



President's Corner

DeeAnna Peterson, President

What a conference!!! Thank you so much to Michigan for hosting a fantastic regional conference for us in Detroit this past month. The sessions were timely and informative, the venue was amazing and I can't wait to go back to Detroit again when I have more time to see what the City has to offer. The 2017 Conference committee (lead by Michigan President Lorri Brookman and SVP Jim Dewey) lead a large crew to a huge success. And kudos to our new RSO, Cheryl Anne Farmer, who coordinated and choreographed events as if she's been doing this for 10 or more years. Thank you to those that attended and I'm excited to report we had the largest number of "other state" participants as we've seen in many years.

The conference is complete and now we're just coasting until the leadership turns over in October, right?? Obviously, you don't know me very well. LOL

There are more big changes in the

works and I'm thrilled to announce that the NCRC Executive Board approved the decision to move all NCRC dues back "in house" which will have significant impact on our organization moving forward. We will begin collections as soon as national NAHRO can remove us from their outgoing invoices but we will begin sharing this change with our members this coming month. We will be able to take credit cards and agencies can update their contact and email information on our new website. Please watch for more details as they come out.

Congratulations to our new leadership team (also posted elsewhere in the newsletter) and I look forward to watching you continue to make NCRC



2017 Calendar

**NAHRO National
Summer Conference**
July 16-18, 2017
Indianapolis, IN

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

**NCRC Board
Workshop**
January 3-6, 2018
Chicago, IL

**2018 NCRC Annual
Conference hosted by
Indiana NAHRO**
**April 30 - May 2,
2018**
Ft. Wayne, IN

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a relevant resource for the various agencies throughout our 8 states. I'm so happy to watch you all in your leadership progression and hope that you enjoy the same support I've received during my term.

Our Legislative and Housing Committees have created the "Dog Days of Summer One Day Legislative & Policy Seminar" in Chicago on August 11th. You can read more about this timely, important and quite inexpensive event in the newsletter and can register

on our website: www.ncrcnahro.org. Space is limited so register quickly.

Finally, as my time is winding down, I will begin the many thanks for all of the love and support I have enjoyed over the past year and a half and I will enjoy the moments we share in these last months of my term.

With humble and sincere thanks,

DeeAnna

International Research and Global Exchange Committee:



*Ron Clewer,
Vice President of IRGE*

A NAHRO Study Exchange Delegation is being planned for late in 2017. The Study Exchange subcommittee is working to organize the exchange in communication with hosts; the Australasian Housing Institute (AHI) and the Australian Housing and Urban Research Institute (AHURI).

By late June, the IRGE Committee would like to identify delegates to be invited to participate in the exchange. IRGE is soliciting those who would like to be considered for an invitation

to submit an expression of interest. While the exchange has not been fully designed, these are the details to date:

Delegation size is suggested to be 10 or less and no more than 12. Tentative dates set for the preliminary agenda are November 27 through December 9, 2017. This timeframe includes attending the AHURI Conference in Sydney November 29 - December 1st. A Pre-Conference Meeting is proposed the day prior to the conference on November 28 with AHURI Representatives from both Australia and New Zealand. AHI also hosts their Awards Ceremony and Dinner at the conference and has extended a formal invitation to our Delegates to be their guests at the featured dinner event.

Participants will be responsible for their own expenses, including airfare, travel, room and board, and incidentals. Generally, delegates will make their own arrangements for getting to the host city.

Please take a look at the International Committee Guidebook for other guidelines for exchanges.

These criteria are to be used for consideration, and are not listed in priority order. Priority consideration will be given to NAHRO members.

1. Experience and/or education of the candidate to the focus of interest, if known, of the host country (e.g. history and evolution of social housing in the United States, social housing stock transfer models, rental assistance, permanent supportive housing, community development, inclusionary zoning, tax increment districts, homeownership, privatization, etc.). The candidate may contact the International Research and Global Exchange Committee to learn of the committee's study focus, and is encouraged to research further matters that may be of interest to the Committee and the host country.
2. Specific achievements accomplished over an extended period of time in the field of housing and/or community development as a public official, provider, or advocate.
3. Membership in the NAHRO International Research and Global Exchange Committee.
4. Membership in NAHRO.
5. Teachers, students, or others involved in academia related to housing and community development.



AHURI BIENNIAL CONFERENCE

National Housing Conference 2017

29 Nov – 1 Dec 2017
International Convention Centre, Sydney

6. Languages in which the candidate is fluent.
7. Formal and/or informal contacts relevant to the host country.
8. Travels to a host country as a member of a NAHRO Exchange Delegation.
9. Ability to commit to the delegation travel date, and flexibility of a date that has yet to be scheduled, or which may require reschedule.
10. Financial resources for study exchange participation, which

may include transportation, lodging, meal and gift expenses.

11. Other considerations that may be relevant to each unique exchange.

Letters of request must include the candidate's name, present position and contact information along with a current resume, response to the above listed factors, and any other relevant information. Letters of request must be sent to:

Julie Brewen, VP IRGE

National Association of Housing and Redevelopment Officials

c/o Carmen Smith

csmith@nahro.org

Commissioners Committee

Deanna Wagner, Vice President of Commissioners



Happy spring! I apologize that I was not able to attend the NCRC Conference this year. I wish you all well!

The mission of the Commissions Committee is to serve to broaden the constituency supporting the goals and objectives of NAHRO, to support programs to expand the skills of commissioners to effectively

discharge their responsibilities and to work with staff, leadership and membership at all levels of NAHRO in fulfillment of these purposes.

Commissioners have the unique ability and are well positioned to advocate for programs, program policy and necessary resources to address local housing needs in their respective communities, be effective spokespersons for responsible public policy impacting upon housing and community development concerns at the national level and to empower Commissioners to become housing and community development "Ambassadors" in their communities and wherever possible at the state and national level. Committee members support a wide range of meaningful advocacy opportunities and encourage their colleagues to make a case for viable and sustainable communities to the general public, governmental agencies, elected officials at all levels of government and the media.

