



## President's Corner

Alan Zais, President

team, and the NCRC Executive Committee and RSO Officer Cheryl Anne Farmer for all their work in helping with the conference. This was the first State/NCRC joint conference and gave us good experience for best practices as we move forward for future programs.

The conference also gave many great opportunities and tools for us to take away and share. For example, I was able to apply and sponsor the excellent de-escalation program to a local landlord association, include another housing agency to complete the sponsorship costs, which in turn helped with landlord relations, outreach, and retention. Along with myself, Patricia Wells and Mark Thiele also attended the small agency program hosted by Ashley Spencer, and Patricia and Mark later commented in talking to the membership of the frustration they heard from small PHAs.

### Minnesota-NCRC Conference

Thank you to everyone at Minnesota NAHRO, NCRC NAHRO and NAHRO for a great conference! We appreciated the presentations from Senator Smith, NAHRO President Patricia Wells and Senior Vice President George Guy, NAHRO CEO Mark Thiele, HUD Regional Administrator Diane Shelly and St. Paul Mayor Melvin Carter (who gave a powerful presentation on the anniversary of George Floyd's murder). We actually had to start looking carefully at the plenary schedule to make sure we had enough time to fit everyone in! We're also thankful to Minnesota NAHRO President Dara Lee and Executive Director Shannon Guernsey and their

## 2023 Calendar

**March 22-24**  
**2023 Washington**  
**Conference**  
Omni Shorham Hotel  
Washington, DC

**April 18, 2023**  
**NCRC NAHRO**  
**Board Meeting**  
LaCrosse, WI

**April 18-20, 2023**  
**NCRC NAHRO**  
**Conference Hosted**  
**by Wisconsin**  
**Association of**  
**Housing Authorities**  
Radisson Hotel  
LaCrosse, WI

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Just a couple of units or vouchers can show a skewed utilization. A couple of sick persons can be half the work force. One of my agencies is a small PHA and I strongly empathize with small PHA challenges—it continues to be a focus for our NCRC term, and a focus of national NAHRO leadership as well.

### **HUD Midwest Office**



In addition to meeting with HUD Regional Administrator Diane Shelly and having her present at the conference, I have also met with the new HUD Regional Field Office Director, Kimberly Danna. Kimberly and I are working on landlord recruitment and retention strategies to make available to the region, and potential program demonstrations with Mainstream vouchers, collaborative PHA partnerships and I had a meeting with Kimberly and the Veterans Administration for a potential VASH demonstration program targeted to utilization to also make available for the region. These discussions led to Kimberly presenting at a small PHA landlord recruitment event (Kimberly is second from left, with the Madison VA team that also presented for VASH recruitment).

### **Advocacy**

As I write this report, we're in the first week of the August advocacy push and doing well as a region. The Goal Tracker is showing 2,178 letters sent with 500 from NCRC—which has the second greatest response, closely after SERC. But all of the NCRC letters only come from 82 people. Others can help with the advocacy besides just a PHA team, including commissioners, resident

councils, vendors and industry partners we work with, such as CoCs, city housing departments and social service organizations—all the same ones that ask us for letters of support when they submit grant applications!

Barb Dacy was instrumental in helping put together a really good Small Agency Legislative Toolkit and have Minnesota NAHRO offered to share it with the region—we'll have it out at the beginning of the advocacy period.

Please remember that Congressional Contacts are needed and are so valuable. In Illinois I joined a group led by Illinois NAHRO President Jackie Newman, and together we covered all of the congressional meetings for the state. The Representatives and Senators were happy to speak with the state leadership and we shared legislation and programs that were applicable to any state district—your work as a congressional contact can help all of your colleagues in your state. The relationships you create through these contacts are powerful and put us all on a first name basis with our congressional leaders. Please sign up at [www.NAHRO.org/contacts](http://www.NAHRO.org/contacts).

Advocacy is a powerful tool for us and our colleagues, and most importantly the families and communities that our advocacy helps serve. Through the NAHRO advocacy program and my contacts with an Illinois Senator's office, I was able to arrange a direct congressional appropriation for a fire sprinkler system for another PHA in our region. It was the Senator's office that volunteered the opportunity to me as they learned of PHA needs.

### **Second Chance Opportunity**

We've learned of HUD's focus on applicant second chance opportunity from Secretary Fudge's 06/23/21 and 04/13/22 memos, and this takes a very different approach from the One Strike You're Out policy that has been continually pressed on our industry since 1998. It's not uncommon for people to fault our programs as being respon-

sible for crime in a community, but its not a fair depiction. PHAs simply have a higher, singular profile than the many separate landlords and their scattered properties. And low income and minority families can have different outcomes with the criminal justice system. With my ongoing work with the Vera Institute's Opening Doors to Public Housing programs, I have connected with Nan McKay and Associates to discuss how the model policies could have discretionary language that PHAs might consider.

