



President's Corner

George Guy, President

their efforts as they finalize their recommendations on the future of the Regional Conferences.

In October, I formally announced my candidacy for NAHRO Senior Vice President during the National Conference. I want to thank you for your support and input, and I look forward to representing the region on this national campaign.

I continue to meet regularly with the NCRC Vice Presidents, as well as the State Presidents, to discuss how we can better serve the NCRC Membership. We strongly believe that now, more than ever, is the time to prove how valuable NCRC is to our members and the value of our organization. We are looking to begin virtual lunch-and-learn trainings by the end of the year.

I look forward to 2021 as it presents new opportunities for innovation.

2021 Calendar

May 5-6, 2021
NCRC Conference
Virtual Conference

October 7-9, 2021
National Conference Y
Exhibition
Phoenix Convention
Center
Phoenix, AZ

Happy New Year!

NCRC continues to host monthly COVID-19 Best Practices Calls on the first Wednesday of each month from 9:00am-10:00am ET. These calls are a great place to share ideas throughout the region. We anticipate using this platform to build on and discuss all of the challenges facing our industry and we navigate through this pandemic. Again, these calls are to support engagement and collaboration.

Over the past few months, I have been working with the Conference Work Group and State Associations to support

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Senior Vice President Report

Alan Zais, SVP

In my position as Chair of The International Research and Global Exchange Committee, IRGE and NAHRO continue to work in partnership with the Canadian

Housing Renewal Association (CHRA) on various projects, most recently with my presentation to the CHRA Board meeting along with NAHRO CEO Adrienne Todman, where CHRA was looking for our perspective on the upcoming election.

Our Communications sub-committee chair has started sorting through the committee's historical archives for preservation and storage on the national NAHRO webpage. Additionally, the Communications sub-committee meets regularly and has been coordinating consistent emailing of international communications – partner newsletters, conference information, etc., to our committee members and NAHRO leadership to include with regional and state chapters.

Our Partnership sub-committee continues to keep the Committee and NAHRO on task in managing our existing MOUs and other partnerships with member nations that we currently recognize or look to acknowledge in the future. The sub-committee has established a connection with Ireland and continues to encourage NAHRO to enter a formal MOU with them soon.

Our Research sub-committee assembled the presentation for the November 2020 NAHRO national conference tentatively titled, “Social Housing Resilience and Recovery in a Pandemic,” which looked at our partnership ties to give conference attendees an international perspective on how our partners are managing during the Pandemic.

We're continuing with the United Nation's strategic relationships for learning and impacting the UN Millennial Development goals and INTA's newsletter for a series of papers on “postpandemic” and how this affects urban design.

Housing Equity Task Force

The Housing and Equity Task Force identified the following top five (5) critical priorities requiring attention and legislative action to address the impact of systemic and structural racial segregation in housing: 1. Robust and intentional educational resources are needed for low-income families. 2. Housing policies that include collaborative efforts to address the targeted mental health needs of low-income families through partnerships, resources and programs. 3. Exclusionary zoning practices addressed thru nationwide adoption of ‘best practices’ with zoning and planning communities. 4. Additional employment opportunities are needed to provide livable wages, create equity and address the wealth gap. 5. Successful MTW initiatives focused on self-sufficiency and educational support should be available to all Public Housing Authorities.

Wells Fargo Foundation Grant to Advance Housing and Equity Work

On November 30, 2020 NAHRO announced a grant from the Wells Fargo Foundation to bridge the gap between the rich body of existing research on housing and equity with the affordable housing industry. NAHRO will bring researchers and practitioners together to share their knowledge, create an equitable toolkit, train housing agencies and identify policy and regulatory recommendations. I am privileged that my work on the NAHRO Board of Governors and IRGE has invited my contribution to this work.



Housing Committee

Lee Talmage Vice President of Housing

Dear Colleague,
Thank you for all your efforts to bring stability and peace to the many families that you serve in this troubling time. I hope all of you and your families

have been healthy, that you have enjoyed a joyful Christmas, and that you and your agencies will experience the very best in 2021.

Congress Agrees to Late Holiday Spending Bill!

Despite months of negotiations and threats by the Administration, on December 21, 2020, the House and Senate were able to compromise on a massive 1.4 trillion omnibus spending bill, and a \$900 billion COVID-19 relief measure. Low rent housing programs received an overall increase over FY2020 funding, no doubt due to the tenuous times and advocacy of our industry and other advocates.

Incoming Biden Administration Announces New HUD Secretary Pick

In case you haven't heard there was an election last November 2020 and President Elect Joe Biden has nominated Representative Marcia Fudge of Ohio to be the next Secretary of the U.S. Dept. of HUD.

COVID- CDC Eviction Moratorium Extended

As part of the December 21, 2020 Congressional Spending Bill and COVID relief package, the Centers for Disease Controls December 31, 2020 Moratorium on Evictions has been extended to January 31, 2020.

COVID- PHA Waivers Extended to June 2021

This notice, PIH Notice 2020-33 Rev 2, for most PHA housing programs restates the waivers from previous notices and incorporates the waivers from the mainstream voucher waiver notice and Mod Rehab waiver notice. It also adds several new waivers and alternative requirements and extends most of the waivers previously set to expire in at the end of 2020 until June 30, 2021.

COVID- Increased Uses for HCV Admin Fee Funding

On December 10, HUD made new additions to the

CARES Act list of eligible activities for the additional HCV Admin Fee Funds awarded in May and July of 2020. The uses are in addition to the regular administrative fee uses and the older coronavirus-related uses HUD already authorized. These special uses are intended to protect PHA HCV employees, program participants and landlords impacted by COVID.