To meet this mission and vision, the Commissioners Committee continues to work to engage fellow commis-

sioners to become involved in legislative advocacy, outreach and educational opportunities in the following ways:

- **Little Free Libraries** is an initiative that offers residents in public housing neighborhoods, especially with children, to "give a book, take a book" and encourages everyone to explore the world of reading. This is done in conjunction with the National Commissioners Committee Educational Initiative Task Force.
- **Spot On Advocacy** shows members how to navigate the NAHRO Advocacy Center and create letters to their respective members of Congress. This is done in conjunction with the Advocacy Task Force, which is comprised of regional senior vice Presidents who alert commissioners in each region of legislative advocacy efforts.
- **Commissioner Mentors** greet and introduce new commissioners attending conferences, as well as provide information on how to navigate the website, Advocacy Action Center or how to become more involved in NAHRO and issues surrounding Commissioners.
- **Commissioners Corner** articles in the Housing Journal are assigned with authors and topics to ensure Commissioners voice is heard in NAHRO publications.
- **Commissioner Handbook** revisions are currently in the works and updates will be provided at the Summer Conference.

The Summer Conference in Indianapolis, IN provides Commissioners efforts to make training more accessible by offering registrants a special opportunity to attend the Commissioners' Fundamentals seminar while also attending the conference. The Summer Conference takes place July 16-18th.

Finally, the Commissioners Committee is working on sessions for the National Conference in Pittsburgh October 27-29th.



Greenville Housing Commission Hosts Financial Fitness Workshop

Greenville Housing Commission and Montcalm County Habitat for Humanity hosted a Financial Fitness Workshop January 28, geared toward those interested in taking the first steps to becoming a homeowner.

Underwritten by a grant from Isabella Bank, the free, day-long event, attended by 15 adults, included free lunch, child-care and gas reimbursement. Topics covered included budgeting, money management and credit.

The event was facilitated by Angie Hamlett, Homeowner and Family Support Manager at Habitat for Humanity Michigan in Lansing.

This was a wonderful collaboration between the Housing Commission, Montcalm Habitat and Isabella Bank," explained Jeanne Mendrea, Section 8 Coordinator at Greenville Housing Commission. "We were very pleased with the attendance and the quality of the presentation."

Montcalm County Habitat for Humanity has a 25-year history of improving lives in Greenville and Montcalm County by building and rehabilitating homes and providing critical home repairs for low-income, senior and handicapped individuals who otherwise would not be able to afford them. Learn more about Montcalm Habitat at www.montcalmhhabitat.com.

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The HDS logo, featuring the letters "HDS" in a stylized blue font with a house icon integrated into the "D". Below it, the text "HOUSING DATA SYSTEMS" is written in a smaller blue font.

Housing Committee

*Jennifer Keogh,
Vice President of Housing*



As I write this report, the clock is ticking for Congress to pass a budget for 2017 as the Continuing Resolution sunsets on April 28th. After our time in Washington DC and meeting with members of Congress, all signs point to a Continuing Resolution for 2017. This is the new normal. Each year we prepare ourselves for the worst and hope for the best and cross our fingers it is somewhere in

the middle.

The President released his “skinny budget” for 2018 and skinny is an understatement; if passed as proposed, it would be catastrophic to our industry. FY 2018 eliminates CDBG/HOME and slashes funds to the Housing Choice Voucher and Public Housing programs. HUD Secretary, Ben Carson, promises that the President’s budget is just a starting point and that he will not forget about housing in the transportation bill. As members of NAHRO and advocates for our families, we must not let him and congress forget about us. What can you do? **TELL YOUR STORY!** Begin collecting your stories from your agencies; share your family success stories and share how these cuts will impact your families. Highlight where HOME and CDBG dollars are used and show what communities will be missing without these needed resources. Washington County CDA in Minnesota was highlighted for their use of CDBG dollars during National Community Development Week. Click on link to read more: <https://nahroblog.org/2017/04/20/cdbg-impact-stories-in-washington-county-minnesota/> Thank you Barbara Dacy for sharing your story and keep telling it.

The Housing Committee met at the Washington Conference in March and continues to meet monthly via conference call. We have discussed a variety of topics since my report to the Board in January. MTW, COCC refederalization, HOTMA, consortia, HUD renewal funding and other hot topics of the moment.

Here are just a few updates worth mentioning.

Operating Reserves Offset

On January 18, the US Court of Federal Claims found in favor of nearly 350 public housing authorities that brought a lawsuit against HUD from an operating fund reduction in 2012. The decision is appealable for HUD, but industry experts don’t anticipate that they will appeal.

The money paid out to PHA’s will be from a separate set-aside money and will not impact current operating dollars. Jeffrey Cooper is the attorney mailing things out. If you haven’t heard from him, contact Georgi Banna, NAHRO’s Director of Policy and Program Development at NAHRO at gbanna@nahro.org. Agencies should be receiving information in the next month regarding their settlement amount. For agencies that receive a settlement, be careful where you put the funds, seek legal/financial advice if you are unsure.

SEPHAS

HUD continues to move forward with SEPHAS, a new system that would replace PHAS and SEMAP. The Housing Committee provided feedback to NAHRO staff that would allow them to proactively go to HUD with suggestions for change.

UPCS-V Demonstration

In May 2016, 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. NCRC Board recognized that the demonstration could be less inclusive due to the cost involved and wanted to ensure that all our voices within our region are a part of the conversation moving forward. The Board voted to provide up to \$1,000 in assistance. To date we have awarded assistance to 4 housing authorities in the region. Nationally, a few housing authorities have started and some have not been contacted. This testing period will likely be a several year process and will provide feedback on how to better produce the software product.

Housing Opportunities through Modernization Act of 2016 (HR 3700 or HOTMA)

On April 18, changes for the Housing Choice Voucher program gained through HOTMA went into effect. The new changes give public housing agencies the option to streamline housing quality inspections to enable families with vouchers to occupy units more quickly. When families use vouchers for manufactured homes, they can now receive voucher subsidies to help with their payments on the home, as well as for the rented land it’s on. The new policies also expand the general cap on PBV and other improvements to make units available in lower-poverty neighborhoods.

Just a reminder that in September HUD issued guidance for five self-implementing sections-- 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/bill/114th-congress/house-bill/3700/text>

Other important HOTMA provisions won't take effect until HUD issues implementing regulations.

Moving to Work Expansion (MTW)

In March, NAHRO Housing Committee convened a small group of agencies (which I was a part of) to advise NAHRO for their comment letter to HUD on the Expansions Operations Notice. The HUD notice discusses three categories of waivers and the associated activities that MTW agencies may pursue; it also calls for HUD to grant general waivers, conditional waivers, and cohort-specific waivers for agencies participating in the MTW expansion. While general waivers would be available to MTW

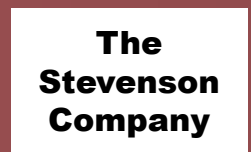
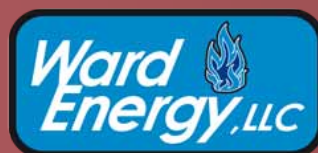
expansion agencies without HUD review, conditional waivers would require HUD review and approval. Cohort-specific waivers would be defined in a series of notices soliciting applications for participation in the MTW expansion. HUD will not grant any waivers that deviate from compliance with fair housing and civil rights laws and regulations. While NAHRO acknowledges HUD's requirement to evaluate specific policy interventions, the Operations notice is too restrictive for PHAs to reap the same flexibility benefits as the current MTW agencies.

