



President's Corner

George Guy, President

improved budget for 2020. In addition, I've worked with Lee Talmage, and the Conference Strategy Work Group to address pending conference matters.

I am working with Marty Ryan and Sharon Carlson as they continue to work with our Small Agency Advisory Group in 2020. We are excited to be adding two more members to the group. It is our hope that we can encourage as many Small Housing Agencies in our region to participate in this group as possible.

I have also been working with Legislative Network Chair, Jim Dewey, to acquire more individuals who will be representing various states and will continue to work with Jim to get the task force to be fully represented.

I'd like to take this opportunity to announce that Bruce Johnston has resigned as Regional Vice President of CR&D. Thank you, Bruce, for your service and dedication to the region. As of January 10, 2019, Bill Pluta, Director of the Office of Housing Coordination Services at the Illinois Housing Development Authority was

Greetings and Happy New Year! It's 2020 and we are hitting the ground running!

In December, I attended the first ever Landlord Symposium hosted by HUD Indianapolis. This day-long symposium provided an excellent opportunity to discuss issues and opportunities involving the execution of the Housing Choice Voucher Program with landlords from across the state of Indiana. Speakers included representatives from the Indiana Housing & Community Development Authority, various Public Housing Authorities, U.S. Department of Housing and Urban Development Real Estate Assessment Center, and local and national HUD Leaders.

Over the past couple of months I've worked with Treasurer Peggy Rice, and the Audit Committee to produce an

2020 Calendar

**NCRC Conference
hosted by IL NAHRO
April 22-24
Holiday Inn Mart Plaza
Chicago, IL**

**NCRC Board Meeting
April 22
Holiday Inn Mart Plaza
Chicago, IL**

**NCRC Board Meeting
October 1
Tentative
Orlando, FL**

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elected to serve as the VP of CR&D for the remainder of the term. Congratulations, Bill!

Tess Hembree, Director of Government Relations at NAHRO, has requested leadership representing each region and is also working on initiatives to provide regional leadership and engagement of legislative advocacy issues. We have started by providing some names to do so.

January 15-18, I attended the NAHRO Board of Governors Retreat in Santa Fe, New Mexico. I look forward to bringing knowledge gained during this meeting back to the region.

In February, I will be attending the 2020 Housing Conference in San Diego, California. This conference is hosted by Nan McKay and will feature sessions on PBVs, Waitlist Management, HCV Finance, Federal Procurement, and Resident Safety to name a few.

This year we reshaped the purpose of the annual retreat. We chose to provide sessions that cover areas of the housing industry that need to be focused on in order to stay relevant as we continue the good work we do. These sessions included Elected Official Engagement, Community

Engagement for Large, Medium, and Small PHAs, and Human Resources Management. I'd like to take this opportunity to thank all of you who participated in this workshop and hope that you feel encouraged to focus on these areas.

I am looking forward to the upcoming Regional Conference that will be held in Chicago, IL, April 22-24, 2020. At this conference we will be discussing ways to Reposition, Renew, and Refocus Affordable Housing throughout our region. Sessions include Repositioning Success Stories, Mobility Roundtable, Capital Fund Training, Opportunity Zones for Affordable Housing, Homeless Assistance Programs, Leadership Development, and much more. I'd like to see representation from each state in our region, so be sure to register soon!

I look forward to what 2020 holds and the opportunity to visit each state in our region. It is my goal this year to work closely with the current membership and create opportunities to increase as well. We will do this by building on our advocacy efforts but also providing tools and resources to maintain our relevancy in our local communities.



Senior Vice President Report

Alan Zais, SVP

There are a number of areas both in our industry and region that can help us in being well informed and with our contribution for our membership.

Repositioning

There has been a strong push and momentum for housing authorities to reposition their portfolio with the Rental Assistance Demonstration (RAD) program. For some agencies this makes sense, but it requires a careful evaluation. Some challenges include that smaller agencies may not have the resources to leverage equity programs with a RAD conversion. How will it affect agencies that do not have a Housing Choice Voucher program? Funding sources such as capital funds will no longer be received. Staffing restructuring will be necessary. A

number of consultants are appearing to give guidance—but are they necessary, and which ones are best? NAHRO has already offered a webcast that explored a housing authority that repositioned and one that did not, and the benefits and challenges they both found with their decisions. NCRC is committed to keeping our membership well informed and we are tentatively planning a repositioning track for the April 22-24, 2020 NCRC conference in Chicago. And speaking of the conference...

NCRC Annual Conference

...please be sure to plan your attendance! It will be held at the Holiday Inn Mart Plaza River North in Chicago and we will be keeping everyone aware with updates and when registration is available. I serve on the conference committee and we have great partnerships with Chicago Housing Authority and the National Public Housing Museum for events, and

there is a strong agenda of relevant to every agency.

NAHRO Legislative Task Force

I will continue to serve on the National NAHRO Legislative Task Force for a 2020 – 2022 term and we've been so fortunate with Jennifer Keogh's leadership in this area that brought a National NAHRO award to NCRC! I've been able to review who takes part in the advocacy response and I've been looking at how we were able to encourage staff and board members to take part in this valuable program. The program was very successful in the presence it made to our legislators and I look forward to working with our NCRC advocacy program as we continue to advance our advocacy into 2020.