### Thank you...

...everyone, for choosing to serve on the NCRC board and bring your knowledge, skills, time and talents to always make our programs better for the many lives we serve. I am truly honored to serve with you, and look forward to all we will accomplish this term. I'm looking forward in continuing to meet with many of you at the State Chapter meetings this fall.

## Senior Vice President Report

### Sharon Carlson, SVP

It is difficult to comprehend we have again entered a NAHRO election year! While contemplating how quickly this past year has gone by, it occurs to me that one of our immediate and continuing needs is to regain focus on recruiting leaders. NCRC has been and remains one of the strongest regions under the NAHRO umbrella and is represented well on our national boards and committees. If we are to retain this presence, it is imperative that we embrace new members and promote their participation within the region and within their respective states.

Our individual states are surely engaged in the conversation of how to embrace new members and grow new leaders. While the pandemic had an impact on the ability to maintain contact with colleagues, many changes in management teams and directors in our realm went unnoticed while we were busy adapting to demands placed on us at the local level. Combine this with the inability to convene in person and we lost sight of the importance of inviting and encouraging those in our midst in order to support their participation. Although many of us were fortunate and able during this time to maintain contact via zoom or another medium, our membership suffered severely with the loss of interaction. It is up to us to recapture what has been lost.

As leaders, we can meet this demand. Over the next few months, each of us is challenged to look within our own agencies, our local areas, and state membership rosters and make a pledge to nurture and mentor those who have not been invited or had the opportunity to participate in a leadership position. Ask about their interest in serving, nominate them for open positions, and/or point them in the direction of the NAHRO website to submit their interest in serving on committees.

NCRC board members have passion for service. We treasure our relationships, our friendships, our work ethic, and our team spirit. This does not belong to us; we do it for our members. The passion must be shared with membership if we truly wish to help NCRC continue to thrive as an outstanding leadership region. We owe it to those joining as new housing and community development leaders to pass it on.

Best wishes for a blessed, healthy, happy, inspiring and productive new year!

[scarlson@beldinghousing.org](mailto:scarlson@beldinghousing.org)





# Housing Committee

*Jim Dewey, Vice President of Housing*

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As of the writing of this report, the President has just extended the Continuing Resolution to keep the government open until December 23<sup>rd</sup> in hopes that congress will approve the budget so they can go home for the holidays. So, let's hope for a working government for Christmas and a robust 2023 housing budget!

[HUD's FY 2022-2026 Strategic Plan](#) lays out this administration's strategy for ensuring everyone has an affordable, healthy place to live. Over the course of the next four years HUD will pursue two overarching priorities focused on increasing equity and improving customer experience across all HUD programs. Five strategic goals undergird the Plan as follows:

- Strategic Goal 1: Support Underserved Communities
- Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing
- Strategic Goal 3: Promote Homeownership
- Strategic Goal 4: Advance Sustainable Communities
- Strategic Goal 5: Strengthen HUD's Internal Capacity

The five goals of the [FY 2022-2026 Strategic Plan](#) present the core vision of what HUD hopes to accomplish, the strategies to accomplish those objectives, and the indicators of success. Be sure to take a look at this in-depth 83-page Strategic Plan.

## Recent Housing News:

HUD holding NSPIRE Listening Session across the nation: If you are close to an area where HUD is hosting the NSPIRE listening session, please plan to attend. The message shared to participants is important to know and to discuss. HUD is focusing on changes to the inspection protocols, grading changes to scoring and areas the inspections will be focusing on. Currently NSPIRE is to become effective for both Public Housing April 2023 with actual start date in June of July. The OMB is currently reviewing, and this could delay and make changes to the program.

HUD has several Energy Incentive Programs: These programs provide opportunities for PHAs to receive benefits for energy and water efficiency infrastructure investment and utility rate reductions. Programs such as: Energy Performance Contract, Utility Partnership Program, Rate Reduction Incentive and Small Rural Frozen Rolling Base. All can be found at [PIHEnergyBranch@hud.gov](mailto:PIHEnergyBranch@hud.gov)

ROSS Grant 2022 awardees announced: HUD published the list of awardees on December 5, 2022. HUD awarded \$30 million to 111 PHA's across the nation which entails 135 Service Coordinator positions. Congrats to the 20 PHA's in the NCRC region that were awarded. The grant terms will start June 1, 2023, and will end May 31, 2026

HUD proposing changes to SEMAP: HUD has/are holding listening sessions on changes to SEMAP. HUD's goal is to provide a system that will provide meaningful assessments of the program, make it simple and easy for PHAs to understand, increase automated indicators and ensure equal application of indicators regardless of geography or program size. HUD would like to move from the current 14 performance indicators to the following 4



indicators: Utilization, Family Outcomes, Physical Inspections and Compliance. HUD is anticipating a Proposed Final Rule in September 2023 and a Final Rule in the fall of 2024.

