954 • FAX: (507) 332-9044

EMAIL: [pat.gustafson@ncrcnahro.org](mailto:pat.gustafson@ncrcnahro.org) • WEBSITE: [www.ncrcnahro.org](http://www.ncrcnahro.org)

### HOW TO PLACE ADS?

Go to [www.ncrcnahro.org](http://www.ncrcnahro.org) to learn more about ad rates and submission deadlines.

The submission deadline for our NCRC NAHRO Winter Publication is

**JANUARY 5, 2017.**

## Committee Reports

- Succession Planning
- Succession and Sustainability Planning and CEO Search
- The Handbook for Commissioners—An informative and educational publication on the responsibilities and liabilities of public housing policymakers.

Finally, please urge all commissioners to provide NAHRO with their individual email addresses so that they can directly receive all pertinent information for commissioners. Often, many directors list their own email address or a company email address that is not dedicated to the commissioner.

If you have any questions or comments, please contact me at [dmwagner2@cox.net](mailto:dmwagner2@cox.net) or 402-639-5428.



### HOUSING COMMITTEE

*Jennifer Keogh, Vice President of Housing  
[jkeogh@metc.state.mn.us](mailto:jkeogh@metc.state.mn.us)*

I was excited to convene with my colleagues at the National NAHRO Conference in New Orleans. Our Housing Committee agenda was full and I enjoyed representing our region. I will

continue to report back on all of our hard work.

My fall Housing Report provides an update on NCRC UPCS-V Demonstration Assistance Program and as always timely and relevant federal issues.

### UPCS-V Demonstration Assistance

In May, the NCRC Board of Directors voted to provide financial assistance to any NCRC member that met the participation requirements for the UPCS-V Demonstration, but the financial burden of getting the equipment was an obstacle to participate. The Board voted to provide up to \$1,000 in assistance. NCRC Board recognized that the demonstration could be less inclusive due to the cost involved and wanted to ensure that all of our voices within our region are a part of the conversation moving forward.

We are very excited to announce that these three agencies were awarded financial assistance.

- Vermillion County Housing Authority, Illinois
- Northwest Iowa Regional Housing Authority, Iowa
- Mt. Pleasant Housing Commission, Michigan

### Federal Issues

HUD has been busy published final and proposed rules. I have provided update to some important provisions. To ensure you are getting timely information, I recommend you subscribe to NAHRO policy blogs.

### Housing Opportunities through Modernization Act of 2016 (HR 3700)

On September 26, HUD issued implementation guidance

## Committee Reports

for five sections of the HR 3700. Executive Directors should have received this via email.

Five sections were self-implementing; Reasonable Accommodation Payment Standards, Fair Market Rents, Family Unification Program, Citizenship Preference, Exception to Resident Board Member Requirement. The full text of the bill can be found at: <https://www.congress.gov/bills/114th-congress/house-bill/3700/text>

The remaining changes will be implemented through the formal rulemaking process. HUD is working diligently to develop and provide implementation guidance. If you have any questions, please send them to [HOTMAquestions@hud.gov](mailto:HOTMAquestions@hud.gov).

### HUD Publishes 2017 FMR

FMR's were published on August 26. HR 3700 revised the procedure by which HUD publishes FMR's. Specifically, HUD is no longer required to publish proposed FMR's. In addition, HR 3700 provides that FMR's shall be effective no earlier than 30 days after the date of publication.

### HUD Published Lead Based Paint Proposed Rule

September 1, HUD published its lead-based paint proposed rule titled "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned

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## Committee Reports

Residential Property and Housing Receiving Federal Assistance; Response to Elevated Blood Lead Levels” in the Federal Register. The proposed rule would amend HUD’s lead-based paint regulations on reducing blood lead levels in children under age 6 who reside in federally-owned or -assisted housing that was built pre-1978, and would formally adopt the revised definition of “elevated blood lead levels” (EBLLs) in children under the age of 6 in accordance to the guidance of the Centers for Disease Control (CDC). The proposed rule would also establish more comprehensive testing and evaluation procedures for the housing where such children reside. Comments were due by October 31, 2016.

### HUD Issues Fair Housing Act Guidance on Limited English Proficiency

On September 15, HUD issued new guidance on the application of the Fair Housing Act to a housing provider’s consideration of a person’s limited ability to read, write, speak, or understand English. Specifically, the guidance addresses how methods of proof apply with regards to disparate treatment and discriminatory effects in fair housing cases in which adverse housing actions are based on limited English proficiency (LEP). You can read the press release at: [http://portal.hud.gov/hudportal/HUD?src=/press/press\\_releases\\_media\\_advisories/2016/HUDNo\\_16-135](http://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2016/HUDNo_16-135)

### HUD Releases Final Rule on Harassment and Liability for Discriminatory Practices

HUD announced that it will publish a final rule formalizing legal standards under the Fair Housing Act for sexual and other forms of harassment in housing. HUD also issued Fair Housing Act guidance on local nuisance ordinances that could lead to housing discrimination against survivors of domestic violence.

### HUD Publishes Guidance on Student Eligibility

On September 21, HUD published a notice providing updates to the student rule that was established in 2006. The notice revised HUD’s definition of independent student to include more expansive definition from the Higher Education Act. You can find the full notice here: <https://www.gpo.gov/fdsys/pkg/FR-2016-09-21/pdf/2016-22727>.

### Affirmatively Furthering Fair Housing

HUD published an FAQ

## Committee Reports

on AFFH on the HUD Exchange. Topics include, AFFH and AFFH Rule, AFFH Data and Mapping tool, Assessment of Fair Housing, community Participation and Implementing the AFFH rule.