NAHRO International Research and Global Exchange Committee and the NAHRO Board of Governors

I'll be serving as the Chair of the committee and on the NAHRO Board of Governors Steering Committee for the 2020- 2022 term. We've been working with the National American Indian Housing Council (the equivalent of NAHRO), and exploring opportunities with Northwestern Illinois University, the National Congress of American Indians and the Enterprise Community Partnership's National Rural and Tribal Office, all with ties to our region. Further, Native American affordable housing as an international connection is a focus of NAHRO and the reason for the location of the NAHRO Board of Governor's retreat in

Santa Fe, New Mexico, this January. This is a great opportunity for NCRC to serve in this capacity for the national NAHRO focus.

Illinois NAHRO

I continue to serve as the Senior Vice President.

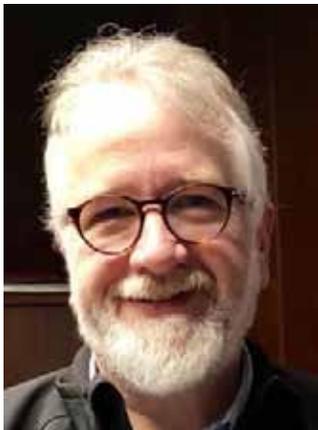
Housing America

My agency was fortunate to have a talented student chosen for the national calendar, and NCRC had several students represented for the 2020 calendar. The program is a lot of fun for the participants and gives an excellent story to share with our communities and media to support our advocacy. We should start planning now for the next "What Home Means To Me" calendar—submission deadlines will be quickly approaching as we start the 2020 year.

Industry Recognition

And finally I would look for us to strongly promote newsletter submission and award nominations from our membership, as it helps with relevancy and membership retention and growth. A way to be more aggressive with this may be in reaching out to agencies when we see news reports of unique programs or funding in the NAHRO news briefs and HUD notices with targeted messages to share their stories and good work.

I look forward to seeing everyone at the January board meeting! Thank you.



Housing Committee

Lee Talmage Vice President of Housing

The 2020 Census Year is No Longer Around the Corner!

If you have not done so already, it is not too late to partner with the U.S. Census Bureau. We want

to ensure all the families we serve are given accurate information on the importance of being counted and the possible income/rent benefits for those who may be interested in working for the Census.

The Eviction Crisis Act of 2019

This Act is administered by the Dept. of Justice. The Act

provides an innovative approach to increasing housing stability by creating a new Emergency Assistance Fund (EAF). The EAF is a tool designed to test, evaluate, and expand proven interventions to help low-income families facing housing instability due to an unexpected economic shock. The Act also provides for a National Eviction Data Base that will track evictions legal and illegal, an Advisory Committee to advise HUD, a Grant process for collecting data on illegal evictions, a thirty year Government Accounting Office study to report on how effective the Act has been in furthering affordable fair housing for low income families. NAHRO's National Housing Committee is in the process of evaluating the merits of this proposal.

PHA Streamlining & Voluntary Conversion

If you were scratching your head over making the leap into a RAD conversion, good news, now there are a few more resource options for you to consider: Streamlined Voluntary Conversion, Section 18 Demo/Dispo, a blend of RAD/Section 18. All of these additional variations on the Conversion theme however come with several concerns that differ from one community to the next. HUD's Special Application Center and its Repositioning websites offer guidance through posted FAQs, notices, video and PHA specific technical assistance. NAHRO and PHADA are also providing guidance through the Monitor, the NAHRO Blog and the PHADA Advocate.

Concerns Continue over HUD's "No Money Damages" ACC Revision

A dialog between HUD and Public Housing Industry groups continues over HUD's initial 2016 effort to significantly revise the Public Housing Annual Contributions Contract.

Thus far, while HUD has agreed to remove unnecessary and redundant language in some areas of concern to PHAs, there is still no satisfactory resolution over the most problematic language. The latest iteration continues to frame the ACC as a "grant agreement" rather than as a "contract". It continues to maintain HUD's position that it may unilaterally change the terms and conditions of said "agreement". It continues to eliminate the contractual requirement that HUD provide funding or abide by its own Regulations. It continues to deny the PHA the ability to seek future monetary awards for breach of said contract, as had occurred in the Operating Reserve Offset Litigation in 2012. It could provide HUD room to bypass the existing proration protection offered by the previous ACC and may open the door for this approach to be used against other programs including RAD, Section 8 and other HUD assistance.

Under the various iterations of HUD's new ACC, PHAs remain in a vulnerable position of being unable to mutually agree to the terms of the contract under which they must operate and unable to seek financial remedy for a breach on the part of the other party.

HUD Seeking More Data with New PBV Online Form

If you have already involved yourself in the process of project basing your Housing Choice Vouchers for the purpose of RAD or Community Development programs in your community HUD has published a Notice dated 12/26/2019 requesting information from PHAs that administer those units.

Federal Barriers to Affordable Housing

On November 22, HUD published in the Federal Register a Public Request for Information on federal barriers to affordable housing. A White House Council made up of representatives from Cabinet Departments, chaired by the HUD Secretary, have been given authority to wrestle with this problem.

Improving HCV PHA Landlord Engagement

HUD has been conducting listening sessions with PHA's and property owners across the country to discuss ways to make the HCV program more attractive to Landlords. Nationally HUD reports that HAP funding is underutilized and is seeking dialogue with PHA's and Landlords about ways to increase utilization. Most recently one of these sessions took place in our region, Indianapolis on December 5, 2019.