HUD is currently hosting listening sessions in April and May as an opportunity to hear feedback on its MTW Operation Notice.

It has been a pleasure serving you as NCRC VP of Housing.



NCRC NAHRO would like to thank all of our sponsors of the 2017 Annual Conference. Without your support NCRC would not be able to provide our members with excellent educational opportunities.



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Legislative Report

Jim Inglis, NCRC Legislative Chair



The legislative landscape remains unclear as of this date with both the 2017 continuing resolution and initial discussions on the 2018 budget. What we do know is that as of this date the government remains open and the continuing resolution was extended by Congress to Friday, May 5, 2017. An FY 2017 omnibus spending bill is still a possibility but Democratic leaders want this

resolved in the next couple weeks. The shutdown of the government has not been completely eliminated. House Republicans insist they would like to move forward with a vote on the Affordable Care Act repeal this week. Democrats have made it clear they may hold a similar position this week if a vote moves forward. Democrats have also said they would not vote for another CR if omnibus negotiations are not completed quickly. Big problem is that there are approximately 70 "poison pill" riders in the omnibus that Democrats oppose. NAHRO IS CAUTIOUSLY OPTIMISTIC THAT WE WILL SEE A FULL FY 2017 SPENDING BILL, NOT A CR BY MAY 5, 2017!!!!

RUMOR: The President's FY 2018 full budget proposal will be released on Thursday, May 18, 2017!

Legislative Initiatives:

- HR. 1661 and S. 448 Affordable Housing Credit Improvement Act of 2017, LIHTC and Housing Bond legislation.
- S. 743 Interagency Council on Homeless, Extension and Strengthen.

NAHRO is part of the partnership with the Campaign for Housing and Community Development Funding and has put together a report for the new Congress to demonstrate the importance of housing and community development programs in our communities. NAHRO has featured several CDBG/HOME communities demonstrating their good work.

On Tuesday, May 8th PBS will air a Frontline episode entitled "Poverty, Politics and Profit" which will examine the billions spent on housing the poor and why so few get assisted. It appears this presentation will be critical of LIHTC and the HCV program!

Mark Your Calendar: August 11, 2017 at the Illni Center in Chicago the NCRC Housing Committee and Legislative Committee's will present a "Dog Days of Summer, One Day Legislative and Policy Seminar". The seminar will feature National NAHRO Legislative Director, John Bohm and HCV Policy Specialist Johnathan Zimmerman aka, JZ.

Member Services Committee

George Guy, Vice President of Member Services



On January 5th and 6th NCRC held its 1st meeting of 2017. That kicked off a big year. Although we are faced with a level of uncertainty with a new administration, there appears to be a lot of optimism for the future.

This year I attended the National Legislative Conference in March. As VP of Membership Services I serve on the national Membership Services

Committee. I also participated in discussions regarding the location for 2018 and a process for choosing locations going forward.

This year the state conference is going to be held in Detroit, Michigan. The theme is Shifting into Gear. MI NAHRO is hosting the conference being held on May 3rd-5th.

Committees are wrapping up scoring for Regional and National Awards including our Regional scholarships. Our region has 42 National Awards of Merit submitted. The region awards an Emerging Leader Superstar of the Year Award, Commissioner of the Year, Executive of the Year, Housing and a Community Development program of the year for Housing Authorities.

It has truly been an honor to serve as Vice President of Membership Services of NCRC. NCRC has a rich history and has been established as one of the better regions in the country. However there was an opportunity to make changes as our industry faces different challenges for the future. DeAnna appeared to have a vision and courage to begin that process. It has been a pleasure working with our president to initiate many of these needed changes. I look forward to assisting the new Membership Services VP in our continued efforts to grow and maintain our membership.

You're Invited

Dog Days of Summer One Day Legislative & Policy Seminar

The NCRC Executive Board are grateful for the work of our Housing & Legislative Committees and would like to invite you to attend a special one-day seminar in Chicago, Illinois.

August 11, 2017

Illini Center

Chicago, Illinois

9:30 a.m. - 4:30 p.m.

Session Features

Legislative Advocacy For the Busy Professional

John Bohm of National NAHRO

Jim Inglis NCRC Legislative Chair and Executive Director of Livonia Housing Commission

Timely, Relevant and Real Conversations with JZ

Jonathan Zimmerman of PHADA will bring you hot housing topics from Washington

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2 blocks from Illini Center

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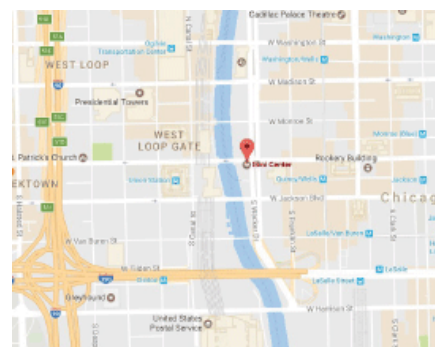
(312) 214-6400

\$179 ++ per night (single)

Mention NCRC08 to get the group rate.

3 blocks from Illini Center

Make reservations before July 10, 2017 to receive group rate.



Illini Center, 19th Floor

Room Orange & Blue Room

200 S Wacker Dr.

Chicago, IL 60606

1 block from Union Station

REGISTRATION FORM

2017 Dog Days of Summer

Please fill out the information requested below. Please print clearly.

August 11, 2017

REGISTRANT INFORMATION

Name

Title

Agency

Address

City/State/ZIP

Phone

Email

Dietary Restrictions

REGISTRATION FEES

Registration fees include lunch. Early registration rates apply to all registrations received by the office no later than **July 28, 2017**. All registrations received after **July 28, 2017** will be charged a \$25 late registration fee.

REGISTRATION RATE:

Choose **ONLY one**

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Non-Member

Early

☐ **\$98**

☐ **\$120**

Late

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☐ **\$145**

PAYMENT INFORMATION

TOTAL: \$ _____

Please add the section totals and place sum in space provided above.