**Last Quarter's PIH Notices (August 27, 2022 to December 19, 2022):**

**PIH 2022-36 Public Housing Operating Subsidy Grant Eligibility Calculations and Processing for Calendar Year (CY) 2023** - This notice provides public housing agencies (PHAs) with instructions for calculating Operating Subsidy grants for CY 2023 and establishes submission deadlines.

**PIH 2022-35 CARES Act Supplemental Operating Fund Close-Out Procedures** - This Notice provides information on the following topics related to the end of the period of performance of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (Public Law 116-136) Supplemental Operating Funds.

**PIH 2022-34 Guidance on the Rate Reduction Incentive in Public Housing** - This notice serves as guidance to Public Housing Authorities (PHAs) on the use and eligibility of the Rate Reduction Incentive (RRI). This Notice supersedes and replaces Notice PIH-2019-24 (HA) and supplements information in the current Energy Performance Contracting (EPC), Utility Partnership Program (UPP), and the Operating Fund grant processing notices.

**PIH 2022-33 Updates to Flat Rent Exception Request Submission Requirements** - This Notice supersedes and replaces the guidance provided in Notice PIH 2021-27 concerning the statutory amendment related to flat rents, and updates flat rent exception and extension request submission requirements, including the ability to include applicable justifications directly into

HUD Form 5880 (Sections 5c. and 5d.). This Notice also serves as supplemental guidance to the final rule on Streamlining Administrative Regulations for Public Housing, Housing Choice Voucher, Multifamily Housing, and Community Planning and Development Programs (81 FR 12354, published on March 8, 2016), whereby certain Public and Indian Housing regulations were amended, including 24 CFR 960.

**PIH 2022-32 Implementation of Section 209(b) of the Economic Growth, Regulatory Relief, and Consumer Protection Act for the Small Rural Frozen Rolling Base (SR-FRB) program.** This notice provides guidance<sup>1</sup> to Public Housing Agencies (PHAs) on the implementation of Section 209(b) of the Economic Growth, Regulatory Relief, and Consumer Protection Act (Economic Growth Act), Public Law

No. 115-174. Specifically, this notice provides guidance on the use and eligibility requirements for the Small Rural Frozen Rolling Base (SR-FRB) program.

**PIH 2022-31 Mainstream Vouchers – Non-Competitive Opportunity for Additional Vouchers Authorized by the CARES Act and Extraordinary Administrative Funding (Update)** - This Notice increases the total amount of funding available for new Mainstream vouchers from \$40 million to \$48 million.

**PIH 2022-30 Extension of Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream) Program and Streamlined Review Process.** This Notice provides for the extension of currently approved regulatory waivers for (1) increasing the payment standard during the HAP contract term and (2) new payment standard amounts through December

31, 2023. This Notice includes regulatory waivers specifically related to assisting PHAs in responding to ongoing fluctuations and disruptions in the rental market by providing more flexibility with establishing and applying payment standards.

All notices can be found at the following link: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/publications/notices](https://www.hud.gov/program_offices/public_indian_housing/publications/notices)

**I hope to see everyone in Washington DC at the NAHRO Legislative Conference!**

Indiana has been very busy reorganizing their board by electing new officers and recruiting new members to the organization. Whereas, the meetings in the past have been bi-annual, we have been meeting each month to accomplish this strategy. Indiana is also pleased to announce their state conference that will be held June 29- July 1, 2023, at the Horizon Center in Muncie, IN. We are very excited and looking forward to the upcoming conference as it has been postponed due to the COVID-19 Pandemic.



## Community Revitalization & Development Report (CR&D)

*Taryl Bonds, Vice President of CR&D*

[Building subsidized low-income housing actually lifts property values in a neighborhood, contradicting NIMBY concerns](#)

The Low-Income Housing Tax Credit is the largest supply-side housing subsidy in the United States, with more than \$8 billion worth of credits allocated per year. For a variety of reasons, LIHTC properties tend to be geographically concentrated in low-income urban communities ([Journal of Housing Economics Volume 56](#), June, 2022). While numerous studies have examined the spillover effects of these properties on local property values, they have not accounted for the cumulative effects of clustering multiple LIHTC properties within an area. Relative to comparable homes in other neighborhoods; using Chicago because of its size, well-established neighborhoods and its substantial amount of subsidized housing developments, average home prices jumped by 10% within a quarter mile of the first affordable housing development that was built in a neighborhood and 2% within a quarter mile over a 15-year period or through 2016.