Possible suggestions for consideration being discussed include:

- PHA staff assigned as Single Point of Contact(s) to Landlords
- Utilization of inspection staff to improve landlord relations
- Direct deposit of HAP payments
- Workgroups made up of neighboring PHAs focusing on Landlord retention
- Organized local events for landlords
- Establishment of a local third party funded HCV Damage Claim Reserve
- Designated phone lines or time periods for Landlord customer service

These ideas are good, but for many of us they are also dependent on resources which, with admin fee reductions, have become untenably scarce.

HUD Continues to Update HCV Guidebook

HUD is continuing its updating of the Housing Choice Voucher Guidebook. Rather than releasing the revision in one package, they have issued the following individual Chapters that are now available:

- Eligibility Determination and Denial of Assistance
- Housing Search and Leasing
- Moves & Portability
- Calculating Rent & Housing Assistance Payments
- Payment Standards
- Rent Reasonableness
- Re-examinations
- Family Self Sufficiency

Frivolous Mixed Status Public Charge Rule Still On Hold

While implementation of the Administration's unprecedented Mixed Status and No Charge Rule has been postponed by Court Order, advocacy and educating our residents, local officials, Legislators and their aids on the damage this Rule could pose to the lives of many of our families, must continue. Misinformation about the Rule could get a lot of traction in the 2020 Election cycle.

Final Regulations for Opportunity Zones Released

On December 19, the U.S. Treasury Department and the Internal Revenue Service (IRS) issued final

regulations implementing the Opportunity Zones tax incentive. Established by the Tax Cuts and Jobs Act of 2017, Opportunity Zones are a new community development program that encourages long-term investments in low-income urban and rural communities. The new final rule and FAQ on the rule can be found on the U.S. Treasury's website.

I realize there is a simultaneous lack of brevity and comprehensiveness here, so please feel free to contact me with your suggestions and input, and thank you for the opportunity to serve as your Vice President of Housing.

Professional Development Committee

Steven Rackis, Vice President of Professional Development

The 2019 – 2021 Professional Development Committee held an Organizational Meeting Part 2 on Thursday, October 10, 2019 at the National NAHRO Conference held in San Antonio, Texas. The purpose of this meeting was to review election procedures and elect a Committee Chair and Vice-Chair.

- Sally Strang, Director, City of Wichita Housing Authority Housing and Community Development, Southwest Regional Council, was elected the Committee Chair.
- Sharon Carlson, Executive Director, Belding Housing Commission, North Central Regional Council, was elected Vice-Chair.

NAHRO President Sunny Shaw indicated she will communicate her goals for this term at the Board of Governor's retreat in January 2020.

In October 2019, Ms. Strang contacted members of the 2019 – 2021 Professional Development Committee to determine which of three (3) sub-committees that members wanted to serve on. 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.

Lastly, Ms. Strang informed the committee that NAHRO hired the Operations Manager assigned to Professional Development. Her name is Jackie Rhodes and she started with NAHRO on November 1, 2019.

The 2020 NCRC Conference hosted by Illinois NAHRO begins at Noon on April 22, 2020 and ends at Noon on



April 24, 2020. The location is the Holiday Inn Mart Plaza River North, Chicago, Illinois. The conference agenda topics being discussed are:

- Documenting Resident Violations
- The Intersection of Health and Housing -A Social Determinants Approach to Asset Based Development (Gorman - Ron Clewer)
- Rated: "R" for REAC Training (The Inspection Group, Inc.)
- Myth Busters - Background Checks- Dispel the 10 biggest myths or misconception about how the screening industry works (Rental History Reports-Tony Karels)
- Board Oversight- Monitoring 4 Key Areas for Commissioners (Brian Nemeroff, CPA/Berman Hopkins, CPA)

- Successful REAC FDS Submissions (Brian Nemeroff, CPA/Berman Hopkins, CPA)
- SEMAP (Brian Nemeroff, CPA/Berman Hopkins, CPA)
- 1/1/2020 and the legalization of recreational cannabis (IAHA)
- Capital Fund Training (HUD)
- RAD Track
- EPIC
- Section 3
- EIV/PIC
- Community Development Track
- Potentially a Commissioners Track

The link to NAHRO's training calendar is <http://nahro.org/trainingcalendar>



IRGE Committee

Ann McKenzie, Vice President of IRGE

What a privilege to be greeting you as the new NCRC Vice President of the International Research and Global Exchange (IRGE) committee of NAHRO.

Let me start by reminding you of the IRGE Mission, Vision and the IRGE Committee Role:

Mission - To promote and share global exchanges of information and develop relationships that assist the NAHRO membership and all those engaged in the development and operation of housing and community development programs.

Vision – Just as every company in the world needs research and development to be aware of emerging trends and best practices, so should professional organizations. Housing and community revitalization needs are not addressed just through programs developed within the United States. Social housing and revitalization activities are found throughout the world.

Committee Role - The role of the IRGE Committee is to study these practices, with intention placed on both best practices and problems faced in other countries.

As a relative new comer to NCRC and just starting out in this role on the IRGE Committee, I found the committee information on the NAHRO website helpful.

My first official IRGE Committee function has impressed me deeply. Timing was great as I was able to join many other members of the IRGE Committee who met in Austin, Texas for an International Forum on Housing and Community Development named "Creating Community" which was co-sponsored by NAHRO and the International Urban Development Association (IUDA). This forum served to restart what was formerly a tri-country conference between the United States, Canada and the United Kingdom. The forum could have been renamed *Quint-Country* because, in addition to those of us from the United States, there was representation from Canada, The Netherlands, Ireland, and South Africa. We might even get to count New Zealand which was represented by a participant who twice worked in New Zealand on social housing policy.