### MTW Committee Meetings

We are fortunate to have Chris Lamberty, Nebraska represent our region on the MTW Expansion committee. The Committee made some preliminary determination for the new MTW cohorts. The cohorts are as follows:

1. General MTW Flexibilities—all general MTW flexibilities. Would be restricted to only small agencies and would be compared to a control group of small agencies to test the effects of the “standard MTW package.”
2. Rent Reform—test the efficacy and tenant impact of stepped rent and possibly also flat rent and tiered rent.
3. Project-Based Voucher Caps—test the effects of removing or increasing PBV caps.
4. Sponsored-Based Housing—test the effect of sponsored-based housing. It is unclear what specific type of sponsor-based housing or the vulnerable population affected would be.
5. Landlord Incentives—test a “satchel” of flexibilities (e.g., increased payment standards, cash to landlords, inspection flexibilities, etc.) to determine their combined effect. Agencies will be able to pick and choose which tools in the “satchel” they utilize.
6. Place-Based Model—measure the effects of place-based strategies towards housing.

For more information on the committee, please reach out to Chris at [chris@l-housing.com](mailto:chris@l-housing.com).

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## LEGISLATIVE REPORT

*Jim Inglis, NCRC Legislative Chair  
jinglis@ci.livonia.mi.us*

The August 2016 Congressional Recess featured the NAHRO Legislative Advocacy Campaign. NAHRO disseminated Direct News Alerts which featured our legislative policy proposals. The advocacy campaign ended September 6th and the goal was to send 1,500 letters to members of Congress and amazingly NAHRO membership sent 2,026!!! The campaign featured 2017 THUD appropriations, funding for the Capital Fund, SHARP, LIHTC and position papers on the Affirmatively Fair Housing Rule, Revisions to PHAS/SEMAP and Small Area FMR's along with other H&CD initiatives. Thank you NCRC NAHRO members who sent letters to their member of Congress.

### Current Legislative Proposals and Hearings

- **The Small Public Housing Agency Opportunity Act** of 2016, HR. 4816 was introduced in the House and S. 2292 also known as SHARP has been introduced in the Senate. PHA's eligible under SHARP are those with less than 550 combined Public Housing and HCV's. The House Financial Services subcommittee conducted a hearing on September 21st and while SHARP was on the agenda it did not generate much discussion or support. The discussion focused on the HCV program and portability to areas of high opportunity. A second hearing in the Senate Appropriations THUD subcommittee took place with NAHRO's Rick Gentry testifying on recent research that links the zip code you grow up in to your success later in life. The focus was how the HCV program may address that issue.
- **The Senate Bill S.2962, The Affordable Housing Credit Improvement Act** would increase the LIHTC volume cap and make the 4% tax credit permanent.
- **HR 3700 Housing Opportunity Through Modernization Act is LAW!** It moved through the House with unanimous consent and the Senate approved the bill via fast track provisions prior to recess. The bill has been signed into law. The bill has language on over income families in public housing, operating/capital fund fungibility, public housing replacement reserves, expand PBV to 30% to assist veterans and revisions to medical/child care deductions. If you haven't already done so please thank your member of Congress. HUD issued a memorandum on September 26th which states that five provisions of the law are effective immediately and further guidance is to be provided on the balance of the bill at a later date. What's this resident Commissioner exemption provision in Iowa!

- On September 23rd fourteen members of Congress sent a letter to HUD requesting additional information and guidance on the application of the **Fair Housing Act standards** regarding the use of criminal records when screening or assisting Public Housing and HCV clients.
- **Congress negotiations over the 2017 budget** were down to the wire but Congress agreed on a 10 week CR on September 29th which expires December 9th avoiding a government shutdown. Both the House and Senate are on recess until after the election. Congressional staff will be busy conferencing the House and Senate THUD appropriations bills during the recess. NAHRO will be updating the Advocacy Center and begin transmitting action alerts to assist you in contacting your members of Congress!!
- In August the Public and Affordable Housing Research Corporation which includes NAHRO issued a report entitled **"Housing is a Foundation" to support and focus on subsidized housing policy in the United States.** Valuable resources when addressing members of Congress.



## MEMBER SERVICES COMMITTEE

*George Guy, VP of Member Services  
gguy@fwba.org*

I attended both the NAHRO Summer Conference in Portland and Annual Conference in New Orleans in October. The National Member Services Committee met at both meetings. In the Summer we discussed issues concerning increasing Membership to NAHRO. NAHRO staff presented to the committee their request to increase membership dues. There was a great deal of discussion regarding the request. In the end the committee voted to accept the recommendation of the staff to present the recommendation to the Board of Governance.

I am also a part of the Housing and Education Task Force where we met to discuss the partnership/ MOU with NAHRO and the Campaign for Grade Level Reading. MOU has been signed by both NAHRO and CGLR.

I presented at the National Conference in New Orleans at a Session called High Performer: Raising the Bar by Reaching New Heights with Your Employees.

As part of the NCRC strategic planning process, I have been working with the Leadership/Communications committee. We provided questions for the Executive Board to consider. We also gave the RSO Committee suggestions to consider for updating the RSO job description.

## Committee Reports

The committee also provided information/feedback to improve communication for NCRC.

We provided feedback to assist the RSO Committee in its recruitment efforts.

I attended the State of Indiana NAHRO Conference in August.

I look forward to reporting to you next quarter.



### PROFESSIONAL DEVELOPMENT COMMITTEE REPORT

*Bob Lane, VP of Professional Development  
blane@nahain.com*

The NAHRO Professional Development Committee (Quality Assurance Team) is working very hard to receive customer surveys and audit surveys. We want to know what is working well with our NAHRO Professional Development classes and e-learning and what needs to be refined. Our NAHRO Professional Development Committee has made a commitment to audit classes and e-learning to offer comments and suggestions that can improve our learning product. We have committed to getting students materials on their classes soon after they register.

Assessments are being done by NAHRO staff regarding meeting facilities with a follow up to correct any problems. The comments from NAHRO students have been favorable, and NAHRO faculty are receiving the surveys from students.

The Professional Development Committee will be reviewing "class size" so that we can continue to provide a positive learning environment for our NAHRO students and faculty.

Please take the opportunity to increase the knowledge of your staff by offering them NAHRO e-learning, classes at the training centers and national conferences, state and regional conferences and bringing NAHRO faculty members to your agency.

We have a great professional training staff at NAHRO.