Check # _____

Please make checks payable to NCRC NAHRO.

OTHER INFORMATION: No refunds after **July 28, 2017**. Questions? Call the NCRC NAHRO office at **734.498.2493**.

Return registration form and payment to:

NCRC NAHRO, 169 Templar, Pinckney, MI 48169

Ph: 734.498.2493 or Fax: 734.498.8415

You can also register online at

www.ncrcnahro.org



Small Agency Task Force

Sharon L. Carlson, SATF Chair

THE SATF met in Washington, D.C. on Saturday, March 25. As small agencies, the focus of the discussion was the continuing need for housing reform initiatives and the importance of maintaining visibility with the new Congress and the new administration.

NAHRO staff liaison, Acting CEO John Bohm, provided an update regarding the SHARP proposal and while there is reason to be encouraged regarding re-introduction of the small agency bill, it may not have the necessary support needed to move it forward in the House. A representative group of SATF members were granted an opportunity to meet with the staff director for the Housing Subcommittee of House Financial Services to ascertain the committee's standpoint regarding housing reform. SATF members present were asked for input regarding the priorities to be discussed during the meeting, with many concerns shared, circulating around the idea of consolidation of small agency voucher programs.

Policy team members Eric Oberdorfer and Tushar Gurjal were present for discussion of NAHRO's position statements on Involuntary Consortia, and the need to be prepared to defend the public housing model as opposed to consolidation or consortia. The public housing model has become unpopular among lawmakers, but is the best model for seniors and disabled families in small, rural areas. Members emphasized their concerns in this regard, particularly in light of the current levels of operating subsidy.

SATF members were encouraged to read Speaker Paul Ryan's blueprint for ending poverty 'A Better Way'. The document outlines how the housing world and other domestic programs may change if all or parts of the plan are implemented. Along with continually educating elected officials about the impacts of severe underfunding and overregulation, the need for preparation for changes that may be forthcoming is urgent. SATF members agreed that being included in the solutions by helping to design needed changes is preferable to sitting on the sidelines being viewed as the part of the overriding problem.

Lastly, the SATF welcomed Renee' Rooker, former NAHRO President and current Board Member for the Affordable Housing Accreditation Board. Ms. Rooker presented the history of the AHAB and outlined its purpose, which is to work toward a means of accrediting agencies. The process is in the early stages, but in meeting with various committees and boards during the conference to gain feedback and interest in the endeavor, she emphasized the relative benefit to the industry should this endeavor be realized. Questions from members revolved around time commitment, cost, and the ability of small agencies to participate.

Before adjourning, members were encouraged to continue outreach to small agencies in their home jurisdictions to insure information is being shared and reinforce that there is a network.



Richie



Shaw



Young

Candidates for NAHRO Leadership

Election 2017

[Learn More ▶](#)

Regional Service Officer Report

Cheryl Anne Farmer, RSO



2017 NCRC Annual Conference - Wow! What a great conference! After two years of planning, the MI Chapter of NAHRO and the 2017 Conference Planning Committee pulled off a great conference. I would like to thank Jim Dewey, the 2017 Conference Chair, for his professional housing

guidance along the way. Of course a great big thanks goes

out to the rest of the committee for their time and dedication in planning such a successful event. We hope you all enjoyed your time in Detroit and Michigan looks forward to hosting again in 8 years.

WEBSITE - Don't forget to check out the the NEW www.ncrcnahro.org website. I am looking forward to hearing your feedback. I hope this will be a useful resource for you in the future.

STATE CHAPTERS - NCRC would like to help you market your chapter events. If you have an event or training coming up that you would like for us to pass on to the NCRC membership, please send me an email with a short write up about the event and any registration links to include.

2017 - 2019 NCRC Newly Elected Board

OCTOBER 2017-2019

President - Larry Williams, Freeport, IL

Senior VP - Jennifer Keogh, St. Paul, MN

Secretary - Cortney Crockett, Cleveland, OH

Treasurer - Peggy Rice, Portsmouth, OH

Vice Presidents with Portfolio:

Commissioner - Sandra Boutell, Belding, MI

CR& D - Judith Carlin, Omaha, NE

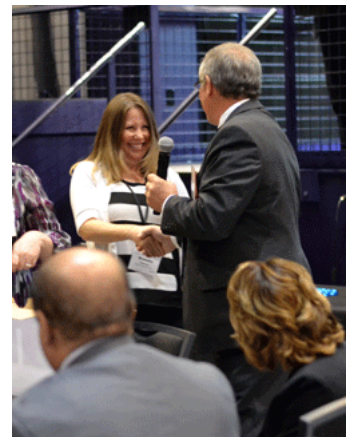
Housing - George Guy, Fort Wayne, IN

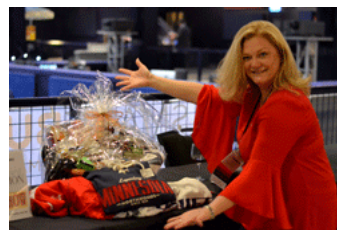
IRGE - Randal Hemmerlin, Red Wing, MN

Member Services - Felicia Davis, Rockford, IL

Professional Development - Sharon Carlson, Belding, MI

2017 NCRC CONFERENCE PICTURES





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"What Home Means to Me" Poster Contest

National Association of Housing and Redevelopment Officials • Housing America Campaign

Poster Contest Committee Report

Anna Judge, Housing America Poster Contest Chair

I hope everyone enjoyed their time in Detroit as much as I did while attending the NCRC regional conference. During this conference the top 3 posters were chosen that will move on to the national competition. A special "thank you" to the board members that assisted in judging the regional entries. The following are the 3 winning poster entries that will be moving on from each age division.

Division	Winners Name	Housing Authority	State Chapter
Elementary	Adelia Jackson	Lincoln Housing Authority	Nebraska
Middle School	Lorin Blakemore	Metro HRA	Minnesota
High School	Jasoni Crafton-Givens	Springfield Housing Authority	Illinois

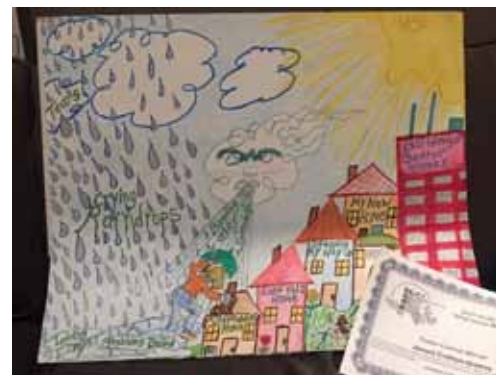
I would like to thank everyone that marketed the poster contest and ask that you consider doing so again for next year's contest. It is never too early to start. Entries normally are due in March so that judging can take place at the regional conference. So, get your creative minds going and think of innovative ways to get the children of your authorities involved. It is always very interesting and heartwarming to see through the eyes of children and what home means to them.