[Final Average Income Guidance](#)

The Average Income Test (AIT) has been on an eventful journey. An idea first conceived more than a decade ago, Congress enacted it with little warning in March 2018. Many developers and almost all LIHTC allocating agencies immediately saw the benefits and began implementation. Thousands of units across the country were soon part of AIT properties. On Oct. 7, 2022, the Internal Revenue Service (IRS) released final and temporary regulations for the Average Income Test. The new rules contain vitally necessary improvements to the administration of the newest low-income housing tax credit (LIHTC) minimum set-aside (Shelburne, Naquin & Stagg, October 7, 2022). Treasury also recently released its LIHTC income-averaging final rule (<https://www.federalregister.gov/d/2022-22070>).

[The Obvious Answer to Homelessness and Why Everyone's Ignoring It](#)

Examining who specifically becomes homeless can tell important stories of individual vulnerability created by disability or poverty, domestic violence or divorce. Yet when we have a dire shortage of affordable housing, it's all but guaranteed that a certain number of people will become homeless. In real life, housing scarcity is more difficult to observe—but it's the underlying cause of homelessness (Demsas, December 12, 2022). In their book, [\*Homelessness Is a Housing Problem\*](#), the University of Washington professor Gregg Colburn and the data scientist Clayton Page Aldern demonstrate that “the homelessness crisis in coastal cities cannot be explained by disproportionate levels of drug use, mental illness, or poverty.” Rather, the most relevant factors in the homelessness crisis are rent prices and vacancy rates.

### [HUD Releases 2022 RAD Rents for Public Housing Conversions](#)

On December 15, The U.S. Department of Housing and Urban Development (HUD) posted the 2022 Rental Assistance Demonstration (RAD) contract rents.

[2022 RAD Rents](#): The table includes HUD's calculations of RAD Contract Rents for each public housing property based on 2022 Appropriation levels. The file incorporates the FY23 Operating Cost Adjustment Factors (OCAFs) and includes comparisons to FY23 Fair Market Rents (FMRs). These rents will form the basis of the conversion rents for properties awarded CHAPs or with amended CHAPs on or after January 1, 2023 ([Affordable Housing News, December 15, 2022](#))

## Housing America Task Force Report

*Anna Judge, Housing America Poster Contest Chair*



**Regional Scholar  
from Red Wing,  
Minnesota  
is awarded**

**NAHRO Merit Scholarship & LDG  
Scholarship:**



Toni La' Shon Stewart from the Red Wing HRA, in Minnesota, was our regional winner for the 2022 Ernest J. Bohn Scholarship. Toni's application and essay won her a \$1,000

scholarship from NCRC and went on to NAHRO to compete in the 2022 NAHRO Merit College Scholarship. It is at the NAHRO competition that Toni won a \$1,000 scholarship from NAHRO and was awarded one of the three LDG scholarships. Under the LDG Scholarship, Toni will receive up to \$3,000 a year in additional scholarships, for up to 4 years, to assist with tuition and university affiliated expenses, an opportunity to earn up to \$9,000 in stipends for summer internships and other approved activities that support her academic matriculation and networking opportunities with business and community leaders.

Toni is currently attending Minnesota State College Southeast, Red Wing Campus, working towards her AAS in Business Management with plans to then transfer to a university to receive a BS degree in Business Management.

Please join me in congratulating Toni on her scholarship awards!

## **Regional “What Home Means to Me Poster Contest” entry wins Grand Prize from NAHRO:**

The 2023 calendar winners were announced in San Diego this past September. Please join me in congratulating 12 year old, Yareli Gonzalez-Hernandez, from the St. Clair Housing Authority in Illinois, on winning NAHRO’s Grand Prize. Her entry will be the 2023 Calendar cover! Yareli and a family member will be invited to the Legislative Conference in March, in addition to winning an iPad.



## **Member Services Committee**

*Aaron Cooper, Vice President of Member Services*

- The Member Services report consists of 3 parts, to include reporting on the Committee’s updates/discussions, the VP report on membership, and updates from the National Member Services Committee meetings.
1. NCRC Member Services Committee was established consisting of Aaron Cooper(Inkster, MI), Barry Hall(Iowa), Jasmine Martin(Rockwood,MI), and Jill Bennigton(Minnesota). The committee met multiple times during the 3<sup>rd</sup> and 4<sup>th</sup> quarter of the year. The committee has assessed the current membership report and will determine how best to follow ups to non renewed membership in our respective states as well as introduce ourselves to non traditional members to help increase renewed membership for NCRC.
  2. VP Report/Update:
    - a. Revenue collected= \$17,725
    - b. Agency members=236
    - c. National NAHRO Training Revenue Sharing for NCRC Sept.-Oct.=\$1,348.60
      - i. 36 NCRC participants
  3. Updates from National NAHRO:
    - a. Retaining and growing membership
    - b. Working with IT/Marketing as key efforts to grow membership
    - c. Goal is to be “north” of 20,000 members per CEO Mark Thiele
    - d. Continuing assessing and reporting out on Strategic Plan
      - i. Meetings saw the departure of Ms. Lori-Myers Carpenter who will be missed,



as she has been a fixture for NAHRO always prompt in her administration of meetings and follow up correspondence.