"Is housing a human right?" continues to be a universal question that all countries debate. Canada has said yes. More about this topic to come as IRGE delves further.

We also learned a lot about housing models in the United States. Our tour of Austin included a tour

of an innovative development to house the homeless. The development includes an outdoor movie screen for Friday night movies with the wider community, pictured here:



And teepees for Airbnb guests:



We are blessed in Chicago with a lot of visits from international guests. This year, we have been showing co-located library/mixed-

income developments to groups from Quebec, South Korea and many fellow Americans. My personal favorite of the Chicago public libraries that we have helped to develop is pictured here:



In the coming year IRGE will explore Native American issues while continuing our other research. Looking forward to really digging in as NCRC's IRGE Vice President. Feel free to reach out if you are looking for some information or have something to share. amckenzie@thecha.org or 312.913.7656.

Commissioners Committee



Renee Smith, Vice President of Commissioners

Greetings NCRC Members,

As your new Regional VP of Commissioners, I start my term by focusing on key components of the Handbook for Commissioners, which your former VP, Sandra Boutell, and many others worked so hard to develop. I recommend this handbook be used as a point of discussion in trainings offered on the Commissioner's track. Executive Directors, this book sold out but is available for purchase through NAHRO. Your Commissioners should have this book. This would apply to new Commissioners and veteran board members as well. The primary training topics taken from the publication fall into five broad categories:

- Commissioners Responsibilities
- Providing Effective Leadership
- Providing Effective Oversight
- NAHRO Certification/ Professional Development
- Community and Legislative Advocacy

One of the five categories will be presented at the upcoming NCRC April 2020 conference; as a supplement to an existing training session already identified.

The handbook and topics within the publication should be utilized in future Commissioner trainings and available for purchase at conferences.

My concurrent goals will revolve around the collective needs of the other Commissioners and housing authorities in our region. I will stay informed of crucial housing industry policies and changes; share resources and solicit input from Commissioners within the region; removing barriers to doing a better job as a Commissioner; while enhancing training offered to help Commissioners provide better governance and oversight. Becoming better housing advocates and the continued mentoring of new Commissioners are ongoing and important goals.

My fellow Commissioners, I will be working closely with Gary Valentine VP of Commissioners for Michigan NAHRO; to develop goals and tools to assist Commissioners throughout our region. To accomplish these goals and develop our vision we need YOU! Gary and I need 3-4 Commissioners (or more...) from each State to be a part of our Regional Commissioners Committee. We invite ED's to share this information with their boards and encourage participation.

What will this involvement entail? Joining in on a conference calls once a month and sharing information via email. It would be optimal, if you attend an NCRC or National Conference, to get together as a group, if possible. What is the purpose? To be inclusive when developing a direction, plan and recommendations from Commissioners to the NCRC and National Board, as to what the needs and opinions of Commissioners are. What type of support do Commissioners need? What are the trends on Boards within the Region?

What can we do better as Commissioners and are there obstacles or barriers to providing appropriate oversight?

As we seek answers to the questions above, we need to hear from you! I can be reached at rsmith@ypsilantihc.org . I'm excited to join you as we continue providing residents with safe, affordable, quality housing and services.

Member Services Committee

Keon Jackson, Vice President of Member Services



At the National Conference in San Antonio, The Member Services Committee had the last meeting for the outgoing members for Member Services 2017-2019. At that meeting the committee reviewed the transition report and progress the committee/ sub committees made during

that time.

The exiting 2017-2019 committee was thanked, and meeting was concluded.

Elections were held for the chair and vice-chair of national member services. Denita Johnson was elected as the Chair and Felicia Davis was elected as the Vice-Chair.

Denita held her first conference call to discuss what to expect during this term and the subcommittee assignments as well as thanking all the subcommittee chairs for volunteering.

The meeting for the incoming Member Services Committee 2019-2021 was held and the NAHRO goals and other items were discussed 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,



As my term as the SATF chair came to a close in

2019 under NCRC President Keogh's term, it progressively transitioned into another two year term. I want to thank NCRC President George Guy for the opportunity to continue to serve in this capacity for our region and appointing Sharon Carlson as co-chair. I continue to gain new colleagues in our industry that face the same challenges, obstacles and hurdles that ALL housing authorities do.

Last year at National NAHRO, the Small Agency Task Force (SATF) was updated to the Small Agency Advisory Group. As with any task force, it is charged with a specific purpose and tasks and when those are completed, usually dissolves. But with Sharon Carlson as the Chair, she proposed for years & fought for Small Agencies to have a seat at the table full time and with her perseverance we are now an advisory group. I hope that our region will consider this change as well.

As the Executive Director of three small agencies, the work that we do sometimes can go unnoticed, but the victory lies in the fact that WE do not give up and that WE show up for our residents, landlords and boards.

I continue to rely on the experts at NAHRO to assist with our bimonthly conference calls. Their knowledge and support is invaluable. Not to mention that our NAHRO President, Sunny Shaw, is fully committed to Small Housing Authorities!

Here is their contact information:

Georgi Banna gbanna@nahro.org
Tess Hembree thembree@nahro.org
Eric Oberdorfer eoberdorfer@nahro.org
Tushar Gurjal tgurjal@nahro.org

Make sure you have the NAHRO Advocacy App: Go to your App store and type in NAHRO Advocacy & download.