### NEXT NCRC BOARD OF DIRECTORS MEETING

**12pm–5pm, January 5, 2017**  
**Executive Board Workshop**

**8:30am–2pm, January 6, 2017**  
**Executive Board of Directors Meeting**

*Embassy Suites Chicago Downtown, Chicago, IL*

## Committee Reports



### SMALL AGENCY TASK FORCE

*Sharon L. Carlson, SATF Chair  
scarlson@beldinghousing.org*

Since meeting in Portland during the Summer Conference, efforts to grow the small agency network have continued. By request, many individuals at state and regional levels have been added to an ongoing communications list. Information is generally shared on a monthly basis in the form of 'updates', along with continued encouragement to get involved and provide feedback. Since the Summer Conference in Portland, updates were provided July 21, August 31, and October 5, with information on passage of HR 3700/S.3083, Moving to Work expansion, the AFFH navigation chart, August Advocacy, regional and state conferences providing specific programming for small agencies, results of August Advocacy, efforts to regionalize voucher programs, the bedbug epidemic, and the NAHRO Policy team's communications with the department on regulations they are attempting to finalize.

Acting CEO John Bohm, sent a letter July 29 to more than 1,800 agencies with combined units of 550 or fewer public housing and housing choice vouchers, urging them to take action on language contained in the HR 4816/S.2292 and share information with colleagues at their local levels.

On September 21, small agencies had a voice in testimony regarding HR 4816 before a subcommittee of House Financial Services. Ailrick Young, Executive Director of Laurel, MS Housing Authority, representing Congressman Palazzo's district, was invited to participate to discuss the importance of regulatory relief for small agencies. Many thanks to Ailrick and to the subcommittee Chair for convening the hearing.

The SATF thanks our President, DeeAnna Peterson, for putting continued emphasis on small agencies in our region's strategic planning effort. Questions of how to engage and how to support small agencies, is the focus of the small agencies subcommittee, currently chaired by Rachelle Anderson of Bay County, Michigan. Several other regions and chapters are placing emphasis on the challenges of small agencies and how to best support their needs.

The SATF agenda for its meeting in New Orleans on October 13 included continued discussion on HR 4816, regionalization of the voucher program as discussed by the department, and a review of HUD program and regulatory issues.

# COMMUNITIES SUCCEED WHEN FAMILIES SUCCEED.



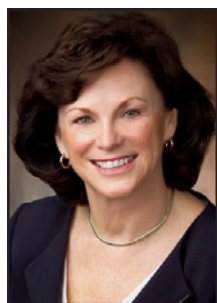
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### REGIONAL SERVICE OFFICER REPORT

Patricia A. Gustafson, RSO  
[pat.gustafson@ncrcnahro.org](mailto:pat.gustafson@ncrcnahro.org)

#### 2016 NCRC NAHRO Conference— OHAC (Ohio Chapter)

Steve Randles, President of OHAC and Sherry Hill, OHAC Coordinator & Conference Planner with their Committee hosted a successful and eventful NCRC NAHRO Conference at Hilton at Easton Center in Columbus, OH last April. **OHAC provided NCRC NAHRO \$10,000** in the net profit sharing for this year's conference. *Thanks to OHAC for all their work to make this happen!*

#### Future Conferences—

##### 2017 NCRC NAHRO Conference

Michigan NAHRO Chapter will host the 2017 NCRC Regional Conference May 3–5, 2017 at the *Motor City Casino* in Detroit, MI. “*Shifting Gears*” is the conference theme being organized by Chapter President Lorri Brookman, Conference Chair & Sr.VP Jim Dewey and with the assistance of Cheryl Anne Farmer, MI State Service Officer. For update see page 14.

##### 2018 NCRC NAHRO Conference

Indiana Chapter will be hosting the 2018 Conference. They will initiate their planning, propose a budget in January for NCRC Board approval and get plans underway.

#### January 2017—Board Meeting

The next Board Meeting & Workshop is **January 5-6**, at the Embassy Suites Chicago Downtown in Chicago, IL. The Training Agenda will be determined by the President and may include continuing Strategic Planning, processes and timelines.

#### NCRC Newsletter

**Articles/Reports—** Stay informed! Be sure to read the President, Vice Presidents, Chapter Presidents and other board members contributions to this publication. I express my appreciation for the many newsletter contributions the NCRC NAHRO leadership has made over the years to keep members informed in our industry.

**Advertisement—** Thank you to our vendors who have trusted us to assist with their advertising needs. NCRC NAHRO continues to appreciate your loyal support to the organization and assistance in meeting our projected budgeted advertising revenues to support four publications annually. (Check out the website at [www.ncrcnahro.org](http://www.ncrcnahro.org) for current rates.)

**Membership Dues—** NCRC NAHRO Membership dues for 2017 is \$50 for an Agency and all it's Associate Members. If you are not currently being billed for your NCRC NAHRO Membership on your annual NAHRO Membership invoice, please contact Lori Myers-Carpenter of NAHRO to request

to be billed. All NCRC NAHRO Dues are collected by NAHRO. Their policy indicates that if you are not being invoiced for NCRC NAHRO Membership YOU have to request an invoice for them to send it to you with your NAHRO Membership Invoice. Please confirm with your financial disbursing staff to assure you are current on your NCRC NAHRO dues and NAHRO dues to continue to support the regional organization.

#### 2017 Awards

**Heads up!** Watch for the 2017 Awards “Promotional Articles” and Nomination Forms in January's Winter Publication. Nominations will be available for the Commissioner's Award, Emerging Leader Award, Educational Scholarship and Charles A. Thompson Award. Additionally, the forms will be posted on the website. NAHRO Awards of Merit nominations are considered by the NCRC NAHRO Awards Jury for recognition at the Regional Level in addition to national award winners.

#### Website

Many years of “*Thank you!*” to Housing Authority Insurance for their generous contribution of hosting the NCRC NAHRO website and staff. It has been a major contribution to the NCRC NAHRO Organization. Check the website for Archives of the past newsletters, meeting minutes, previous award winners, schedule and board directory and links to the state chapters, NAHRO and NPDS. January look for the 2017 Conference Registration Brochure and award nomination forms.