- ii. Finalization of Member Services Objectives based on 2019-2021 Goals developed.
- iii. Discussion regarding on boarding and training new leaders
- iv. Upcoming conference meetings and agendas

In closing as always, I would like to thank those that continue to volunteer as apart of the newly established committee to help further our impact at the regional level. I also want to continue to acknowledge and thank President Zais and VP Carlson for continuing to provide feedback to the committee which allows us to ensure we are moving in the right direction. And lastly thanks to all the participating members which drive our revenue.

## Regional Service Officer Report

**Cheryl Anne Farmer, RSO**

### 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, 2023**  
**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, 2023**.  
**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, 2023**. **Rising Star Nomination Form**



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# Joint NCRC NAHRO & WAHA

2023 Spring Conference



## ROWING IN UNISON

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**Topics and Training Include:**

- HCV Portability
- HCV Occupancy
- PIC Q&A
- Public Housing Occupancy
- HCV Roundtable
- Public Housing PHAS
- HCV Preparing for HAP Terminations
- Preparing for Lease Terminations
- Much more to be announced soon!

[Conference Informational Flyer](#)

**Hotel Information:**

**Radisson Hotel La Crosse**  
200 Harborview Plaza, La Crosse, WI 54601

Hotel reservations can be made by calling the Radisson hotel directly at 1-608-784-6680. The cost of a standard King hotel room is \$90 or Queen hotel room is \$120. Please make hotel room reservations by March 20, 2023 and mention that you are with ***“Rowing in Unison”*** for discounted room rate.

# 2023 NCRC NAHRO Election Information

The ten officer positions that are up for election are as follows: President, Senior Vice-President, Secretary, Treasurer, Vice President of Housing, Vice President of Commissioners, Vice President of Member Services, Vice President of Professional Development, Vice President of Community Revitalization and Development and Vice President of International Research & Global Exchange.

We will be working with our RSO, Cheryl Anne, and the approximate time-line is as follows:

- The week of February 28th, the NCRC Executive Board will approve the ballot for distribution to the membership.
- March 6th the notice will go out to all voting members identifying the members that have been identified by the committee to be on the ballot and will also explain that they are welcome to be added to the ballot and the layout of the process used to do so.
- The board will approve the final the ballot and determine when it will go out to the NCRC voting members via email.
- Ballots must be received not less than 24 hours prior to the announcement which will be made at the Annual Meeting at the Annual Conference in La Crosse, Wisconsin on Wednesday April 19, 2023.

If you are interested in being on the ballot for any of the elected positions, please don't hesitate to contact your State Chapter President or our committee chair, James Inglis at [jinglis1010@gmail.com](mailto:jinglis1010@gmail.com). We will help you through the process and answer questions you may have.



## 2023 WASHINGTON CONFERENCE NAHRO at 90: *ADVOCATE*



**MARCH 22-24**

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# To Mow, or Not To Mow: Should Residents Be Involved in Property Maintenance?

By: Andrew Ragali, HAI Group senior marketing specialist



Most housing organizations handle lawn maintenance and snow removal directly or through an insured third-party contractor, but it's not uncommon for residents of scattered sites to take on the responsibility. This can take the burden off busy maintenance teams and help instill a sense of pride in residents, but is it worth the risk?

HAI Group Senior Account Executive Michelle Bozzuto has fielded multiple questions from housing organizations wondering whether residents are allowed to handle lawn care duties. It's admirable when residents volunteer to chip in on property maintenance, whether trimming the hedges and mowing the lawn in the summer or removing snow and ice from sidewalks in the winter.

"Sometimes, residents are just bored and want to maintain their property and feel like they have a home," Bozzuto said. "But as an insurance company, we have to remind you of the possibilities and potential of risk opening up."

Nick Mayo, a senior risk control consultant at HAI Group, said housing organizations should

avoid getting residents involved in lawn maintenance and snow removal duties.

"Residents should not maintain the landscaping, especially if the housing organization already provides lawn care or snow removal services," he said. "Either the housing organization or an insured contractor should handle it."

What's the harm in allowing (or requiring) that residents take care of their property maintenance? Mayo said it raises potential liability questions:

- What happens if a resident is injured while cutting the lawn or shoveling snow?
- What happens if equipment and gasoline are stored improperly, resulting in damage, theft, or injuries?
- What happens if a resident does damage to the lawn or surrounding property?