COVID-New HUD "Hearing" Guidance during Time of Pandemic

The Department has published a notice which provides guidance for conducting remote hearings for Public Housing and Housing Choice Voucher programs covering admission and continued occupancy administrative issues. The Notice, "***Guidance for PHAs on the Allowability of Remote Hearings and Remote Briefings***" (PIH 2020-32) outlines remote technology requirements to be used to conduct these activities. It addresses how to identify and fix technology barriers prior to conducting these hearings or briefings. It discusses the handling of pertinent documents prior to these meetings and distinguishes differences specific to public housing and HCV programs.

COVID-New HUD Guidance on RVI for HCV

We may have a new acronym! On November 12, 2020, HUD published a notice titled "***Remote Video Inspections for Housing Choice Voucher Program***" (PIH Notice 2020-31). The Notice covers the coordinated process between PHA, Owner, a third party Proxy that inspects on behalf of the PHA, and Participant; it offers the HUD Lead Based Paint Visual Assessment Training Course; a Proxy Certification; and gives Best Practices for the use of RVI.

COVID-HCV HAP Funding

On November 2, 2020 HUD extended the deadline to apply for receiving CARES Act HAP Funding for the Housing Choice Voucher (HCV) program for significant increases in per unit cost (PUC) due to COVID related extraordinary circumstances. The deadline has been extended to March 31, 2021 or until all of the \$50 million in available funding has been depleted. Instructions for accessing this funding can be found in PIH 2020-17, "***CARES Act – Housing Choice Voucher (HCV)***

Program Housing Assistance Payments (HAP) Supplemental Funding”.

HUD Releases New Small Rural PHA Energy Usage Program

The program—called the **Small Rural Frozen Rolling Base** (SR-FRB)—would allow eligible PHAs to freeze the cost of their energy consumption levels, improve their energy efficiency, and use any cost savings for any eligible public housing purpose at the PHA's discretion. See **PIH 2020-30“Implementation of Section 209(b) of the Economic Growth, Regulatory Relief, and Consumer Protection Act (Economic Growth Act)”**.

HCV Mobility Demonstration Application Deadline Has Been Extended

On November 25, HUD extended the HCV Mobility Demonstration Application deadline to February 1, 2021.

New Executive Director Operating Fund Web Portal Access

On October 22, 2020 the Financial Management Division contacted PHAs to remind them that in order to certify and submit Operating Fund forms, their Executive Directors must be assigned the OPD role in the WASS system.

HUD HCV Optimization Concerns

A problem with excess HAP reserves and under-utilized HCV programs has prompted PIH Notice 2020-29, **“Guidance for Running an Optimized Housing Choice Voucher Program”**.

HCV Landlord Outreach Guidebook Chapter on “Technology”

The Department of Housing and Urban Development (HUD) has published a new chapter titled “Technology”—as a part of its **Housing Choice Voucher (HCV) Landlord Strategy Guidebook for PHAs**. The guidebook provides strategies PHAs can use to improve landlord participation in the HCV program. This chapter is divided into four sections. The first three sections discuss creating a HCV landlord webpage, creating a HCV landlord portal, and inspections technology. The fourth section is an appendix with information and sample content.

HUD Foster Youth Initiative Vouchers- \$10 Million Set Aside

On October 6, 2020 HUD published a notice titled **“Foster Youth to Independence Initiative” (PIH 2020-28)**. This notice discusses how any PHA which meets certain eligibility requirements (including those agencies that already have a Family Unification Program) may now apply for additional Family Unification Program vouchers for youth aging out of foster care. This supply of vouchers is funded through a \$10 million set-aside in the 2020 appropriations act.

Thank you for the opportunity to serve as your Senior VP of Housing. Please continue to access the NCRC Newsletter, the Monitor, the NAHRO Blog, and don't forget NAHRO also has a voice on newer platforms like Instagram and Twitter.

Professional Development Committee

Steven Rackis, Vice President of Professional Development

The sub-committees of the Professional Development (PD) Committee established the work plans necessary to meet our selected objectives. This work plan is a “live document” and can be accessed via the following link:

https://nahro.sharepoint.com/:w:/s/ProfessionalDevelopment/ESj-YK8zNZMpdz696eICMQBORx_bUz74YtL9FBY8Dg4bg?e=3j1lvb



The 3 sub-committees are:

1. The Quality Assurance Sub-Committee is responsible for reviewing surveys, interviewing potential faculty, and providing feedback to staff regarding the quality of NAHRO offerings and facilitators. This committee is chaired by: Diane Haislip, Deputy CEO, Housing Commission of Anne Arundel County, Middle Atlantic Regional Council.
2. The Marketing Sub-Committee is responsible for PD Partner of the Year Recognition/Award and developing creative marketing strategies to increase knowledge of and participation in NAHRO offerings. This committee is chaired by: Bob Peterson, Manager, Multi-Family Housing and Community Facilities Division, Washington State Housing Finance Committee, Pacific Northwest Regional Council.
3. The Curriculum Sub-Committee works with staff and faculty overseeing the review of existing courses, recommendation of new courses, and the consideration of the platforms on which they are offered. This committee is chaired by: David Gates, Executive Director, Housing Authority of the County of Lonoke, Southwest Regional Council.

Commissioners Committee

Renee Smith, Vice President of Commissioners



Commissioner Training and Professional Development:

Goal: Commissioners will obtain NAHRO Certification and other professional development, to enhance leadership and oversight skills.