#### October — Housing America Month

Thanks to all the residents, agencies and chapters who hosted events and generated posters from the youth to promote affordable housing. Check out the NAHRO website for a listing of the poster contest winners and to purchase 2018 calendars of winning artistic and inspiring posters.

#### Regional Service Officer Contract

Over the past 18 years it has been my honor and pleasure to serve many NCRC NAHRO Executive Boards of Directors, the organization as a whole, and you, the members, as your Regional Service Officer. At the end of the year, I am retiring my consultant contract services, and will turn the page to the next chapter of my life. As I reflect on the accomplishments, relationships and friendships we have built over these many years, it is apparent that... **I WILL MISS ALL OF YOU!** I fondly refer to you as “*friends and NAHRO family!*” and for that, I am so grateful.

#### NCRC NAHRO Contact Information

Feel free if you have questions or need additional information, to contact me by email at [pat.gustafson@ncrcnahro.org](mailto:pat.gustafson@ncrcnahro.org), call 651-260-6954, or to mail to P.O. Box 831, Faribault, MN 55021 through the end of the year. Notification will be sent to members and posted on the website of the change in NCRC NAHRO contact information with the hiring of a **new RSO for 2017**.

## NATIONAL ANNUAL NAHRO CONFERENCE

*Summary by Patricia Gustafson*

New Orleans, the Crescent City—home of the famous French Quarter, Jazz, Mardi Gras, Cajun and Creole cuisine, Café Du Monde beignets and street Artists—was the venue for our 2017 NAHRO Annual Conference.



**President Steve Merritt, CEO John Bohm** along with **Mayor Mitchell Landrieu** of New Orleans welcomed the nearly 2,000 delegates in the opening session on Friday, October 14th. Featured speaker **Marc H. Morial**, President and CEO of the National Urban League, evidenced in his presentation his energetic and skilled leadership that expanded the League's work around an empowerment agenda. This agenda is redefining civil rights in the 21st century with a renewed emphasis on closing the economic gaps between whites and blacks, as well as other communities of color, and rich and poor Americans.



*President Steve Merritt*



*CEO John Bohm*



*Mayor Mitchell Landrieu*



*Marc H. Morial*

The *NAHRO Fellowship Program* welcomed three new NAHRO Fellows from the class of 2016 completing their course work and commitments to furthering the work of

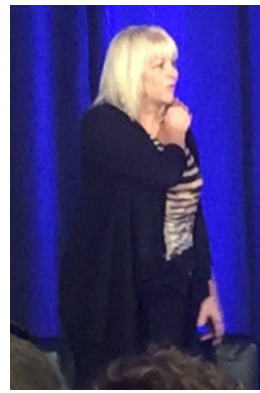
NAHRO in housing and community development. NCRC Members in this prestigious program include both **Jim Inglis** and **Carlos Sanchez**.



Plenary Session at mid conference included another welcome from **Congressman Cedric Richmond** (S-LA). NAHRO honored members with 2016 prestigious awards. They were *2016 Elizabeth B. Wells Memorial Award* to **Gary A. Gramling** of San Diego, CA Housing Commission, *John D. Lange International Award* to **Jamie Bordene** of The Communities Group, Stevensville, MD and the *M. Justin Herman Memorial Award* to **Adrianne Todman** of Washington, DC Housing Authority.

The 2017–19 Candidates Forum provided members an opportunity to hear their views and get acquainted with candidates running for the offices of NAHRO President and Senior Vice President. All the candidates are available to attend regional and all state conferences upon invitation of the conference host. All contested candidates are required to be invited if an invitation is extended.

The day prior to the conference, all the standing committees held their full-day meetings to do the business of the organization. Refer to the Committee Reports in this publication for more specifics of their workings.



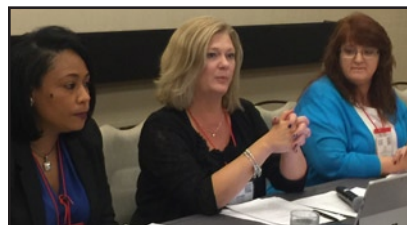
Featured Speaker **Dr. Donna M. Beegle**, Ed.D President of Communication Across Barriers Inc. provided a provocative and passionate presentation with her insights from having grown up in generational poverty in America and studying poverty for more than 20 years. Her authentic voice speaks, writes and trains across the nation to break the

iron cage of poverty. She has worked with educators, justice professionals, health care providers, social service agencies and other organizations across the nation who want to make a difference for those living in the crisis of poverty.

The conference offered more than 40 concurrent session on topics of housing and education, emergency preparedness, HUD's proposed rule on smoke-free housing, Low Income Housing Tax Credit Legislation, the Affirmatively Furthering Fair Housing Rule, Family self-Sufficiency Innovation, Rental Assistance Demonstration Program, Small Area Fair Market Rents, green energy improvements, strategic planning for commissioners, the latest news from HUD and Capitol Hill, and more; These sessions were paired with local housing and community development tours that show-cased local best practices developments, conference delegates had a wide variety of educational opportunities.



*The conference was host to several International Delegates pictured here with IRGE Committee representatives.*



*NCRC Board Meeting at the Conference*

## COMMUNITY REVITALIZATION

### Veteran's Drop-In Center

The Rockford Veteran's Drop-In Center, which provides supportive services for veterans, was housed in another agency's building with restrictive hours and space. They decided they needed to expand their hours, services, and building space. The Winnebago County Housing Authority

(WCHA) received a donation of a large, foreclosed and distressed home from the National Community Stabilization Trust as part of WCHA's neighborhood recovery program. WCHA partnered with the Rockford Home Depot Store, which arranged for volunteers and a grant to rehab the home, and then donated it to the Veteran's Center.