HAI Group Risk Control Manager Mary Ciccaglione said housing organizations that allow (or require) residents to handle lawn and snow removal duties should consult with legal counsel and ensure responsibilities are carefully written into lease agreements.

"Identify resident responsibilities and require them to report any hazards that they can't repair on their own to the housing organization as soon as possible," Ciccaglione said. "If it's not in the lease, it can lead to issues. If it's in the lease, at least the housing organization has something enforceable. I would also recommend the lease include language to hold the housing organization harmless should the resident be injured due to their use of their lawn equipment."





In general, Mayo said, housing organizations should not be responsible for purchasing or maintaining lawn care or snow removal equipment on behalf of residents. The organization should provide a storage shed located a safe distance from the home. It's also vital that housing staff check in regularly to ensure residents are following through on the duties specified in the lease, Ciccaglione noted.

Even if a lease places property maintenance responsibilities on the resident, disputes

can arise. In a recent scenario, a housing organization had within its lease that the resident was responsible for lawn maintenance at a scattered site. A visitor to the resident's home tripped in a divot in the yard and filed a lawsuit against the housing organization, claiming that housing staff should have noticed and fixed the lawn defect during an unrelated visit a short time before the incident.

The lawsuit is ongoing, and even if the housing organization isn't deemed responsible, significant legal expenses have accrued.

"We just encourage housing organizations not to allow residents to manage their lawn care and snow removal," Bozzuto said. "We get the intent and that some residents enjoy taking care of their property, but there's too much risk involved."

**Contact [HAI Group's Risk Control and Consulting team](#) for more resources and answers to your housing organization's property and liability questions.**



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## Free Member Benefit for NCRC Members

Don't forget that you can advertise any job openings on the NCRC Website. Please submit your posting in word format to [rso@ncrcnahro.org](mailto:rso@ncrcnahro.org)

## 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](#)

## Future National NAHRO Conferences

2023 Washington Conference  
March 22-24  
Omni Shoreham Hotel  
Washington, DC

2023 Summer Symposium  
July 14-15  
Grand Hyatt Washington Hotel  
Washington, DC

2023 National Conference & Exhibition  
October 6-8  
Hyatt Regency New Orleans  
New Orleans, LA

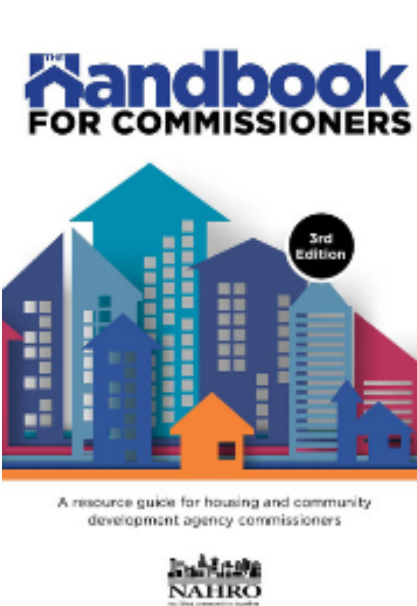
2024 Washington Conference  
April 8-10  
Hyatt Regency Washington on Capitol Hill  
Washington, DC

2024 National Conference & Exhibition  
September 26-28  
Marriott Orlando World Center Hotel  
Orlando, FL

2025 Washington Conference  
March 10-12  
Grand Hyatt Washington Hotel  
Washington, DC

2025 National Conference & Exhibition  
September 28-30  
Phoenix Convention Center  
Phoenix, AZ

2026 Washington Conference  
March 9-11  
Grand Hyatt Washington Hotel  
Washington, DC



# NEW EDITION!

## NAHRO's Handbook for Commissioners

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# STATE CHAPTER REPORTS



**INDIANA CHAPTER**  
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[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/publications/notices](https://www.hud.gov/program_offices/public_indian_housing/publications/notices)

**I hope to see everyone in Washington DC at the NAHRO Legislative Conference!**

Indiana has been very busy reorganizing their board by electing new officers and recruiting new members to the organization. Whereas, the meetings in the past have been bi-annual, we have been meeting each month to accomplish this strategy. Indiana is also pleased to announce their state conference that will be held June 29- July 1, 2023, at the Horizon Center in Muncie, IN. We are very excited and looking forward to the upcoming conference as it has been postponed due to the COVID-19 Pandemic.



**IOWA CHAPTER**  
Marty Ryan, President

Through deliberation and weighing the pros and cons, our Iowa NAHRO Board voted to move our Annual Conference to spring time in 2023. Our 2023 Annual Conference will be March 28<sup>th</sup> & 29<sup>th</sup> at the West Des Moines Marriott following the NAHRO Legislative conference in Washington, DC March 22<sup>nd</sup> – 24<sup>th</sup>. Our theme is "Spring Into Action". We have extended invites to Sharon Carlson, NCRC Vice President, Mark Thiele, NAHRO President and NAHRO Staff Tess Hembree, Eric Oberdorfer and Tushar Gurjal to join us.