The Coronavirus (Covid-19) continues to impact opportunities for training and professional development. The NCRC and NAHRO have offered virtual trainings for Commissioners at conferences held in the past 6 months. Commissioners Fundamentals and Ethics trainings continue to be offered on a limited basis as well as other trainings that Commissioners could benefit from. Commissioners Guide to Monitoring was a new training offered in December 2020 for experienced Commissioners.

Status: Ongoing

Measurable Outcome: Compare how many Commissioners obtained Certification in 2019 to those certified in 2020

2020 Goal: **20% increase

2021 Goal: 25%

increase
** Will get numbers from NAHRO in January 2021 to see if this goal was achieved. It was significantly impacted by COVID-19 1.

Commissioner Engagement/ Retention

Goal: Encourage all Commissioners to become involved in NAHRO activities by serving as a Mentor to Commissioners at NCRC and National Conferences. This will be an ongoing goal which includes increasing communication with Commissioners throughout the year and requesting email addresses from Commissioners when they become Associate members of NAHRO.

Status: Ongoing event - Mentor's Booth- 2020 & 2021 National Conferences. Significantly impacted by COVID-19 and no in-person conferences.

Measurable outcome: Compare collected inquiries received from Commissioner Information Booth to gauge outreach efforts. Due to the Corona virus and cancelation of in person conferences, this goal as not achieved in 2020.

2019 National Conference Data: 44

2020 Goal: 70(No in-person conferences held)

2021 Goal: 50 (goal adjusted and achievement dependent on in-person conference). Other virtual mentoring opportunities are being explored and will be discussed at the National Commissioners meeting in January 2021.

Community and Legislative Advocacy:

Goal #1: Urge participation in advocacy efforts and other topics relevant to Commissioners by contacting Chapter Commissioners and Vice Presidents to distribute messaging from the Advocacy Action Center alerts from National NAHRO.

Commissioners have been actively involved in advocacy letter writing campaigns; reaching out to legislators, other Commissioners, constituents, service providers and other housing advocates to assure that important funding for housing is maintained. The letter writing campaigns have been successful with our region exceeding our goals in this area.

Commissioners throughout the Region will work at the Commissioners Mentor's booth at national conferences; advising new and veteran commissioners how to access/navigate the Advocacy Action Center online and via the app - NAHRO Advocacy, conference app – YAPP.

There have not been any conference due to COVID-19 but we are exploring ways to reach out, provide support and mentoring to Commissioners virtually.

Status: Ongoing

Measurable Outcome: Compare the number of Commissioners reached through Chapters/ State and Regions, in 2020 and 2021. This goal is being re-evaluated due to Covid 19 and no in-person conferences. The National Commissioners Committee is looking at alternative ways to address this goal and will meet in January 2021 to finalize a way to reach and mentor Commissioners virtually.

2020 Goal: 25(impacted by COVID-19 and no in-person conferences)

2021 Goal: 50

Goal #2: Work with Legislative Network Advisory Committee (LNAC) to actively engage in all letter writing campaigns.

Status: Ongoing Yearly event - goal set by LNAC

Measurable outcome: **2020 Goal*:**12,501 **2020 August recess:** 8,501 **2021 Goal:** Number to be set at later date:

(*number determined by LNAC)

Enhanced Collaboration at Regional and National Levels

Goal: Create a Regional Commissioner Committee

Status: Ongoing

Collaborative work has begun in this area, with Commissioners communicating with other Commissioners within their region and on the national level. I am optimistic that a Regional Commissioner committee will come to fruition during my term.

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NCRC-Regional VP of Commissioners
Michigan Chapter At- Large
National Commissioners Committee -Advocacy Chair



Member Services Committee

Keon Jackson, Vice President of Member Services

Nahro Staff reported although renewals had been down during the months of August thru October, things had started to pick up and numbers were almost back to normal.

She felt the slight downturn was due to the current COVID situation. Staff asked committee members to share their renewals ideas or provide any membership leads they may have with her. Staff also reported they had narrowed down the search for a new Association Management System to three vendors. They requested pricing from each one, and they hope to select by the end of the month. Staff also reported they decided to cancel the in-person Washington Conference and instead hold a virtual one. The new dates are March 2-3 and conference registration should open prior to the holidays. Staff also encouraged everyone to visit the Dollars for Scholars online auction on the NAHRO website to bid on regional and chapter baskets to help raise money for the NAHRO scholarship fund.

Scholarships: Earnest J. Bohn Education scholarship applications were received, and the winners have been notified and will be awarded in August.

NCRC Awards: Please encourage your peers to send in nominations.

Member Services Committee 2019-2021 and the NAHRO goals and other items remain as follows:

CONTINUING ITEMS/RECOMMENDATIONS

Dues- Review the dues structure every two years

Awards: Continue to evaluate, promote, and fine tune

the award program. Consider ways to increase the number of entries and to better market the program such as recognizing the size of each agency in the awards catalog.

Fellows- Continue the collaboration with the Emerging Leaders. Work with regions and chapters to increase the number of applications and create more opportunities for the Fellows to be engaged with the membership.

Emerging Leaders- Continue to submit session ideas for conferences and plan events for Emerging Leaders. Look into the possibility of holding a sponsored hospitality suite or reception for Emerging Leaders, adding an Emerging Leader representative to the Regional Presidents meeting to bring more awareness of the group, including articles written by and about the Emerging Leaders in the Monitor or Journal.

IT- continue to meet with NAHRO staff on technology updates and provide feedback.

Marketing and Relationship/Partnerships Subcommittees- Continue to have the two subcommittees meet and review and create future survey questions.