**Mr. Alan Zais, Executive Director, Winnebago County Housing Authority;** 3617 Delaware Street, Rockford, IL 61102; Phone: 815-963-2133 Ext. 111; Fax: 815-316-2860; Email: [alan@wchauthority.com](mailto:alan@wchauthority.com)

### Westland, Jefferson Barns Community Vitality Center

The Jefferson Barns Community Vitality Center (JBCVC) is a key component in the City's efforts to revitalize the Norwayne historic district. Built during WWII, Norwayne is Westland's most economically-challenged neighborhood. Approximately 5.5% of the City's population lives in Norwayne, 85% of students qualify for free lunches, and 12% of the Westland Police Department's calls are dispatched to Norwayne. Mayor Wild designated the Norwayne revitalization as a priority. The City used local and federal NSP, CDBG and HOME funds for renovation, demolition, green space, roads, sidewalks, infrastructure, and park improvements. The JBCVC is the largest investment in Norwayne.

**Ms. Joanne A. Campbell, PHM, Director, City of Westland Department of Housing & Community Development;** 32150 Dorsey Road, Westland, MI 48186; Phone: 734-713-3711; Fax: 734-595-1680; Email: [jinglis@cityofwestland.com](mailto:jinglis@cityofwestland.com)

### Prospect Village Initiative

The City of Omaha Planning Department partnered with twenty-five organizations to create and implement a holistic neighborhood revitalization model. The initiative was launched in Prospect Village, a distressed, racially mixed neighborhood in north Omaha. As a result of the broad spectrum of community partners, residents' needs were met through new housing construction, existing housing rehabilitation, healthy home and energy efficiency upgrades, establishment of community gardens, cultural fairs, neighborhood art projects, financial management training, parenting classes, gang prevention initiatives, and the formation of a viable neighborhood association. The collaboration is now replicating the model in a distressed neighborhood in south Omaha.

**Mr. James Thele, Planning Director, City of Omaha Planning Department, Omaha/Douglas Civic Center;** 1819 Franam Street, Suite 1110, Omaha, NE 68183; Phone: 402-444-5206; Fax: 402-444-6140; Email: [jthele@ci.omaha.ne.us](mailto:jthele@ci.omaha.ne.us)

## RESIDENT AND CLIENT SERVICES

### Those People

The initiative of "Those People" was created not specifically for housing residents, but rather it empowers all individuals who desire to overcome life's hardships, and it provides a platform to share their stories to help break negative stereotypes surrounding impoverished families. It is when a personal story is shared that another person reading it has the possibility to relate and connect with that person and to be empowered to succeed and obtain self-sufficiency knowing that someone else has made it out of the shared hardship. An address should never determine someone's success. People are people.

**Mr. Larry Williams, PHM, CEO, Housing Authority of the City of Freeport;** 1052 West Galena Avenue, Freeport, IL 61032; Phone: 815-232-4171 Ext. 1015; Fax: 815-599-8985; Email: [lwiliams@hacf.us](mailto:lwiliams@hacf.us)

## CALL FOR APPLICATIONS

### 2017 NAHRO Agency Awards Of Merit In Housing and Community Development

**APPLICATIONS** available at [www.nahro.org/agency-awards](http://www.nahro.org/agency-awards)

Applications must be submitted electronically by the dates listed below:

Early Bird Deadline: **November 18, 2016** (\$50 application fee)

Regular Deadline: **December 16, 2016** (\$75 application fee)

Late Deadline: **January 13, 2017** (\$100 application fee)

**NCRC NOTATION:** NCRC NAHRO Awards Jury reviews the Region's submissions for NAHRO and also juries applications for NCRC NAHRO Housing Achievement and Community Development Achievement Awards that are awarded at the NCRC NAHRO Conference held next year May 3-5 at the Awards Banquet in Detroit, MI .

## GRAND RAPIDS HOUSING COMMISSION CELEBRATES 50 YEARS OF SERVICE

The Grand Rapids Housing Commission (GRHC) celebrated its 50th Anniversary with a late-September gala at Frederik Meijer Gardens & Sculpture Park. The event was emceed by WOOD TV8 Community Affairs Director Eva Aguirre Cooper and included a reception followed by dinner and presentations by GRHC Executive Director Carlos A. Sanchez and keynote speaker Roy S. Roberts. The author of the autobiography “My American Success Story: Always the First, Never the Last,” Roy Roberts is a businessman and philanthropist who became the highest-ranking African American executive in the history of the global auto industry. He is also a past president of the Grand Rapids chapter of the NAACP, served on the board of the Grand Rapids Urban League and was a Kent County Commissioner.

“During the past five decades, the Housing Commission has grown from 228 units of Public Housing in 1969 to more than 4,300 units provided through a diverse array of programs,” noted GRHC Executive Director Carlos A. Sanchez. “We are grateful for the support of the community partners who joined us as we celebrated our successes over the years and also celebrated the way forward as we implement plans to undertake new ventures that will expand housing opportunity in our community.”

The GRHC recently completed a \$23.5 million redevelopment project at Creston Plaza Apartments on the City’s northeast side and plans a total of \$6 million in improvements at its agency-owned housing developments in the year ahead. The Housing Commission’s five-year plan also includes the goal of developing new home ownership units that will be made available to low-income families.

To mark our 50th Anniversary and October “Housing America Month,” the GRHC invited residents of our housing developments and participants in Section 8 Homeownership and Family Self-Sufficiency Programs to offer reflections on what housing means to them. Their responses are recorded in a celebratory video that can be viewed on YouTube at <https://youtu.be/Fm4zrythTTw>.



*Left: Representative David LaGrand presents the GRHC with a proclamation from the State of Michigan. Right: WOOD-TV8 Community Affairs Director Eva Aguirre Cooper was the 50th Anniversary Gala emcee.*



*Businessman and philanthropist Roy S. Roberts offers insights into his life and career.*



## 2017 NCRC/MICHIGAN NAHRO CONFERENCE

**"Shift into Gear," May 3–5, 2017**

*James A. Dewey, Conference Chair*

### NCRC Members

I want to reassure you that the upcoming NCRC Spring Conference being held at the Motor City Casino in Detroit Michigan is shaping up to be exciting and informative. We have a Conference Committee of 10 people from across our great state participating in monthly calls and meetings and working closely with our State Service Office, Cheryl Anne Farmer. We have also developed subcommittees for various categories to concentrate on finalizing details for the conference.