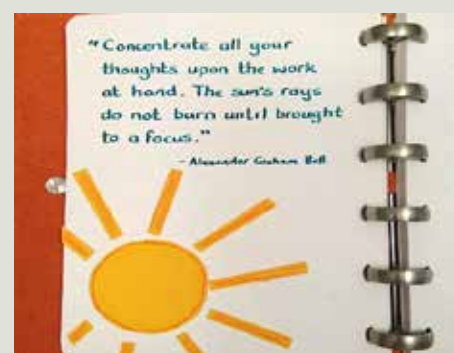
Also, on January 19<sup>th</sup>, 2023, Iowa NAHRO will be hosting a free "De-escalation" training for our members at the Jordan Creek Business Town Center. I think we will all agree that with the environments that we work in, we all must be

well versed and recognize things that "trigger" different behaviors to better serve our diversified populations.

Iowa NAHRO's SAAC liaison, Susan Hiner with Grinnell Housing is retiring December 31, 2022. I have appointed Tami Johannsen with Region XII to be Iowa's liaison. Tami is currently serving as Iowa NAHRO's Board Secretary.

I would also like to recognize Marcy Conner, Executive Director of CIRHA, for her 30 years of service to housing. She will be retiring December 31, 2022. She has been a member of the Iowa NAHRO Board for many many years as well as a member of the NCRC Board. We wish her well as she transitions to this next stage of her life 😊

Cheers to a  
Happy New  
Year!







**MINNESOTA CHAPTER**  
**Dara Lee, President**

As our NCRC region has been in the midst of blizzard warnings, winter storm advisories, and wind chill warnings, it brings to mind

all who do not have a warm, safe, cozy place to call home. During the holidays and bitter cold, it makes the importance of what we do come into sharper focus. Thank you all for the challenges that you address every day to make this a better place to call home for all of us.

Led by our fabulous chapter Executive Director and Professional Development committee members, Minnesota NAHRO continues to provide a variety of worthwhile and interesting training opportunities. Our Maintenance Training series launched on November 9, 2022, with 75 participants. Throughout 2023, we will be offering an on-line Commissioner training. In May, we will be holding our first Minnesota Housing Authority Summit in Grand Rapids, MN.

On February 22-24, 2023, we will be bringing back our popular Executive Director Boot Camp (and, yes, we had the name and training before National NAHRO!) Minneapolis Field Office staff will be joining us this year to delve into the mystery of HUD systems found in WASS, such as PIC, EIV, FASPHA, FASSUB, SPEARS, and the list of acronyms goes on! We are also looking forward to some advice from legal and human resource

folks who work with our members. And last, but not least, our always popular break-out and “share your pain” sessions with other directors. If you have been looking for an ED support group, this is the place to be! It was wonderful to have people from around the region join us last year, and we invite you back with open arms.

The new Minnesota legislative session begins in January and runs through May. We are hoping that it actually finishes in May this year! The 2022 session produced little to nothing for housing in the divided government setting. The political landscape shifted dramatically after the November election. The Democratic, Farm, Labor (DFL) party now has control of the House, Senate, and Governor's office. In the past 30 years, this has only occurred in one other session (2013-2014). Many DFL candidates ran on strong housing platforms. In addition, Minnesota has a projected \$17.6B surplus, the largest in its history.

On February 7, 2023, we will hold our annual Day at the Capitol to share the stories of those we serve and why the investment in housing is so critical. There are many new members to educate on the variety of programs administered by our agencies. MN NAHRO members are hopeful to see some significant investments in housing to make sure everyone has that warm, safe, cozy place to call home.

Wishing you a very Happy New Year in 2023!



**WISCONSIN CHAPTER**  
**Sarah Boss, President**

Hello NCRC. Wisconsin wishes everyone a safe, healthy, and memorable start to the New Year.

WAHA Board has begun planning for the combined

Wisconsin/NCRC Conference. The Conference

is scheduled for April 17 – 20, 2023 in La Crosse, Wisconsin. Hotel reservations can be made by contacting the Radisson Hotel La Crosse, Wisconsin at 1-608-668-2448. Be sure to use the words “Rowing in Unison” to get the group rate. Lots more info on the conference will be forwarded to NCRC in the future months.

WAHA had a very successful fall conference in September. Lots of great training sessions, information to grow with and time to connect, share and celebrate 50 Years of WAHA.



**MICHIGAN CHAPTER, Sharon Maki, President**

Winter has settled into Michigan and things have slowed down. However, we keep working and pop our heads out of the snow banks on occasion. We are currently working on both our Spring and Fall Conferences. Our Spring Conference will be held in Grand Rapids. Planning is coming along very nicely and I think we have a very appropriate name.