Conference- continue to participate in the site selection process and work with the Site Selection Task Force to revamp it. Continue with the First-Time attendee's overview and with other committees' functions such as Emerging Leaders, and representation on the National Conference Planning Committee.

Strategic Plan- Continue to work on Strategic planning and new tasks as needed.



Small Agency Task Force

Marty Ryan, SATF Chair

Greetings NCRC Board Members,

I write this from a broad perspective and not from a small agency view. We know that we cannot forget about 2020, so let's reminisce for a moment.....

The year 2020 will be recalled as the year of many tests and trials that challenged individuals, societies, schools and governments. A year that saw the COVID test



communities and tested our resilience and determination.

Nays & Yays

While the emphasis was often on the “nays” including the panic buying, shortage of supplies, missed celebrations and sadly the deaths, we have also

seen some “yay’s” with communities coming together, people helping where they can. Unfortunately, social inequality and injustice has heightened due to lack and shortage of testing, housing, and financial assistance. We have seen some positives come out of this year by seeing various science communities create solutions to the treatment and vaccines. Our environment has had a reprieve as travel (air/vehicle), and tourism has declined and in turn reducing CO2 emissions along with fewer numbers of tourists visiting fragile environments.

Accept the Indefinite & Relate

After a year of unknowns (out of lockdown, work from home, etc.), we need to embrace the unknown and be open to what we may need to do to get through these challenges and events that push us to the edge. We also need to support each other as we may not meet in large groups. However, we can still join together whether physically or digitally to support our colleagues, profession, communities and government. We need to listen, collaborate and communicate on terms that place everyone on equal footing and understanding to come together.

I hope that we will look back and reflect on 2020 as a year that taught us perseverance, faith and conviction.



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Legislative Report

Jim Dewey, NCRC Legislative Chair

WOW! What a legislative fall we have had. First there was the CR to get us past the Presidential Election, then there was

the election itself....wait is that actually over yet? Shortly after Thanksgiving a second looming government shutdown was creeping closer and another CR saved the day to get us through Christmas. And all of a sudden, the Nutcracker signs the Omnibus bill, funding the 2021 government and a new COVID stimulus package just before the New Year all while sugar plums were dancing in our heads!

What we know:

- The Omnibus bill that passed kept our programs healthy allocations with increased funding.
- The 4% tax credit is now permanent.
- Eviction Moratorium was extended to Thursday January 31, 2021
- \$25 Billion was provided in rent relief to renters and landlords
- The stimulus package will help our most vulnerable residents with their everyday needs
- Public Housing Capital Fund increased \$19 million from 2020
- Public Housing Operating Fund increased \$290 million from 2020
- Section 8 HAP renewals increased \$1.58 billion from 2020
- Choice Neighborhoods increased \$25 million from 2020
- Administrative Fees increased \$182 million over 2020
- Mainstream vouchers increased \$85 million over 2020
- ROSS Self-Sufficiency Program increased \$25 million over 2020

- Section 8 Project Based rental assistance increased \$895 million over 2020
- Native American Housing programs stayed level with 2020 funding
- CDBG Grants increased \$50 million over 2020
- HOME Funds stayed level with 2020 funding
- Housing Opportunity for Persons with AIDS increased \$20 million over 2020
- Homeless Assistance Grants increased \$49 million over 2020
- RAD no additional funding and does not increase the RAD cap
- Carbon Monoxide Detectors will be required in all Public Housing Units within 2 years
- The Act prohibits any funds to be used on a Physical Needs Assessment (PNA)

NAHRO's website provides in depth reviews of each of the above programs and many more. For further information, go to www.NAHRO.ORG

The National Legislative team is still looking to strengthen the Congressional District Contacts (CDC's) this coming year, so if you are interested in joining this group of advocates, please let me know and I will pass along to Tess as she is looking for interest and a new way to promote the current CDC platform.

If you would like to be included in all National Legislative calls, please feel free to reach out to Tess Hembree at THembree@nahro.org she would love to add your email to the list and send out an invite for you.

Every NAHRO member is considered a member of Leg Net, so if you would like to receive weekly e-blasts and participate on monthly calls, contact Tess Hembree at thembree@nahro.org and she will include you in those opportunities as well.

Advocate- If we are not heard, others will be!

Housing America Task Force Report

Anna Judge, Housing America Poster Contest Chair



2020 has been a year many of us want to forget, but never will! Even with the pandemic changing our world in so many ways, I would like to highlight what positive things came out of 2020 that we need to celebrate!

National NAHRO Dollar For Scholars

As many of you are aware, National NAHRO hosted a “Dollars for Scholars” auction event in lieu of the 50/50 Raffle that is usually held in person at the national conference. I am so proud of the states within our region that donated baskets that represented them to this great cause. The auction raised over \$25,000! Of that, \$355 was raised from our regional baskets and \$1,265 was raised from our individual state’s baskets. With these funds, NAHRO will be able to continue to offer scholarships across our country for our youth residing in affordable housing. A huge round of applause to each and every one of you!



“What Home Means to Me” Poster Contest

The following two talented youth from the NCRC region will be showcased in the 2021 “What Home Means to Me” calendar that you can purchase from NAHRO at www.nahro.org. Congratulations to LillyAnn and Kailin! They won \$100 VISA gift cards from NAHRO in addition to the prizes they won from their state and the regional contests.

Elementary School
LillyAnn Hoagland
Moorhead PHA, Minnesota



High School
Kailin Giusti-Brownell
St. Paul PHA, Minnesota



Scholarship Opportunities

NCRC NAHRO is pleased to announce the availability of its annual Ernest J. Bohn Education Scholarship. Two successful candidates are eligible for scholarships in the amount of \$1000 or \$500.00 respectively. Scholarship funds may be used for any expenses directly related to post-secondary education (tuition, room/board, books, etc.). Application must be submitted to NCRC NAHRO by April 1, 2021. It is never too early to start marketing this opportunity to your youth! The 2021 applications can be found at www.ncrcnahro.org under the “About” section.