A few updates are as follow:

1. Committee is meeting monthly and moving forward at a fast pace
2. Vendors have been notified of the event and we have already locked in a few Bronze sponsors
3. Session planning consists of:
  - a. Informative Public Housing and HCV program sessions
  - b. Community Development Session including a full day Tax Credit training
  - c. Commissioner sessions/training
  - d. General sessions
  - e. Professional Development/training
  - f. NAHRO staff led and Legislative sessions
4. Evening events and entertainment is being locked down with our Entertainment Subcommittee
  - a. Tours of Detroit Housing properties and City events are being considered along with in house entertainment and guest speakers.
5. A fundraiser is being planned. We are planning a fundraiser similar to the one in Waukesha Wisconsin a few years back and will be asking each state to provide an auction item that represents their state. Detailed information on this will be provided at the January NCRC Board meeting. This will allow each state has time to prepare.
6. Budget, the budget has not changed since presented in Chicago last January, and there has not been any real expense to date to report.

We plan to bring the final draft conference brochure, budget, and conference events and activities to the January Board meeting and distribute to the membership following and also in the Winter Newsletter.

Please plan to join us to "Shift into Gear" May 3–5, 2017 with us at the Motor City Casino in the newly Redeveloped Detroit Michigan! Watch for registration material in January!

## ReThink: Why Housing Matters



### ReTHINK: WHY HOUSING MATTERS

*Submitted by: Valerie M. Jerome,  
Cuyahoga Metropolitan Housing  
Authority, Marketing and  
Communications Manager*

### Resident Spotlight: Gloria Lacen

Hard work is no stranger to Gloria Lacen, a resident of Cuyahoga Metropolitan Housing Authority's (CMHA) Olde Cedar, and newly employed worker at Mistick Construction. Lacen's journey to become a construction worker began in the fall of 2015 when she saw a letter advertising a CMHA Participating Area Resident (PAR) worker position with Mistick Construction. After working many jobs that were not aligned with her personal goals, she jumped at the opportunity to secure a career in construction, a career she determined would be both rewarding and fulfilling.



After responding to the letter, Lacen would go through several rounds of interviews, where she showcased her willingness and capacity to be a successful worker. She attributes much of her interview preparation to the Sherwin-Williams HomeWork Program, a CMHA program she completed in 2014. "If it had not been for the Sherwin-Williams program, I would not be in construction," she said. "The program really prepared me to be confident and comfortable in interviews."

For some time now, Lacen's personal and professional development activities have been preparing her for a career in construction. Her completion of the Sherwin-Williams HomeWork Program earned her a certificate in painting and introduced her to related work. Most notably, the program developed her leadership skills, which caught the attention of Mistick Construction Superintendent Joe Bareiter. "We noticed that she was putting forth a lot of effort doing anything that was asked of her," said Bareiter. "Her ability to take initiative and her hard work on CMHA's Cedar II

are the reasons we wanted to bring her on as a full time employee at Mistick.”

In such a short span of time, Lacen has accomplished so much to get the position she has always wanted. She attributes her success to keeping a positive attitude and being a responsible and accountable person. Lacen believes it is easier to do a job when you love the job you are doing. “Mistick is a great company, and I can tell that they really care for me personally,” said Lacen. “I wake up every morning, ready to tackle a new day.”

## STATE CHAPTER REPORTS

Following is an update from the NCRC State Chapters Presidents of their state membership activities.



### ILLINOIS CHAPTER

*Jackie L. Newman, President*

IL NAHRO held its Annual Conference “Together Towards Tomorrow” in Rockford, Illinois August 17th–19th. It was a huge success with record number attendance!!! A special ‘thank you’ to our host Housing Authorities: Rockford Housing Authority (Ron Clewer, CEO); Winnebago Housing Authority (Alan Zais, Executive Director); Freeport Housing Authority (Larry Williams, CEO/Executive Director).

A unique twist to this year’s conference was the spontaneous, live Facebook interviews of conference attendees by interviewer Larry Williams, CEO, Housing Authority of the City of Freeport. Dr. Williams posed the question: “What does home mean to you?” While the answers varied by each respondent, the underpinning of each response was unchanged expressing sentiments that fundamental to each person’s well-being (regardless of socio-economic status) is ensuring the basic need of “housing” is met. In the words of CEO, Ron Clewer: “Our role as providers of affordable housing is something we all take seriously and the most satisfaction comes when residents are housed and families in need are assisted with fairness, compassion and opportunities!”

As we look towards the last few months of 2016, IL NAHRO will held a one-day workshop on Wednesday, November 2, 2016 at the Peoria Training Center in Peoria, Illinois. The one-day workshop was a “Recap of the PHA Listening

Session Topics” recently held by the Department of Housing and Urban Development. The target audience for this listening session was Executive Directors, Asset Managers and HCV Managers as discussion will focus on Reforms to SEMAP and PHAS, the HCV Administrative Fee Formula and the Uniform Physical Condition Standards (UPCS-V) for the HCV Program.

Finally, IL NAHRO welcomes its new Board Members:

**Paul Bollinger**, VP Member Services, *CEO, Peoria Housing Authority*

**Kate Brown**, VP Professional Development, *Senior Housing Research Specialist, University of Illinois*

**Felicia Davis**, Secretary, *Deputy Executive Director, Winnebago County Housing Authority*

**Karen Davis**, VP CR&D, *Director of Economic Development, City of Springfield*

**David Young**, Legislative Liaison, *Director of Technical Assistance, Housing Action Illinois*



### INDIANA CHAPTER REPORT

*Rick Moore, President*  
[Rick.moore@evansvillehousing.org](mailto:Rick.moore@evansvillehousing.org)



The Indiana Chapter of NAHRO is pleased to report that the 2016 Annual Conference was a huge success! The conference was held at the Grand Wayne Convention Center in Fort Wayne, Indiana on August 23–24, 2016. Staff from the Indianapolis Field Office led multiple training sessions during the conference, and feedback provided through attendee surveys and general conversation indicate that the event exceeded expectations. The Conference Planning Committee hopes to build on this momentum each year, as Indiana NAHRO steps to the forefront of collaborations within the housing industry.