And are you tuned in to www.NAHROblog.org: Legislative & Policy Updates from Washington, DC

Here are attachments for easy access to areas of interest that were provided during our latest NAHRO SAAG call:

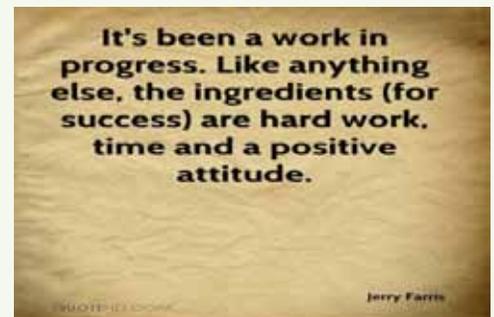
- ACC background and update – Eric Oberdorfer
- NAHRO comment letters: http://www.nahro.org/sites/default/files/searchable/NAHRO_ACC_30%20Day%20Comment%20Letter_12_9_19.pdf
- Background: <http://www.nahro.org/news-content/latest-revisions-acc-and-mtw-acc-amendment-issued>
- ACC Document: <https://www.federalregister.gov/d/2019-24426>

Our committee is looking for representation from all eight states of our region so that everyone's voices can be heard.

At this time our committee has the following members:

Marty Ryan – Co-chair Iowa
Sharon Carlson – Co-chair Michigan
Lorri Brookman – Greenville Housing - Michigan
Amy Jacobowitz – Fort Wayne Housing Authority - Indiana
Crissy Lawson - Brazil Housing Authority - Indiana
Toni Anderson - Sullivan Housing Authority - Indiana

If you have any questions or recommendations, please contact me at albiahousing@iowatelecom.net or 641-777-6203.





Legislative Report

Jim Dewey, NCRC Legislative Chair

Done Deal! Finally! After a second CR that was about to end December 21st. Congress and the President passed our

2020 spending deal! With levels being very good for many programs. Here's the breakdown:

- **Public Housing Capital Fund:** \$2.87 billion, \$95 million increase
- **Public Housing Operating Fund:** \$4.549 billion, \$104 million decrease (A decrease in units due to conversion maybe the reason for the decrease)
- **Choice Neighborhoods:** \$175 million, \$25 million increase
- **Section 8 Housing Assistance Payment Renewals:** \$21.5 billion, \$1.189 billion increase
- **Ongoing Administrative Fees:** \$1.947 billion, \$91 million increase
- **Self-Sufficiency:** \$130 million, level funding (FSS: \$80 million; ROSS: \$35 million; and Jobs Plus: \$15 million)
- **Section 8 Project-Based Rental Assistance:** \$12.570 billion, \$823 million increase
- **Community Development Block Grant:** \$3.425 billion, \$125 million increase
- **HOME Investment Partnerships:** \$1.350 billion, \$100 million increase
- **Housing Opportunity for Persons with AIDS:** \$410 million, \$17 million increase
- **Homeless Assistance Grants:** \$2.777 billion, \$141 million increase

As crunch time came, we reached out to you all and asked for letters to be sent in to Congress so they could better understand the importance of our programs and need for stable funding levels. Many of you stepped up along with others across the country and sent in over 2,500 letters of support! Thank you for that important work.

Our NCRC Legislative Task force is shaping up well. It was both George Guy's wish as well as mine to have at least one representative on the team from each of our 8 states. We have accomplished that with little arm twisting and I am so grateful. Having a representative from each state will allow the communication in both directions to be quick and understanding. The team consists of:

Michigan: Brandie Isaacson (State Chapter Legislative Chair) and James Dewey (NCRC Legislative Task Force Chair)

Minnesota: Diane Larson (State Chapter Legislative Chair)

Indiana: Amber Skoby

Iowa: Amy Tooley

Ohio: Jody Geese

Illinois: Tiffany Gonzalez and Charles Chambers

Wisconsin: Mark Wagner

Nebraska: Chris Lamberty (State Chapter Legislative Chair)

The Task Force is starting to create the 2021 Legislative Position Paper, so any input should be provided to a team member.

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.

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

Housing America Task Force Report

Anna Judge, Housing America Poster Contest Chair



“What Home Means to Me” Poster Contest

It is time to start planning your poster contests and getting the word out! All state winning posters must be submitted to me by April 1st to ensure entries are submitted on time for the regional conference, and that the winners are sent on to NAHRO for national judging.

Rules and entry applications can be found on NCRC’s website. Please note in the rules, that all entries must be submitted in LANDSCAPE form.



State Chapters should send their top 9 winning posters (top 3 from each age category) to me no later than April 1, 2020. Please remember to mail them flat to the following address:

**Dakota County CDA
Anna Judge, NCRC HATF Chair
1228 Town Centre Drive
Eagan MN 55123**

At the regional level we will award the top poster from each age category and then send those 3 on to national competition. At the national level, the top twelve winners will receive a \$100 VISA gift card, and their artwork will be showcased in the following year’s calendar. The grand prize winner will receive an iPad, as well as transportation and lodging for NAHRO’s Washington conference in DC, their artwork framed, and a tour of Capitol Hill for them and a family member.