Elementary School Winner



Middle School Winner



High School Winner



2017 NCRC President's Award



Congratulations Joe Pash, Johnson Controls

Each year during the Annual Conference the President gives an award to a person or entity that has helped them over the past year in a significant way and this year's award went to Joe Pash. Joe works for Johnson Controls and sits on the Executive Board as our vendor liaison. He has done great work in this position however those are not the efforts he received the award on. Last January, the NCRC Executive Board had a strategic planning session that catapulted them into a season of change and 7 work groups came from those discussions. Joe volunteered to take the lead position on the committee that was responsible for the work around replacing our retiring RSO. His committee began with evaluating the outdated job description and working with all the other committees to create a new description of the work we would like the incoming RSO to be responsible for. They created the job description, created the RFP (request for proposal), did the advertising, created the scoring criteria for the hiring committee and kept this all moving on a tight timeline. Joe's

committee put in many hours of open dialogue as well as individual researching to accomplish their tasks and Joe was involved in the coordination of this huge task. During this process, he kept me in the loop and included many of the other board members in the conversation as it moved forward. The hiring of our new RSO is the pivotal decision that has changed the trajectory of the NCRC Executive Board and Joe and his committee were responsible for accomplishing this important work to ensure that we would have the best opportunity for gaining the needs of our organization moving forward. Many thanks to all of the RSO replacement committee but especially to Joe Pash for his dedication of time, coordination and leadership over this past year.

2017 Housing Award of Excellence



Congratulations Lake County Housing Authority

Lake County Housing Authority hosted "A Proactive Discussion on Race in the Suburbs: What Unites Us is Far Greater than What Divides Us" on July 20, 2016. This was the first of three panel meetings, where key figures from the Lake County area came together to discuss the issues relating to race in the community from law enforcement/community interaction to diversity in the educational system. In light of all the recent tragedies involving law enforcement and people of color in the national news, Lake County Housing Authority thought it would be best to proactively combat these issues before they landed on our doorstep. In order to address this

concern, law enforcement officials, government officials, and those in educational leadership positions were asked to participate in a panel discussion. Adding to the discussion were also community members and advocates, making the panel well rounded in experience and expertise. Each participant spoke about the issues dealing with race from their point of view, and collectively came up with solutions and plans of action to make the Lake County area more diversity, friendly and safe for all its citizens. Role of the Agency/Organization David A. Northern, Sr., Executive Director/CEO spearheaded the Proactive Discussion on Race in the Suburbs. He brought community leaders and members together to discuss all the ways in which they could all help the Lake County community tackle the issues of diversity. Together, over the course of two months, the panel came up with strategies to better race relations. Mr. Northern began an email group chat, where members of the panel talked freely with one another to bounce ideas and demonstrate how the things discussed at meetings were being implemented. Mr. Northern and his team at the housing authority hosted each of the three meetings, and assured that the panel had a safe and fruitful time discussing these very serious and sensitive issues.

2017 Community Development Award of Excellence



Congratulations Cuyahoga Metropolitan Housing Authority

The Creative Fusion Mural at Lakeview Terrace Estates was produced through a partnership between the Cuyahoga Metropolitan Housing Authority (CMHA), The Cleveland Foundation, The Cleveland Public Theatre (CPT) and Ohio City Inc. The artist responsible for creating the mural is Brazilian Creative Fusion artist, Ananda Nahu, who began painting the 170 meter long mural. The piece includes the residents of CMHA's Lakeview Terrace Estates who participate in the Cleveland Public Theatre's Brick City program. Nahu worked on the wall, five days a week with the help of residents of the community. The mural is now Ohio's largest mural.

The Brick City program engages children ages 5-14 who reside in public housing in a year round afterschool and intensive summer arts program that improves academic skills, instills empathy and responsibility, builds character and enhances creative thinking. Under the dedicated guidance of CPT teaching artists, children learn how to create and perform their own plays, choreography, poetry, music compositions and visual art.

These works are then crafted into original performances that are presented annually at CMHA community centers and arts festivals throughout Cleveland. Ohio City Incorporated (OCI) is the community development corporation responsible for preserving, promoting and developing the Ohio City neighborhood. OCI serves the community by providing assistance to both neighborhood residents as well as businesses and institutions through the vehicles of advocacy and outreach, community building, marketing, special events, neighborhood planning and housing assistance. Furthermore, OCI is engaged in tenant attraction and retention. The work of OCI is aimed at making Ohio City a vibrant and livable community.

2017 Alvira B. Long Memorial Award



Congratulations Pastor H. Lee

After earning his Bachelor of Arts degree in Theology from Chelsea University of London, U. K., Pastor H. Lee has become quite the man of balance.

In May of 1997, he began his Pastorate at the Cornerstone Baptist Church of Chicago, IL, as Vice-Pastor to his father the late Rev. Henry Jordan, Sr. On September 27, 2007 H. Lee became the Senior Pastor of CBC. God within His perfect will still had a plan and another assignment destined for Pastor Jordan Jr. On January 20, 2010, H. Lee Jordan Jr. became Pastor of the Greater Faith Church- Baptist in Waukegan, IL. Honored

and humbled to serve, Pastor Lee has continued to build upon the integrity and established legacy of GFC. On January 17, 2016, Pastor Jordan received his Doctorate of Divinity from St. Thomas Christian University. Dr. Jordan currently serves as Chairman of the Board of Commissioners for Lake County Housing Authority, CEO of Changing Generations Initiative NFP Organization, as well as several other Boards across the City of Waukegan and Lake County.

Dr. Jordan was first elected to the Lake County Housing Authority Board as a Commissioner in 2014. His leadership and passion quickly elevated him to Chairman. He has shown his support and dedication not just to the Housing Authority but the community of Lake County as a whole.

Dr. Jordan has shown tremendous forethought and insightful decision making skills. While with LCHA Board, he has advocated in Washington D.C. on behalf of the agency. He played a major role in the closing of Brookstone and Regency at Coles Park. In addition, he is dedicated to assisting with the annual Black Tie Gala. He is passionate about helping further educational and economic development in all generations of Lake County.