Indiana NAHRO Executive and At-Large Members also attended the Annual Board Meeting on August 22, 2016. Creating a website presence for Indiana NAHRO is of utmost priority at this point, along with increasing overall membership and generating better communication with housing authorities throughout the state.

As 2016 draws to a close in the coming month, Indiana NAHRO will continue to discuss dates, locations and opportunities available for our 2017 Annual State Con-

## State Chapter Reports

ference. We also look forward to assisting with efforts to host the NAHRO National Summer Conference in Indianapolis, Indiana on July 16–18, 2017. We hope to see each of you there!



### IOWA CHAPTER REPORT



*Amy Tooley, President*  
*atooley@sioux-city.org*

Planning is underway for Iowa NAHRO's Annual Conference April 19–21, 2017 at the West Des Moines Marriott. This year's conference will focus on Expanding Housing Opportunities. The

Professional Development Chair and IA NAHRO Board members have been working diligently to plan a conference that will cover the latest topics, trends, and challenges in Affordable Housing.



The 2017 Annual Conference will offer tracks for Commissioners, Section 8, Public Housing and the "return" of Community Development.

IA NAHRO held a 1 day REAC UPCS Fall training on September 27th for both maintenance and management of Public Housing. Forty five maintenance and management staff attended the training provided by US Inspection Group President Ken Pilbin.

A Small Agency Taskforce has been established and small agencies are continuing to receive communications relative to small agency issues and concerns, and input will be requested relative to proposed rules and regulations to ensure small size agencies have a voice.

Several members of the IA Chapter of NAHRO gathered during the National NAHRO Conference for the NCRC meeting.



### MICHIGAN CHAPTER REPORT

*Lorri Brookman, President*  
*lbrooman@greenvillehousing.org*

Michigan NAHRO had a successful fall conference in Troy, Michigan with nearly 100 people in attendance. The

results of the conference evaluation gave us an overall rating of 3.66 out of 4. Our conference committee has been

## State Chapter Reports

working hard toward the upcoming Regional Conference that will be held at the Motor City Casino in Detroit. Vice President James Dewey has provided a written update of our conference planning progress for your review.

Our Commissioner's committee chair, Karen Baird has been very active in promoting Commissioner training and has attended several area Housing Agency's Board meetings to promote the need for Commissioner certification. She has also been active promoting the NAHRO National's incentive for early childhood reading, and has provided a Little Free Library to the Greenville Housing Commission for area children.

Jim Inglis continues to work hard to provide trainings requested by the membership at the Livonia Training Center. He is currently working on the requests for 2017 training opportunities.

Two new committee positions have been formed for the Michigan NAHRO board: A Small Agency Task Force committee, and Emerging Leaders. We are currently seeking someone interested for the Emerging Leaders Chair which has been recently vacated. If you are interested, please contact me.



### MINNESOTA CHAPTER REPORT



*Barbara Dacy, President*

**Conferences and trainings exceed expectations.**

2016 was a productive year for training and member engagement. We conducted two major conferences (the Spring Conference in May and Annual Conference in September), the two day Leadership Retreat in July, and the week long Housing Choice Voucher Specialist Training in August. All were well attended and in total, exceeded revenue expectations. We also held a "mini-day" at the Capitol to advance our legislative agenda for funding for various housing and community development programs.

Of special note, the Annual Conference in Duluth in September featured a special track on the Affirmatively Furthering Fair Housing Rule, which generated significant discussion at each session. We also featured a "POHP Showcase" (Publicly Owned Housing Program) of recently completed public housing rehabilitation projects which were awarded state funding in the 2014 round (about \$17 million). We also completed our annual award process, which included renaming our Commissioner Dedicated Service Award

## State Chapter Reports

to the “Conrad Rettmer Award for Commissioners,” in honor of the late Conrad Rettmer who was an active Minnesota NAHRO member and Commissioner for the Tracy, Minnesota HRA.

### No Special Legislative Session, but we continue to advocate!

An agreement for a special session this summer did not occur. It was hoped that \$45 million for various housing programs, including funding for additional public housing rehabilitation, would receive consideration. This amount did not include an allocation of funding for affordable senior housing. So, we begin again and are developing both our state and federal legislative initiative discussions. The state session begins in January, and of course, we are preparing for the annual NAHRO Washington Conference in March.

### Minnesota NAHRO members’ provide policy involvement with State Plan to End Long Term Homelessness.

Four Minnesota NAHRO members worked with state staff to produce a plan to identify high impact opportunities for PHAs to increase efforts to help prevent and end homelessness; the plan is entitled: “Achieving Housing Stability Together: Opportunities for Partnership between Public Housing Agencies and Heading Home: Minnesota’s Plan to Prevent and End Homelessness.” Feedback was solicited from state Executive Directors as part of the Annual Conference in Duluth and further comment and feedback will be solicited before plan adoption.

### Looking ahead to 2017.

In addition to our routine work, and participating in NCRC NAHRO Committees, we have several initiatives identified for next year including engaging small agencies in the state through our Housing Committee, conducting a membership survey on a variety of topics, continuing our effort to produce a “Commissioners Handbook,” bolstering scholarship fund raising activities, and developing a three year financial plan.

## State Chapter Reports



### NEBRASKA CHAPTER REPORT

*Anita Doggett, President*

Fall has started out to be extremely beautiful, with the trees turning beautiful colors. The weather has been slowly changing over (as it should); This is the first time in many years that I remember us having a “fall” and the weather not going straight from Summer Hot to Winter Cold!