It is not too late to order your 2020 “What Home Means to Me” calendar at www.nahro.org! Please consider purchasing this calendar (it is only \$9.99, including shipping) to support our youth and our regional winners, **Jayden Lattimore, Bloomington Housing Authority and Gracielle Colon, Winnebago County Housing Authority. Both of these two talented youth from Illinois will be showcased in the 2020 calendar.**



Scholarship Opportunities



The Ernest J. Bohn scholarship is NCRC’s scholarship opportunity for our region’s students. This scholarship application can be found on the NCRC’s website as well. **All regional applications are due to Keon Jackson by April 1, 2020.**

In addition to our regional scholarships, in 2017 NAHRO started its own scholarship program known as the “National Merit College Scholarship Program”. This scholarship opportunity gives out \$15,000 annually to 8 winners from across the country (one to each of the 8 regions). In 2019, Emily McKenzie from the Duluth HRA in Minnesota, was the winner and received a \$1,000 scholarship from NAHRO on top of her scholarship awards from NCRC and Minnesota NAHRO.

Please take the time to promote these opportunities to your residents and once again, Happy New Year!

The *Housing America Task Force* relies on your support to continue our mission. Thank you, as always, for your unwavering support. We couldn’t be as effective and present as we are without the backing of NCRC’s membership.



Community Revitalization & Development Report (CR&D)

William Pluta, Vice President of CR&D

First of all, I wanted to thank my fellow NCRC Board members for recently nominating and approving me and for Board President George Guy appointing me to fill the

recent vacancy for NCRC's Vice-President of CRD. For those of you that know me, CRD has been my passion in working with NAHRO, and I welcome the opportunity to get further involved again at all levels of NAHRO to better promote coordination and CD representation among NAHRO's membership. I also hope to work closely with our other State Chapter CRD-VPs as well as our Housing Committee VP lee Talmage to do the same. Here is my first report:

NCRC CONFERENCE

Our Illinois NAHRO Chapter has always worked to have a meaningful CRD sessions track at its annual conferences, so I offered to work with Bruce Johnston to coordinate that track at NCRC's upcoming Annual Conference being held here in Chicago on April 22-24, 2020. The planned sessions are as follows: Opportunity Zones; Affordable Housing Development & Finance 101; State HFA Programs; LIHTC 101; Homeless Assistance; and Manufactured Housing. In addition, Please note that there will also be sessions under the Professional Development track on Fair Housing, Section 3 Compliance: Energy Efficiency Programs; and Health and Housing. There is also a separate track of specialized sessions on Public housing Repositioning. Agencies are encouraged to send multiple staff to take advantage of the multitude of timely, topical sessions to help us all do our work more effectively. For those NCRC members not involved in the conference preparation, there will also

be soon announced a separate Chicago Cubs game event scheduled for attendees to consider the day before the conference starts. Hope to see you there.

APPROPRIATIONS

- Congress passed a full appropriations bill in December. HUD and USDA funding levels were higher than the proposed Senate figures but less than those of the House, as it passed its appropriations bill prior to the spending caps agreement that lifted the allowed amounts. NAHRO has a detailed budget chart by program on its website on CD, public housing, and Section 8 funding.
- CRD highlights included: a slight increase in the HOME Program, to \$1.3 billion, the highest since 2011; extension of the waiver of the 24-month HOME funding commitment requirement, including CHDOs, through 2022; sufficient funding for HCV renewals as well as Section 8 PBRA; adequate Section 8 administrative fees; \$2.7 Billion in homeless assistance; and \$3.4 billion for CDBG. The accompanying report from Congress also required HUD to provide adequate time for the PBCA procurement process to take place, as well as Senate instructions not to impede PHAs or State HFAs in this effort.
- The HUD budget also included a \$25 Million line item for a pilot program for Supportive Housing for Substance Abuse (read Opioid Recovery), authorized in 2018 but not funded until this year. It's included under CDBG but will be a separate program, with

a NOFA forthcoming to spell out requirements.

- State-by-state CPD allocations are forthcoming for CDBG/HOME/ESGP/HOPWA/HTF. HUD has 60 days to publish after appropriations bill is passed into law.
- The Administration's FFY 2021 budget is scheduled to be released on February 10th, but historically has come out slightly later.
- Still some uncertainty on HUD funding of Tenant Protection Vouchers, as FFY 2019 funds were late and not fully distributed. These TPV funds are important for PHA repositioning as well as dealing with troubled housing authorities (e.g. Alexander County, East St. Louis in Illinois) to ensure former tenants continue to be assisted.

TAX ISSUES

-The year-end tax extenders bill unfortunately did not include any of the LIHTC provisions included in the Affordable Housing Credit Improvement Act of 2019, although a permanent 4% credit almost made it in. Last-minute negotiations were agreed to by all four legislative leaders, resulting in a slimmer package and even short-term tax extender re-authorizations. Additional LIHTC authority to deal with the wildfires in California was the only LIHTC matter included and approved.

- There are now 198 Representatives on this bill sponsorship, as well as 38 Senators. Six states have their entire delegations on the bill, so it appears somewhat positive about its moving forward in 2020.
- Another new initiative is an effort to increase the allowable tax-exempt bonding authority for states. This includes possibly lowering the 50% LMI test for such financing, as well as allowing income averaging (as was authorized under LIHTC) and considering exempting certain uses.

REGULATORY ISSUES

- NAHRO, NCSHA, and other organizations are working with HUD to identify institutional and program barriers to affordable housing, in response to HUD's Request For Information

(RFI). The Public comments deadline was recently extended to January 31, 2020.