I can not wait to see each of you in person in 2021!



IRGE Committee

Ann McKenzie, Vice President of IRGE

What a crazy year 2020 was for all of us. Nothing like a global pandemic to emphasize the importance of knowing what is hap-

pening in the wider world. The calls have been constant for the International Research and Global Exchange (IRGE) committee members.

Here is a summary of the past year:

NCRC's very own Alan Zais continues to chair the IRGE committee. He kept us on our toes effectively using Zoom to connect us.

In May, the IRGE committee spoke with Jeff Morrison, Canadian Housing & Renewal Association (CHRA) Executive Director about what was going on in Canada. Our discussion turned personal as Jeff shared how empty Ottawa, Ontario felt and the fact that he could not cross the provincial line into Quebec. We all knew that travel between Canada and the United States was very limited. We discussed the issues around keeping our residents safe and well. These types of conversations reinforce that we have more in common than differences.

In June, the IRGE committee, again, hosted a guest. This time from the Vera Institute of Justice (Vera). Vera shared a number of stunning statistics regarding challenges faced by people who have served time in jail, prison and/or juvenile facilities.

In December, the IRGE committee heard from Barry Pinsky, the recipient of the annual IRGE award. Barry is the Executive Director of Rooftops Canada Abri International. Check them out at www.rooftops.ca.

Things to come.

IRGE's goals are key to understanding our role with NAHRO.

2019-2021 GOALS

A. Maintain NAHRO's position as the pre-eminent organization for the development and implementation of responsible housing and community development policy by vigorously advocating for legislation, regulations, core programs and innovative initiatives.

B. Strengthen NAHRO's role as the leading resource in developing the professional expertise and credibility of housing and community development practitioners.

C. Expand NAHRO's reach and improve its effectiveness by building and reinforcing partnerships, both with NAHRO's regions and chapters, and with outside organizations.

D. Ensure NAHRO's continued financial stability by expanding revenue sources, exploring new business opportunities and maximizing efficiency.

E. Strengthen NAHRO as a thought-leader by improving communication, networking, information exchange, and knowledge transfer with and among members, partners and stakeholders, and by enhancing the experience of members and next-generation professionals.

F. Advance diversity, equity and inclusion as crucial to healthy communities. (Added during 2020.)

Note that the last goal above was added in early 2020. This is clearly the direction of study and action you will see this committee following in the coming years.

Wishing all of you health and hope!

Regional Service Officer Report

Cheryl Anne Farmer, RSO

Ernest J. Bohn Education Scholarship

NCRC NAHRO is pleased to announce the availability of its annual Ernest J. Bohn Education Scholarship. Two successful candidates are eligible for scholarships in the amount of \$1000 or \$500.00 respectively. . Scholarship funds may be used for any expenses directly related to post-secondary education (tuition, room/board, books, etc.). Application must be submitted to NCRC NAHRO by **April 1, 2021**. [Click here to download the Ernest J. Bohn Scholarship Application Form.](#)



Charles A. Thompson Memorial Award for Distinguished Service

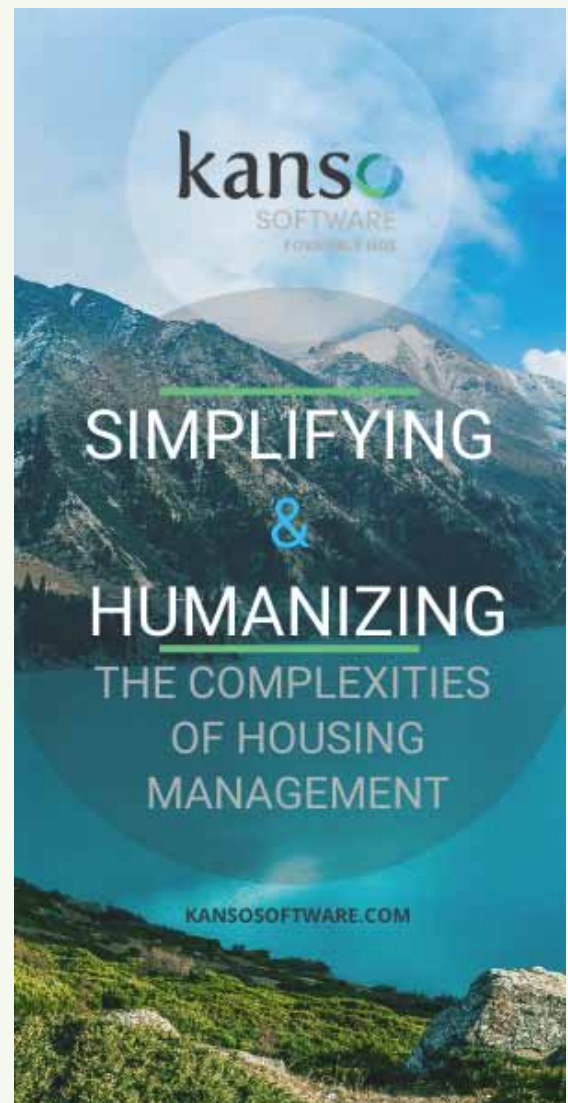
The Charles A. Thompson Memorial Award for Distinguished Service recognizes an individual who has exhibited outstanding leadership qualities, involvement in his/her community and sincere interest in the citizens served. Application must be received by **April 1, 2021**. [Charles A. Thompson Memorial Award Nomination Form](#)