His guidance has helped LCHA to remain a stalwart agency during the changing economic times.

2017 Rising Star Award



Congratulations Anna Judge, Dakota County CDA

Anna is the Director of Property Management at the Dakota County Community Development Agency (CDA), one of the largest housing and redevelopment authorities in the Midwest. The CDA's Property management team is the largest department in the agency and handles the leasing management and maintenance of over 2,600 units of housing located in 11 major cities in the third largest county in the state.

The CDA's housing portfolio includes locally funded senior apartment buildings, workforce townhomes (funded with tax credits), federally funded public housing, and state funded youth supportive housing apartment

building. The CDA has maintained an in-house property management team to efficiently lease, manage, and repair our housing units. This team has been led by Anna for the past seven years. Prior to that Anna spent time in the department as an Assistant Property Manager and Property Manager, so she knows all facets of the department's work. The team consistently meets High Performer status for the annual Public Housing Assessment Systems (PHAS). It also maintains at least a 98% overall occupancy rate.

As Property Management Director, Anna maintains numerous external relationships and networks with industry professionals to share ideas and learn about ways to enhance our work at the CDA. She has been an active member in the Minnesota (MN) chapter of NAHRO, NCRC and the national NAHRO. At Minnesota NAHRO she served on the Emerging Leaders sub-committee, started a networking group of public housing agency officials throughout the region, presented as a subject matter expert at conferences, and helped coordinate the "What Home Means To Me" poster contest. One of the training sessions she helped coordinate was called, "Best Mistakes I Ever Made," which was a popular session at a MN NAHRO Conference.

Anna has been serving at the regional and national level of NAHRO as a member of the National Housing Committee. She regularly attends these conferences and was recently appointed the Regional Housing America Task Force Chair for NCRC.

Her desire for professional development has been on-going. During her 20-year tenure at the CDA she obtained both her Bachelor's and Master's degrees and attends industry conferences and trainings regularly including the Minnesota MultiHousing Associations Working Together Conference. She also attends Club 21 meetings which is a book club focusing on race and equality.

Aside from these professional association commitments, Anna serves as part of a Senior Management Team and projects enthusiasm throughout the office and to her staff that attribute to the agency's success and overall culture. She has excellent working relationships with community stakeholders including non-profit organizations that provide services to our residents and city personnel (ie. Police Chiefs) to maintain open lines of communication about our properties and residents.

2017 Ernest J. Bohn Education Scholarship



Congratulations Taylor Mershon, Portsmouth, Ohio

I have spent most of my teenage years just wishing I was in college and finally on my own. For my entire life, my father has suffered from drug addiction and I believe that this is what has influenced my goals in life the most. Because of his addiction, my mother suffers from depression as do I, though I also have anxiety. My family and I have always had financial struggles which lead to moving housing and schools a lot. What came with moving so much was difficult. But through all of this, my parents stayed strong and still did their best to provide for my brother and I. Within five years, I hope to have graduated from college or still be attending

college. I will be majoring in social sciences and psychology while minoring in deaf studies. With my degrees after college I plan to pursue a career as a therapist. At the start of my career, I will likely work under someone but my long-term goal is to own a private practice. I believe that living with a dad who suffers from drug addiction and a mother who suffers from a mental illness, as well as myself, I will be able to connect and sympathize with patients in a way other therapists may not. Also with a minor in deaf studies, the amount of people I can reach and help will be broadened. My dream is to help people in ways I have been helped and through college, I can do that.

2017 Charles A. Thompson Memorial Award for Distinguished Service



Congratulations Rick Moore, Evansville Housing Authority

Mr. Rick Moore has 34 years of experience in housing authority management and currently serves as the Executive Director of the Evansville Housing Authority in Indiana. He was a resident of public housing during his childhood which gives him a unique perspective and understanding of the work and his passion to his vocation. Rick has received national recognition for creating a Permanent Supportive Housing facility in Evansville that took 32 homeless families off the streets and into brand new apartments with on-site supportive services. The Evansville Housing Authority is the first Authority in the State of Indiana to complete a RAD application and move to the implementation stage. Mr. Moore serves as President of Indiana NAHRO, Vice-President of the State of Indiana Continuum of Care and is deeply committed to a variety of community organizations and causes. From the Rotary Club of Evansville President, "Rick has earned the respect and gratitude of his peers, motivating and inspiring others to serve and live the motto of our International organization, 'Service Above Self'." The Evansville Housing Authority Vice-Chairperson shared that

since Mr. Moore came to EHA, the Authority has regained the respect of the city and the community.

Congratulations Rick Moore as the recipient of the 2017 Charles A. Thompson Memorial Award for Distinguished Service! Thank you for your extraordinary leadership and unselfish dedication as you serve the families in need of housing!

STATE CHAPTER REPORTS



IOWA CHAPTER **Amy Tooley, President**

Our Annual Conference was held at the West Des Moines Marriot April 19th – 21st, 2017. This year's conference focused on Expanding Housing

Opportunities, covering the latest topics, trends, and challenges in Affordable Housing.

2017 – 2019 Iowa NAHRO Officers

Marcy Conner, Central Iowa Regional Housing Authority, President

Steven Rackis, Iowa City Housing Authority, President-Elect

Amy Tooley, Sioux City Housing Authority, Past President

Jodi Royal-Goodwin, Muscatine Housing Authority, Secretary

Barb Michaels, Treasurer

Iowa NAHRO awards were presented at our Annual Conference. The following individuals received the following awards:

- **R. Jack Paetz** – Nichole Hansen, Iowa Economic Development Authority. 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** – Marty Ryan, Albia Housing Agency. For outstanding professional contribution and service in the promotion and success of the state chapter.
- **Housing Achievement** – Pati Toops, Fort Madison Housing Authority. For innovative and creative use of Housing and Community Development programs to sustain and better serve our communities and state.
- **Community Development Award** – Lori Brockway, Upper Explorland Regional Planning Commission. The Community Development Award is given to a chapter member for outstanding professional contribution in the field of community development.

Two entries were selected for the NAHRO What Housing Means to Me poster contest and have been submitted to NCRC.

IA NAHRO continues advocacy efforts on regulatory and legislative issues to advance Iowa NAHRO's message to federal decision makers. Eight IA NAHRO members including Commissioners, Board Members, and past Board Members attended the NAHRO Washington Conference held March 26-28 in Arlington, VA. Attendees heard from key administration officials, members of Congress and political insiders.