- -HUD's draft/proposed rule on revising its "Affirmatively Furthering Fair Housing" (AFFH) requirements was released earlier this week and was published in the Federal Register on January 14, 2020., which will start the 60-day public comments period. Most fair housing advocacy groups as well as state and local housing agencies are highly critical of HUD's dismantling of the progress it had previously made in
- fair housing via the deregulation process. Comments due by March 16, 2020.
- Also, of very major importance is the proposed rules revising Community Reinvestment Act (CRA) requirements. While a coordinated effort was/is expected from the major regulatory agencies, the first draft rule was from OCC/FDIC a jointly proposed rule and is also expected to be published in the Federal Register soon, which will start the 60-day public comments process..
- The HOUSE Financial Services Committee scheduled two hearings on CRA, on January 14 and January 29. Also, another one on Homelessness was held on January 14. Watch NAHRO Monitor and Alerts for more details.

MISCELLANEOUS

There is a significant number of substantive housing bills, primarily coming from the House, on a wide variety of public housing and affordable housing funding and policy. While it appears unlikely that any such bills will pass through a contentious Congress this year (especially the Senate), I will try to include more information on them in our next newsletter. NAHRO has been providing good coverage of most of these major efforts in its communication to members as well.

Finally, thanks once again for the opportunity to work with NCRC's CRD members as well as all of you. Please contact me at wpluta@ihda.org if you have any questions or want to discuss CRD issues.

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, 2020**. [Click here to download the Ernest J. Bohn Scholarship Application Form.](#)

NCRC NAHRO Conference Scholarship

The NCRC Board of Directors has approved a scholarship opportunity for one attendee for the upcoming 2020 Annual NCRC NAHRO Conference hosted by IL NAHRO which will take place in **Chicago, IL on April 22-24, 2020**.

The scholarship will include full conference fees plus two nights free lodging at the Convention Hotel. One Conference Scholarship will be awarded.

[Click here to download the Conference Scholarship Application](#)

Visit the [NCRC website](#) for find out more details on how to qualify.

Applications are due by Friday, March 13th, 2020. Submit by email to: Keon Jackson, Vice President of Member Services, phone: (419) 259-9520 • email: kjackson@lucasmha.org

All applicants selected to receive the awards will be notified no later than **Tuesday, March 17th, 2020**.

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, 2020**. [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, 2020**. [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, 2020**. [Rising Star Nomination Form](#)

NCRC Board Working hard for the Region in Chicago!



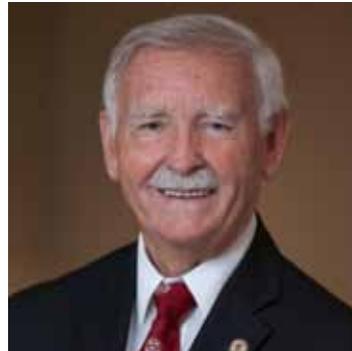
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Exhibitor/Sponsor Registration:

<https://www.eventbrite.com/e/2020-ncrc-nahro-conference-exhibitor-sponsor-registration-tickets-84887060483>

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Certified Specialist of Occupancy-Housing Choice Vouchers

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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**

View and register for all NAHRO courses **HERE**.

Additional regional, state, and local trainings:

- April 22-24, 2020 at Holiday Inn Chicago Mart Plaza, Chicago, IL
2020 NCRC Conference Hosted by IL NAHRO

2020 National NAHRO Conference Dates

Washington Conference

March 29-31

Grand Hyatt Washington Hotel
Washington, DC

Summer Conference

July 23-25

Sheraton New York Times Square
New York, NY

National Conference & Exhibition

October 1-3

Marriott Orlando World Center
Orlando, FL

STATE CHAPTER REPORTS

ILLINOIS CHAPTER

Jackie L. Newman, President



2019 In Review

- ILNAHRO Board members along with (Immediate Past) President, Jennifer Keogh visited Dr. Lisa Yun Lee, Executive Director of the Public Housing Museum in pursuit of a partnership with the 2020 NCRC Conference.
- ILNAHRO Board members along with (Immediate Past) President, Jennifer Keogh visit with (former) Chicago CEO, Gene Jones in pursuit of a partnership with the 2020 NCRC Conference.
- IL-NAHRO & IN-NAHRO jointly hosted their bi-annual conference July 29-31, 2019 in Indianapolis, Indiana. The theme for the conference was “Creating Connections” and featured keynote speakers, Joseph Galvin, HUD Midwest Regional Administrator and Sunny Shaw, NAHRO Senior Vice President (currently NAHRO President).
- ILNAHRO hosted the following trainings in 2019 in Peoria, Illinois at its Training Center:
 - Housing Choice Voucher Training & Certification



- Public Housing Training & Certification
- Rental Assistance Demonstration Training
- Elevate Energy’s Pest Management for Housing Properties.

- Partnered with NCRC to ensure our voices were heard by our elected officials in Washington, D.C. through the Advocacy Campaign—resulting in over 2,000 letters to Congress!!
- Partnered with NCRC and Conference Committee members in planning the 2020 NCRC Conference.

Looking ahead in 2020

- ILNAHRO will serve as host of the 2020 NCRC Conference scheduled for April 22-24, 2020 in Chicago, Illinois.

Overall, it has been a very busy year around the State of Illinois but we are extremely excited about what has been accomplished in 2019 as we look towards 2020!

**Make plans now to pack your bags & meet us in Chicago, Illinois
April 22-24, 2020**

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Best Wishes for a Prosperous 2020!



INDIANA CHAPTER
George Guy, President

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

- In December, I attended the first ever Landlord Symposium hosted by HUD Indianapolis. This day-long symposium provided an excellent opportunity to discuss issues and opportunities involving the execution of the Housing Choice

Voucher Program with landlords from across the state of Indiana. Speakers included representatives from the Indiana Housing & Community Development Authority, various Public Housing Authorities, U.S. Department of Housing and Urban Development Real Estate Assessment Center, and local and national HUD Leaders.