## **2023 MI NAHRO SPRING CONFERENCE**

# **NAVIGATING THE RAPIDS**



**APRIL 12-14, 2023**

**Amway Grand Plaza**

*Curio Collection by Hilton*

We are also progressing very well with our Fall Conference which will be held September 27<sup>th</sup> at Crystal Mountain. I am quite excited to be partnering with another agency to bring you this conference. It is our hope both agencies will benefit for a joint conference. More details to come!



**OHIO CHAPTER  
Ben Jones, President**

The OHAC Training & Conference Committee has been busy planning an exciting agenda for the upcoming 2023 OHAC Spring Conference, May 3<sup>rd</sup> – 5<sup>th</sup> at the newly renovated Sawmill Creek Resort by Cedar Point in Huron, Ohio. The tentative conference agenda is as follows:

- Opening Session: Social Media; Tools from the Pandemic
- Davis Bacon & DOL Regulation Changes with Deborah Diez
- Public Records Requests, Build America Buy America Act, Boards: Best Practices, Open Meetings Act, Federal vs. State Regulations in Procurement

- FSS Guidebook Training – Dennis Morgan
- Building Out of the Housing Crisis Panel
- HCV: SEMAP/PHAS/Two-Year Tool/Project Based Vouchers
- Directors' Discussion Forum
- Tax Credit Round Table
- FSS Round Table
- HCV Round Table

A Sub-Committee of the OHAC Training & Conference Committee is being formed to discuss the development of an OHAC Training Academy, which would provide On-Boarding Training for housing authority staff, quarterly throughout the year. This is still in the planning phase, and we will have more details to report soon.

The OHAC 2023 Fall Conference will be held September 20 – 22 at the OSU Marriott Hotel in Columbus, Ohio.

# Sign Up for a Virtual Classroom Training Today!



Check out the Virtual Classroom Trainings offered by NAHRO coming up in the next few months.

Keep you staff trained and educated. Take advantage of the Virtual Classroom Trainings to save on travel expenses. Click on the links below to find out more about the trainings offered.

The following Virtual Classrooms are coming up this summer:

02/15/2023 - 02/16/2023

**FSS: A Holistic Approach to Client Engagement**

*Trainer: Deborah Jackson*

02/21/2023 - 02/24/2023

**Section 3 and Labor Standards: Job Opportunities for Low-Income Persons**

*Trainer: Dennis Morgan*

02/28/2023 - 03/02/2023

**Commissioner's Guide to Monitoring & Oversight**

*Trainer: Darlene Kelly*

02/28/2023 - 03/03/2023

**Fair Housing**

*Trainer: Richard Wankel*

03/6/2023 - 03/16/2023

**Public Housing Manager (PHM)**

*Trainer: Darlene Kelly*

03/13/2023 - 03/17/2023

**HCV Occupancy, Eligibility, Income, and Rent Calculation (HCVOEIR)**

*Trainer: Dennis Morgan*

03/27/2023 - 03/31/2023

HCV Project Based Vouchers

*Trainer: Naomi Byrne*

03/27/2023 - 03/31/2023

Housing Quality Standards

*Trainer: Ken Love*

03/28/2023 - 03/30/2023

Succession Planning

*Trainer: Darlene Kelly*

03/29/2023 - 03/30/2023

**Excellence in Customer Service**

*Trainer: Clif Martin*

04/24/2023

**HCV Portability**

*Trainer: Dennis Morgan*

04/4/2023 - 04/7/2023

**Capital Fund Program**

*Trainer: James Inglis*

04/5/2023 - 04/6/2023

**HCV Homeownership**

*Trainer: Dennis Morgan*

04/11/2023 -

04/14/2023

**Executive Management and Leadership**

*Trainer: Sunny Shaw*

04/25/2023 -

04/27/2023

Commissioners' Fundamentals

*Trainer: Renee Smith*

05/1/2023 - 05/5/2023

**Family Self-Sufficiency**

*Trainer: Adelaide Hsu*

[\*\*Click Here To Register Online\*\*](#)

NAHRO's training programs of the highest quality. All of our faculty are experts in their areas of industry knowledge. Most work or have worked at senior positions in the affordable housing and community development industry. Therefore, they understand agency operations and management and the responsibility that accompanies these responsibilities, as well as the challenges of providing quality service to those they serve.

To learn what trainings we have coming up, please visit our training calendar. More information about our faculty is available on our faculty page.

We hope you take advantage of this educational opportunity!

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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>
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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 15<sup>th</sup>, April 15<sup>th</sup>, August 15<sup>th</sup> and November 1<sup>st</sup>.**

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