INDIANA CHAPTER
Rick Moore, President



As previously announced, Indiana NAHRO will be collaborating with the Illinois Chapter of NAHRO to conduct a combined annual conference this year. The annual conference for the two states will take place on August 16th, 17th, and 18th in Springfield, Illinois. Vendor registration is currently underway, while we work diligently to obtain sponsors that truly support the mission of NAHRO, as well as the success of each and every one of our conference attendees.

The 2017 Illinois/Indiana NAHRO Conference vendor/sponsor registration page can be found at <http://bit.ly/vinahro17>.

In addition, you may have received a "Save the Date" invitation that was emailed to members and past attendees in April. **Please mark your calendars now for the Illinois/Indiana Annual NAHRO Conference on August 16-18, 2017 in Springfield, Illinois.** (Image included for reference.) Another email will be shared at the beginning of May, officially launching the opening of online attendee registration. You may also contact Denise Anderson, Conference Coordinator, if you have any questions before then by emailing her at I.NAHRO2017@gmail.com.

On another topic, it seems to be perfect timing for us to announce that the Indiana Chapter of NAHRO now has a new and improved online presence! We are still working on a few updates to utilize the features available to us; however, we are thrilled to be back on the World Wide Web map at this time! Feel free to catch a glimpse at www.innahro.org.

MINNESOTA CHAPTER

Barbara Dacy, President



Minnesota NAHRO members have been working on a wide variety of issues:

1. Legislative Advocacy

- Eight members attended the Legislative Conference in Washington D.C. Members participated in over a dozen meetings, delivering key messages regarding the impact of budget cuts on rental assistance and community development programs. We also collaborated on messaging in handouts to congressional staff, which helped tell the story of the value and impact of programs on the people we serve. We also stressed that many Minnesota agencies were high performers, administering programs carefully and efficiently.
- February 9, 2017 was the Chapter's annual Day at the Capital. We once again participated in the Homes for All Coalition effort to obtain allocations for capital investment bonds as well as bolster the State Housing Finance Agency program allocations. This year, the Governor's Office and Minnesota Housing supported the effort to add senior housing as an eligible use for Housing Infrastructure Bonds, which was a step forward from previous efforts. At the writing of this report, we are hoping for an amendment to the bonding bill to obtain \$100 million for housing; \$80 million for housing infrastructure bonds and \$20 million for public housing capital investment. Current versions of legislation total about \$30 million.
- We were able to raise awareness of the senior housing issue via a Minnesota Public Radio story as well as other publications. (<http://www.mprnews.org/story/2017/04/05/growing-population-of-homeless-seniors-worries-housing-advocates>)

2. Conference Planning

- The Spring Conference at Madden's Resort in Brainerd, Minnesota will feature NAHRO's Commissioner Fundamentals Training (featuring NCRC'S very own Jim Inglis), a Nan McKay HCV/ Public Housing Update, the Theater of Public Policy using improv to learn skills like "deep" listening and finding consensus, plus other sessions focusing on the overall theme of "Moving Forward Together". Please join us from May 24 – May 26.
- We are also working on specialized day long trainings for the Redevelopment Symposium, the annual Leadership Retreat, and another specialized training over the course of the Summer.

- The Annual Conference in Duluth, Minnesota will be the third week of September.
- The Working Together Conference is an annual event working with the Minnesota Multi-Housing Association on a variety of property management and housing issues, which took place on April 18-19 2017.

3. **Organization**

- Minnesota NAHRO bid farewell this spring to Cora McCorvey, Executive Director at Minneapolis PHA and welcome to Greg Russ, from the Cambridge (Massachusetts) Housing Authority. The Saint Paul PHA held a special reception for Greg, and also welcomed new lead personnel from a local nonprofit.
- We sent out a special email blast explaining the upcoming elections for national, regional and state offices last month. We hope to have video recordings from the two Senior VP Candidates at our Spring Conference in Brainerd, and of course

we are very proud of our local candidates for the NCRC offices. We are forming our state nominating committee this month to start our state election process.

- A membership survey will be conducted this summer aimed at garnering information on a variety of topics for the new Board of Directors to incorporate into their decision making.
- We have also completed a draft of the Commissioner's Handbook, which we hope to finalize yet this year.
- The Facilities Engineering Coursework committee continues to shape a certification program for maintenance personnel.
- I will be presenting a session on creating affordable housing at the NCRC conference along with George Guy!

4. **Local Issues**

- The City of Minneapolis adopted an ordinance requiring landlords to accept Section 8 vouchers. (<http://minnesota.cbslocal.com/2017/03/24/mpis-city-council-passes-section-8-housing/>). The MMHA published a full page ad in opposition of the ordinance.



WISCONSIN CHAPTER

Rebecca Kralewski, President

The HUD conference call took place on April 11th with several attendees calling in.

- Welcome and Introductions – Lucia Clausen, acting PIH Director
- HCV Funding Letter
- Epic Resources
- Op Sub Funding
- EIV Recertification Reminder
- PHA Questions?



Updates were given on the above topics along with introductions of the acting PIH Director.

Wisconsin had approximately 11 individuals from the state attend the NAHRO Legislative Conference.

We were able to bring several profiles from the WAHA membership to discuss past, present and future issues with the program along with the positive results affordable housing can create. Our group was fortunate that the schedules of Representative Moore and Representative Pocan allowed for a direct visit versus meeting with staff. Wisconsin delegates were able to meet with every WI office on the hill.

The spring Executive Director was held on April 18th and April 19th with 99 in attendance.

Topics presented or reviewed were Public Housing and HVC regulatory updates, i.e. Capital Funds, Environmental Reviews,

AFFH, Smoke Free, Flat Rents, HOTMA, Streamlining, Student Rule to name a few. In addition, WAHA awarded three Steve Falak scholarships at the conference. Two full-time students, Katrina Willis and Koren Dennison, were awarded \$1,000 each and Danielle Heath was awarded \$500 for the part-time scholarship. CONGRATULATIONS on your awards.

The next WAHA board meeting will be held Thursday, July 27th 2017- 10:00 A.M. via telephone conference. WAHA is reviewing its bylaws and working on updating some areas. All changes will be presented to the membership in September at the annual meeting.

SAVE THE DATE:

The 2017 Annual Conference of the Wisconsin Association of Housing Authorities will be held September 19-21, 2017 at the Holiday Inn/Central Wisconsin Convention and Expo Center in Wausau. The theme for the Conference, which will be hosted by District 8, is "The Amazing Race to Housing Success". Interesting sessions have been planned, including Maintenance Training and a Commissioner's Workshop, as well as fun activities. On Tuesday, we will feature the Vendor Reception. On Wednesday, "The Amazing Race thru the Bedroom" and much more. Anyone who would like to join us for an informative and fun Conference can contact Karen L. Bennett, 2017 Conference Coordinator, at 715-209-0211 or e-mail KLBennett@netzero.net.