**NE NAHRO Board Meeting:** The board met once again in North Platte for its September board meeting. Some topics discussed at the meeting were ideas for the Marketing Efforts in Western NE and other advertising efforts. Nancy Bentley has been working with the western agencies to come up with ideas for advertising in those areas that last year’s advertisements weren’t able to reach. They have decided to move with radio advertising and the board allocated \$11,000 for them to use in this endeavor of promoting housing and NE NAHRO. We also discussed coming up with a new website and some discussion regarding AFFH. Eric Oberdorfer from National NAHRO gave us some updates in this area. NE NAHRO will talk to the State about partnering with small agencies on this project. Several other projects NE NAHRO is planning to undertake is a promotional book highlighting HAs and NE NAHRO for our 40 year anniversary. Also, we are going to undertake a new salary survey to help agencies to know where they compare to other similar sized agencies in NE.

**Maintenance Conference 2016:** Maintenance Conference was held in Holdrege NE this year with over 40 in attendance. My maintenance staff said it was a good training with lots of good ideas. They appreciated being able to ask questions and bounce ideas off one another to come up with better ways of doing things. Thank you to Capri and her staff for putting on a great conference and Ed Thillander for being our Maintenance Chairperson.

**Fall Conference:** Fall Conference was held in North Platte this year September 20–22 and not only hosted general sessions but also had Commissioner’s Fundamentals, Commissioner’s Ethics, and REAC training. We had over 125 participants! We always welcome attendance from all over and open up our training for anyone who wants to attend. NE NAHRO has taken a stance to provide training at very affordable cost as a benefit to Housing Authorities. Next year’s conference will be held in Columbus NE.

### KEEP CURRENT



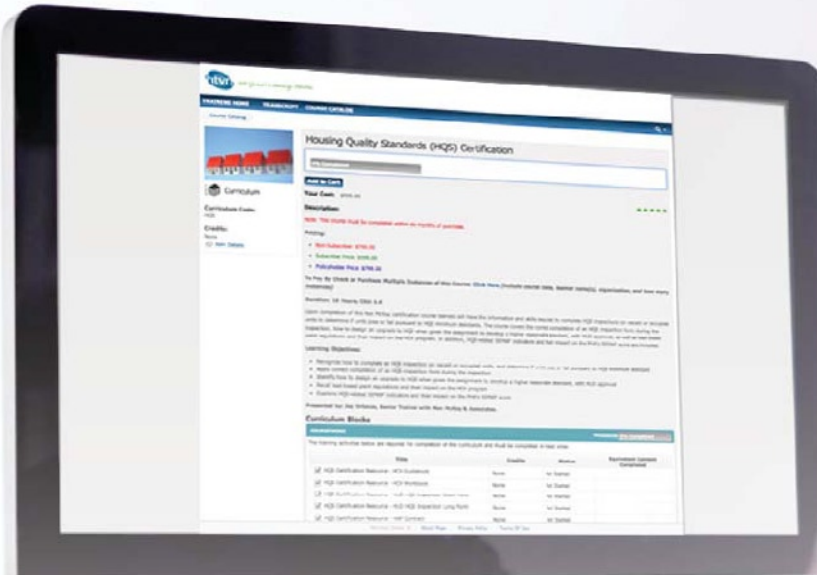
*Within our organization  
you are appreciated  
and important.*

If you have an update to your contact information or are not being invoiced for your NCRC Membership please contact **Lori Myers-Carpenter** at 877-866-2476, ext. 7221 or email [nahro@nahro.org](mailto:nahro@nahro.org) to stay current.



HAI Group

# It's Time to Get Recertified!



"HTVN has provided me with great training opportunities in the past eight years I've worked in housing. I truly believe there is always something new to learn and HTVN provides updated training as the housing industry changes. I feel that it is important to take refresher trainings because as roles change or experience grows, I get something new from the courses."

Shari Riddick, Portfolio Manager  
Enfield Housing Authority, CT

The new HUD Streamlining Rule has changed compliance rules and significantly impacted rent calculations.

That's why we've updated our certification courses to reflect these changes. Check out the updated curriculum at [www.housingcenter.com/recertify](http://www.housingcenter.com/recertify).

We want you to stay in compliance, so we're offering you a **15% discount** on any updated certifications. Apply the discount code **NCRC2016** at checkout!

## For more information

800-873-0242, ext. 651  
[htvnsupport@housingcenter.com](mailto:htvnsupport@housingcenter.com)



HAI Group's Learning Solution

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## CONFERENCE, EVENT & TRAINING SCHEDULE

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### 2017 NATIONAL NAHRO CONFERENCES

**March 26–28, 2017**  
**NAHRO Washington Conference**  
*Arlington, VA*

**July 16–18, 2017**  
**NAHRO National Summer  
Conference**  
*Indianapolis, Indiana*

**October 27–29, 2017**  
**Annual NAHRO National  
Conference & Exhibit**  
*Pittsburgh, PA*

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### 2017 REGIONAL ANNUAL CONFERENCE

**May 3–5, 2017**  
**NCRC NAHRO/MICHIGAN NAHRO Regional “Shifting Gears” Conference**  
*Motor City Casino  
Detroit, MI*

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### CHAPTER STATE CONFERENCES & TRAININGS

**April 19–21, 2017**  
**Iowa NAHRO’s Annual Conference**  
*West Des Moines Marriott.  
Des Moines IA*

**April 18, 19, 2017**  
**WAHA Spring Training**  
*Holiday Inn  
Rothschild, WI*

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### NAHRO TRAINING

Contact NAHRO for other scheduled PD Trainings and Certifications at [www.nahro.org](http://www.nahro.org)

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### NEXT NCRC BOARD OF DIRECTORS MEETING

**12pm–5pm, January 5, 2017**  
**Executive Board Workshop**

**8:30am–2pm, January 6, 2017**  
**Executive Board of Directors Meeting**

*Embassy Suites Chicago Downtown, Chicago, IL*

### WINTER PUBLICATION SUBMISSIONS DEADLINE

**January 5, 2017**

Submit all advertisements  
and reports to NCRC NAHRO  
(Contact information on website  
at [www.ncrcnahro.org](http://www.ncrcnahro.org))