Alvira B. Long Memorial Award

The Alvira B. Long Memorial 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 the name of Alvira B. Long to provide a living acknowledgment of the outstanding contributions she made to the housing field. Each nominee must be an individual or associate member of NCRC and National NAHRO and have contributed in the areas of community leadership, advocacy, and public relations as well as to the activities of NAHRO. Application must be received by **April 1, 2021**. [Alvira B. Long Memorial Award Nomination Form](#)

Rising Star Award

The Rising Star Award recognizes an individual at the regional level, who has been involved at the NCRC or National NAHRO level for 4 years or less and has distinguished themselves as an emerging leader. Nominations must be submitted by someone other than themselves and award winners can only receive the award one time in their career. Application must be received by **April 1, 2021**. [Rising Star Nomination Form](#)





Congratulations to our very own George Guy for being selected as the recipient of the 2021 Indiana Civil Rights Commission Civil Rights Champion Award.

The award is presented by Governor Eric Holcomb to a Hoosier who has dedicated their lives to upholding the legacy of Dr. Martin Luther King Jr. and his commitment to social justice.

Congratulations George!



In Memoriam

It is with heavy hearts that we inform you of the passing of our President and CEO, Saul Himelstein. Saul was an unforgettable man who made his mark everywhere he went.

Saul's distinguished career spanned various industries from telecommunications to affordable housing. He received a B.S. from the University of Virginia and went on to complete an M.B.A. Saul served his country as a Medic with the 1st. Air Cav. in Vietnam. In 1997 he became one of the very first REAC inspectors ever trained by HUD. What he learned there led him to found The Inspection Group, Inc. in 1998.

Saul was a champion of affordable housing and personally knew how important safe, decent housing is to so many. In his early years, Saul and his family lived in public housing in Newark, NJ. For the last 12 years he served on the board of the National Public Housing Museum. One of the great honors of his life was being named the 2019 Ohio Housing Authority Conference Person of the Year.

Newly appointed President/CEO Matt LaVrar, Executive VP Clarence Buck, Senior VP Michael Gantt, and the entire experienced team at The Inspection Group, Inc. remains committed to serving the affordable housing industry in Saul's memory and supporting the mission of our clients going forward.



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Meet the Candidates for NAHRO President and SVP!



From left: Patricia Wells, George Guy, Marsha Parham-Green.

At #NAHRONavigates, the association's online national conference, Patricia Wells, CEO of the Oakland Housing Authority and the current NAHRO Senior Vice President, officially announced her candidacy for the office of NAHRO President.

George Guy, Executive Director of the Fort Wayne Housing Authority, and Marsha Parham-Green, Executive Director of the Baltimore County Office of Housing, both announced their candidacy for the office of NAHRO Senior Vice President.

[Ms. Wells' video](#)

[Mr. Guy's and Ms. Parham-Green's videos](#)

For more information about NAHRO's election, please contact Sylvia Bowen, Director of Board Relations and Special Projects.



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Utilize our Member Forums

Have you visited our website, logged in and hopped onto one of our member discussion forums? This is a great way for you to network with colleagues from our 8 states. We currently have the following:

[General Forum](#)

[Small Agency Forum](#)

NAHRO Professional Development **Training Calendar**

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STATE CHAPTER REPORTS

ILLINOIS CHAPTER

Jackie L. Newman, President



2020 In Review

• I L N A H R O Board members began 2020 by attending the annual NCRC Training and Board meeting -- January 2020 -- Chicago, Illinois.



- ILNAHRO hosted a Statewide Virtual Informational Zoom meeting May 2020 entitled: "Transitioning from Shelter in Place to Reopening to the Public" with over 100 persons participating. The Springfield Housing Authority shared its "transition plan" and plan components with participants. Informational speakers included NAHRO President, Sunny Shaw; NCRC President, George Guy, HUD Director, William Dawson. Information was shared on "Recalling the Work Force" by Ben Gehrt, Clark Baird Smith LLP Labor Law Representative.
- ILNAHRO pivoted from planning an in-person NCRC conference scheduled for Chicago, IL to hosting the First EVER -- NCRC Virtual Regional Conference August 2020 entitled: "**Reposition, Renew, Refocus**". Conference sponsors included: *AHRMA Insurance Program; Ameren Illinois/CMC Energy; Bear Development, LLC; Chicago Housing Authority; Gorman & Company; Johnson Controls; MRI Software; Nan McKay & Associates; Navien Inc.; Ocean 10 Security; Springfield & Peoria Housing Authorities; The Michaels Organization and Yardi.* The conference would not have been successful without a 'team' of committed individuals meeting week after week and month after month navigating through the logistics of a virtual conference platform. The conference was well attended and well received by all!
- ILNAHRO hosted a Legislative Informational October 2020 including State Legislative presenter, Sheila Sutton, Housing Policy Organizer with Housing Action Illinois and National Legislative presenter, Tess Hembree, Director of Congressional Relations with NAHRO.