Early bird registration will end July 15, 2017.

Future information can be found on the WAHA website at www.wahaonline.org.

"It is better to know some of the questions than all of the answers."

James Thurber

OHIO CHAPTER

Steve Randles, President

The OHAC Annual Spring Conference was held April 26 - 28, 2017 at the Bertram Inn & Conference Center in Aurora, Ohio. The conference had a good turnout of 190 attendees, 19 vendor booths and many HUD representatives. The agenda included several diverse topics including: A three-day Nan McKay HCV/PH Rent Calculation Training; a 2 ½ day UPCS Inspection Protocol Training by The Inspection Group; PHA Advanced Budgeting & Accounting Workshop with Jason Casterline of Casterline and Associates; Regulatory Update covering VAWA, HOTMA, Streamlining Rule Implementation, AFFH and Smoke-Free Housing taught by Dennis Morgan, DL Morgan & Associates; Capital Fund Training by HUD staff from Washington D.C.; and a Washington Update presented by Jonathan Zimmerman, Policy Analyst from PHADA. On Wednesday evening a charter hospitality bus was provided to transport attendees to and from downtown Cleveland to spend a few hours visiting the casino, shopping and/or dining at one of the many wonderful restaurants located downtown.



The Ohio Housing Authorities Conference (OHAC) is sponsoring a three-day **Project Based Rental Assistance (PBRA) 4350 Handbook Training** presented by Dennis Morgan, Senior Associate, DL Morgan and Associates in Columbus, Ohio, July 11 – 13, 2017. The training will focus on occupancy, calculations, waiting list management, property management, verification, and special conditions under RAD. A Certificate of Proficiency will be issued to individuals passing the exam (included in the registration cost). The registration cost is **\$495** which includes, training, materials, exam, 3 breakfasts, 3 lunches and all breaks. For details including an Agenda, Registration Form and Hotel Information, please visit the OHAC web-site, www.ohac.com. You may contact Sherry Hill of the OHAC Corporate Office with any questions, ohacoffice@embarqmail.com or 419-524-9116.

The OHAC Training & Conference Committee has begun planning a robust agenda for the 2017 OHAC Fall Conference to be held September 20 – 22 at the Renaissance Columbus Hotel in downtown Columbus, Ohio. The committee will be combining some maintenance topics along with various managerial and front line themes. Details will be available soon on the OHAC web-site at www.ohac.com.



MICHIGAN CHAPTER
Lorri Brookman, President

MINAHRO was pleased to host this year's Regional conference at the Motor City Casino Hotel in Detroit, Michigan. The conference was a huge success thanks to efforts put forth by the Programming Committee as well as the vendors and attendees. Special thanks to Herticene Hardaway and the Detroit Housing Commission for being our host agency.

MINAHRO also held our elections and a new slate of officers are ready and willing to represent our agencies and state for the next two years.

In addition to the regional conference, Michigan NAHRO will be having a joint conference with the Michigan Housing Directors Association and the Upper Peninsula Housing Organization starting September 20, 2018 at Crystal Mountain resort. This is such a great venue, and the last joint conference held here was a huge success.

It was wonderful to see everyone in Detroit, and we look forward to seeing everyone soon.

ILLINOIS CHAPTER

Jackie L. Newman, President



Things are shaping up as ILNAHRO and Indiana-NAHRO have joined efforts and partnership -- hosting its first ever joint conference!

Registration is now open for the joint conference scheduled for **Wednesday, August 16 through Friday August 17, 2017** at the Abraham Lincoln Hotel in **Springfield, Illinois**. Sponsorship and Vendor opportunities are still available. Please visit the web site at www.ilnahro.org to register and find out additional information about the upcoming conference.

Sessions will include topics for Commissioners, Executive Directors, Community Development Organizations, Public Housing, Section 8, RAD, Tax Credit Structuring & "Getting the Deal Done". So you will not want to miss the opportunity to learn and network!

We hope that you will join us for the conference and while you are here in Springfield, Illinois – please take time to *enjoy* the Historic Lincoln sites and *visit* the Illinois State Fair which will be in full swing!!

As the landscape of Affordable Housing continues to take shape under our newly appointed HUD Secretary it is incumbent upon us to continue to share the importance and impact affordable housing has in stabilizing families and communities. ILNAHRO is committed to ensuring the voice of its membership remains strong through advocacy, educating new HUD leadership and directing its membership to cutting edge training opportunities on a State, Regional and National level.



169 Templar Ave. • Pinckney, Michigan 48169 rso@ncrcnahro.org • 734-498-2493

ADVERTISING RATE SHEET

North Central Regional Council of NAHRO (NCRC NAHRO) is a professional membership association of housing and community development agencies and individuals. Total circulation of the newsletter averages approximately 4,000. All editions will be sent by e-mail link to the entire membership and posted on the website. NCRC NAHRO member agencies administer nearly all of the public housing and Section 8 existing housing in an eight state region, including Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, Ohio and Wisconsin. In addition, over 800 of our member agencies operate a wide variety of other federal, state and locally funded programs for housing and community development.

The cost of advertising in the newsletter is as follows:

<u>Finished Size of Ad (width x length)</u>	<u>Cost per issue</u>
Full Page 7.5" x 10"	\$420
Half Page 7.5" X 5"	\$324
Third Page	\$276
Quarter Page 3.5" X 5"	\$235
Medium/Small ad 3.5" X 3.5"	\$204
Business Card 3.5" X 2.5"	\$175

The NCRC NAHRO Newsletter is published four times a year. Advertisements will be accepted on a first come, first serve basis. Limited space allotted.

Submission deadlines are January 15th, April 15th, August 15th and November 1st.

If you are interested in advertising with us, please send a high resolution file (at least 300 DPI) to rso@ncrcnahro.org prior to the deadlines above. Preferred files include tiff, eps, or high resolution pdf. Please contact the NCRC NAHRO office at (734) 498-2493 or email to the above address with any questions or requests for further information.

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It's not too late to become a current member!



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 to stay current.

Visit our new website at www.ncrcnahro.org



169 Templar Avenue
Pinckney, MI 48169
734.498.2493
734.498.8415 fax
rso@ncrcnahro.org
www.ncrcnahro.org