- ILNAHRO participated in the annual "What Home Means to Me" Poster Contest with amazing participation from across the State of Illinois. HUD Director, William O. Dawson, Directors Eleny Ladias and Towanda Macon served as Poster Contest Judges for ILNAHRO. From our State Winners, one of the middle school entries from Illinois won a Regional Prize. Congratulations **Alyssa Schweickhardt!**
- ILNAHRO said farewell to its longtime and incomparable Board member, William "Bill" Pluta. Bill passed away during 2020 and will be greatly missed.
- ILNAHRO welcomed the following new Board members:
 - Alan Quick, Managing Director of SPAR at IHDA -- CR&D for ILNAHRO
 - Deb Alfredson, Deputy Director of Winnebago County HA -- Housing/Poster Contest for ILNAHRO
 - Jeff du Manoir, Northgate Public Services -- VP of International for ILNAHRO
 - Lorraine Hocker, ED/CEO of Lake County HA -- VP of Member Services for ILNAHRO
 - Ron Clewer, Gorman -- NCRC at Large Rep--4-Year for ILNAHRO
- ILNAHRO partnered with NCRC to ensure our voices were heard by our elected officials in Washington, D.C. through the Advocacy Campaign with letters to Congress.

Looking ahead in 2021

- ILNAHRO will serve host another Legislative Update with Tess Hembree, Director of Congressional Relations for NAHRO on Thursday, February 2021 from 10:00 a.m. -- 11:30 a.m.
- ILNAHRO will host Section 3 trainings/updates.
- ILNAHRO will host best practice round table discussions: COVID-19; Getting back to work; Taking time for your well-being as you lead; Diversity & Inclusion, etc.

Overall, it has been a very busy year around the State of Illinois but we are extremely excited about what has been accomplished in 2020 and accomplished in the midst of the unprecedented environment of COVID-19, social and political unrest. We look towards 2021 optimistically.

Best Wishes for a Prosperous 2021!



INDIANA CHAPTER

Michelle Reynolds, President

The Indiana Chapter of NAHRO is pleased to provide its report.

- The IN NAHRO Election took place on October 28, 2020. The results are as follows and took effect on January 1, 2021:
 - President – Michelle Reynolds
 - Vice President – Amber Skoby
 - Secretary – Darnell Jackson
 - Treasurer – Toni Anderson
 - Immediate Past President – George Guy
- The IN NAHRO best practice calls continue to

be held every other week. On average, 50+ attendees from PHAs across Indiana have been participating. These calls originally started as COVID-19 related but have quickly turned into a time of general resource sharing. We have discussed issues ranging from CARES Act funding to the mobility demonstration to Foster Youth to Independence (FYI) Initiatives. We've also reviewed state specific issues, like IHCD's Rental Assistance Program. We've appreciated representatives from IHCD and the HUD Indianapolis field office joining our weekly calls.

- We are excited to come together as a state and make some much-needed updates to our logo, website, and marketing materials. We are working on some increased membership benefits and also benefits for the residents and participants we serve.



IOWA CHAPTER

Steve Rackis, President

Adam Sutton, Professional Development Chair, Iowa NAHRO reported that the online 4 half-day Leadership and Effective Communication was successful. Due to online break-out sessions, 35 was the maximum number of attendees allowed per session. The maximum number of actual attendees per session was 29.

The Iowa NAHRO Board discussed the NCRC/ State NAHRO Boards Profit Sharing Model and approved providing the NCRC with a \$1,000/ year.

The Iowa NAHRO Board also voted to endorse George Guy for National NAHRO Senior Vice-President and will donate \$500 to the campaign.



MINNESOTA CHAPTER Bryan Hartman, President

MN NAHRO held its Annual Meeting virtually in December. This well attended event included our annual financial report to the membership and other annual business of the organization.

The event also featured awards and recognitions made to several of our outstanding members. While we were not able to award these live and in-person in front of our members, but the awards were made by surprise by an "Award Team" who arrived in a van and recorded the video, including the giving of giant versions of their award! Their reactions and comments were featured at our meeting.

- Louise Reese, Executive Director, St. Cloud HRA, Allan Anderson Award of Merit
- Kevin Walli, Attorney & Lobbyist, Fryberger Law Firm, Housing & Community Development Achievement Award
- Dana Hiltunen, Executive Director, Virginia & Eveleth HRAs, Outstanding Achievement Award
- Scholarship Winners & Agency Sponsors
 - Nujuma Mohamed, St. Paul PHA
 - Susannah Glee Wamstad, Luverne HRA
 - Arianna Ferguson, Duluth PHA. She went on to be awarded scholarships from NCRC and National NAHRO.
- Minnesota's "What Home Means to Me" Poster Contest included winners from the St. Paul PHA and the Moorhead PHA in the various age levels. Two of Minnesota's winners went on to be selected for National NAHRO's 2021 calendar.

- Recognition of Barbara Dacy, Executive Director, Ottertail County HRA (and formally of Washington County HRA), winner of NCRC's Charles A. Thompson Award.
- We also had a special celebration of the renaming of our scholarship fund in honor of Carol Schultz, a true "houser" with 50+ years of dedicated work within our industry. In addition, she's been a tireless promoter and active member of MN NAHRO, including its scholarship activities. Carol retired from the Duluth PHA last fall after a prestigious career at several agencies.

The continuation of state and federal eviction moratoriums continues to be a hot topic for agencies as we work with our participants to navigate income losses related to the pandemic. We are all looking forward to additional information on the recent federal legislation and how it will help out communities. While our state eviction moratorium is stronger than the federal version, our Governor must extend it by calling a special session each month.

Our Legislative Committee had a very active and successful 2020 by advocating for and achieving historic levels of funding: \$100 million in GO bonds for the creation of new affordable housing and \$16 million in bonding for capital investments in our Public Housing developments. These victories came late in the year and were the result of virtual advocacy and hard work by our committee at the legislative session in spring and at a historic number of special sessions and with individual legislators.

The Minnesota NAHRO chapter has continued to serve our members during the pandemic with up to the minute information on our website and with free Zoom calls. The most recent call featured a local public health official in addition to two HVAC experts from local PHA's. Our members learned about different precaution techniques to keep their customers safe in their housing.



MICHIGAN CHAPTER, Zachary Fosler, President

Season's greetings to my NCRC colleagues! What a dumpster fire 2020 has been. Like many others, I've been doing my best to juggle the chaos of full-time day-care/virtual school from home while working remotely for the last 9 months. While I certainly have found

some silver linings, I'm not going to sugarcoat it—last year sucked. I am hopeful we all get to see each other again before too long.

Quick Michigan update... the MI NAHRO Board has decided to forgo an in-person Spring conference (yet again) and try our hand at a virtual conference for the first time. Having experienced the NCRC virtual conference, I am optimistic that we can actually pull this off! Kudos to all that helped make the NCRC conference a reality!

So here's to 2021! Perhaps this year's tagline should be: "It couldn't possibly get worse... right?"



NEBRASKA CHAPTER

Trine McBride, President

Late this Fall, Nebraska had an upswing in COVID-19 cases, so Governor Pete Ricketts and many City Mayors implemented additional restrictions for the public. As of today, the hospitalization percentages are decreasing. Most schools remain open and students are learning in the classroom. The Governor is optimistic the State will return to "business as usual" by Summer. Due to the increased COVID-19 cases, NE NAHRO postponed the annual conference that was to be held in September. The annual conference is the Chapter's largest source of revenue. To make up for the loss income from the conference, the Chapter provided a NAHRO two-day webinar training for



Executive Directors. The Chapter also held an online Fair Housing Training in October. Each of the online trainings had good participation.

The Chapter plans to hold an onsite Conference in Gering/Scottsbluff Nebraska in September 2021. The

Chapter will continue to provide online training opportunities until vaccines for COVID are distributed. The Chapter will offer a NSPIRE online training in place of the annual Spring Workshop and virtual roundtable meetings for maintenance staff.

The Nebraska 2021 Legislative two-year term is in session, and the legislature started with a new slate of bills. Bills introduced that NE NAHRO will be monitoring, would provide tax exemptions on subsidiaries of local housing agencies, prohibit discrimination against source of income under the fair housing act, and change some provisions of the public record act.

OHIO CHAPTER

Ralph Chamberlain, President



OHAC continues its efforts (even virtually) to support its mission of fostering and promoting affordable housing in the state of Ohio through: Education and training of its membership and

the public; Exchange of information and concerns; Mutual support; and, Collaborative efforts.

Recent activity on the virtual front included presentations on Raising Awareness about Human Trafficking with Tracy Goss McGinley, Associate Teaching Professor & Program Advisor, Criminal Justice Program at Bowling Green State University; Social Media Engagement with Alisa Agozzino, Associate Professor of Public Relations at Ohio Northern University; Racial Equity for Houser's, Housing Authorities & Housing Policies with Jim Armstrong, PHADA Policy Analyst;

Building Customer Service & Resolving Conflict as an Emotionally Intelligent communicator with Scott Warrick, HR Professional & Employment Law Attorney; and Dealing with Hypersensitive Employees also with Scott Warrick. Upcoming offerings will include COVID Liability Training with Clemans Nelson, and a Financial Workshop with Jason Casterline of BDO on "Everything You Need to Know in 2021."

As previously noted, due to COVID-19, OHAC canceled the 2020 conferences for both Spring and Fall. The OHAC Spring 2021 conference has also been canceled for in-person, but it is hoped that virtual offerings will still be conducted. It is with crossed-fingers, vaccine hopes, and a masked prayer that the Fall 2021 conference be able to be conducted in-person, but we shall see as a decision must be made by mid-March.

Ohio was pleased to participate with NAHRO's State Basket Auction benefiting its Scholarship program. The Ohio basket included items from The Ohio State University, Great Lakes Brewing, Root Candle, Cedar Point, and other local samplings and gift cards.

On December 3, 2020, the OHAC membership made a motion which was unanimously approved to

endorse George Guy in his campaign for NAHRO Senior Vice President! We all wish him the best in this effort and look forward to his potential leadership and representation of our region at the national level! Campaign contributions are being collected from members who are financially able to provide that additional support which will be submitted to Mr. Guy's campaign in January.

On December 10, 2020, NCRC mourned the passing of Saul Himelstein, and OHAC shares that sentiment. Saul was a recipient of an OHAC Person of the Year Award, and following receipt of this accolade he, as jokingly as only Saul could, asked how much he would have to pay to win again the next year! The industry lost a genuine advocate and character with his passing.

I would like to take a moment to recognize and honor Homer Virden to this group upon his retirement from Lorain MHA effective at the end of 2020 following 40+ years with the agency. Homer is sure to be missed, and we welcome Judith Carlin who was selected to fill his role. Ms. Carlin spoke it best when she stated that Homer Virden leaves a legacy imprinted at LMHA and in the community.

Stay safe, healthy, apart, and masked!

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Are you or your staff interested in attending a training provided by one of our team of National trainers? What better time than now to invest in yourself and get that certification that you have been putting off.

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The following Virtual Classrooms are coming up between February-March:

- February 8-15: [HCVOEIR](#)
- March 15-19: [FSS](#)
- March 8-12: [UPCS](#)
- March 22-29: [Rent Calculation for HCV and PH Staff](#)
- March 22-26: [HQS](#)

Also, NCRC NAHRO and National want to better understand the training needs here in our region. Please take a minute to fill out this survey to let us know what you and your staff may be looking for. <https://www.surveymonkey.com/r/NCRCNAHRO>.

We hope you take advantage of this educational opportunity!

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