- State Representative Trey Hollingsworth, is taking action and making sure that issues affecting affordable housing are addressed in the nation’s capital. Rep. Hollingsworth introduced the YIMBY (Yes In My Backyard) Act, which would require Community Development Block Grant (CDBG) recipients to identify when they are using counterproductive regulations that could affect affordable housing. I look forward

to working with Rep. Hollingsworth on this important initiative.

- Indiana is now home to two EnVision Centers; one in Jeffersonville and the other in Gary. These EnVision Centers are meant to connect HUD-assisted families with resources and support services to help them reach self-sufficiency. We are proud of the work that both of these

communities are doing.

- Planning is underway for our 2020 State Conference being held at the Horizon Convention Center in Muncie, IN, June 18th-20th, so mark your calendars!



IOWA CHAPTER
Steve Rackis, President

Iowa NAHRO offered a free Fall training for our membership. Representative from the Iowa Civil Rights Commission and the Kansas City Office

of Fair Housing provided a day long training covering Fair Housing, ADA Compliance, and Reasonable Accommodations. A total of 30 individuals attended the training.

The 2020 Iowa NAHRO Conference is scheduled for April 7-8, 2020. The conference agenda topics being discussed are:

- Healthy Neighborhoods, Healthy Communities
- Sex & Labor Trafficking and Domestic Violence

- Verbal Judo
- AHRMA is doing a day long leadership series
- Community Development Track (possible partnership with National Community Development Association)
- HUD Staff - HCVP and Public Housing Roundtables
- Racial Equity Toolkit - An Opportunity to Operationalize Equity

In April 2019, HUD's Office of the Inspector General received a congressional inquiry regarding Iowa public housing agencies and portability in the Housing Choice Voucher program. Several Iowa NAHRO Board Members participated in a conference call to provide an understanding of the information contained in letters HUD OIG received regarding the impact portability billing has on Iowa Housing Authorities. Not only did we participate in a conference call, the auditors from HUD OIG reached out to the individual Housing Authorities with requests for information and data related to portability.



MINNESOTA CHAPTER
Bryan Hartman, President

In the fall of 2019, the membership of Minnesota NAHRO elected new Board members and President to serve for the next two years. This report will detail recent accomplishments of the chapter and items that the Board will be working on in

the coming year.

Legislative Policy Issues and Committee Work

At the Board of Directors approved its 2020 State Legislative Priorities for the coming legislative session. The topics approved include:

- Seek \$200 million Housing Infrastructure Bonds to finance affordable housing of all types across the state. This includes rental and supportive housing and homeownership opportunities.
- Seek \$100 million in general obligation bonds to finance public housing rehabilitation projects to preserve and improve housing that is a critical asset for our most vulnerable residents, including seniors, families with children

and those with disabilities. Based on a 2019 report, the state's public housing has over \$187 million in critical needs.

- Support the efforts of the Homes for All coalition and its advocacy work at the legislature for funding of affordable and supportive housing and related priorities.
- A recent addition to our priorities is the support for MN Senator Tina Smith's federal bill to create a \$25 million grant program within HUD that would allow PHA's to install automatic sprinklers in public housing facilities.

MN NAHRO Business Items

- The Board confirmed Diane Larson, Immediate Past President, as the chair of the Legislative Committee.
- Approved the 2020 chapter budget
- Established the 2020 Calendar of Events for the Chapter

- Scheduled our Day at the Capital for February 26, 2020
- Approved the timeline for 2020 MN NAHRO scholarship nominations to align with regional and national scholarship programs.
- The Board has approved a contract with the Intercontinental Hotel in St. Paul to host the 2021 NCRC Conference.

Technical Assistance Program for Small Agencies

In the summer of 2019, MN NAHRO launched a new program to provide technical assistance to small agencies experiencing changes in leadership, restructuring or public housing repositioning. A total of six grants were awarded of \$8,000 each. Agencies selected were located throughout the state. The grants were made possible by a grant from the Greater Minnesota Housing Fund (GMHF). Staff is presently working to connect the agencies with the appropriate expertise.



MICHIGAN CHAPTER, Zachary Fosler, President

Season's greetings to my NCRC colleagues! It is an honor to begin my term as President of Michigan NAHRO with such a strong slate of elected and appointed board members that bring years of experience and a deep knowledge of the affordable housing industry. We will be having our first board meeting of this term in February, where we will work together to determine our goals for the next two years.

Our 2019-2021 board members are as follows:

Officers:

President – Zac Fosler, Ypsilanti
Senior Vice President – Sharon Maki, Marquette
Secretary – Vacant
Treasurer – Shanda Johnston, Ingham County
Region I Vice President – Vacant
Region II Vice President – Vacant
Region III Vice President – Angela Stephens, Saranac
Region IV Vice President – Tamika Sutton, Clinton Township

Standing Committee Chairs:

VP of Housing/Section 8 – Lee Talmage, Battle Creek
VP of Legislative – Brandie Isaacson, Livonia

VP of Member Services – Jasmine Martin, Rockwood
VP of Commissioners – Gary Valentine, Greenville
VP of Professional Development – Sharon Carlson, Belding
VP of CR&D – Vacant
Small Agency Task Force – Lorri Brookman, Greenville
Homeless Task Force – Cathy Gordon, Coldwater
Emerging Leader Representative – Matthew York, St. Clair Shores

At-Large Board Members:

Brandie Isaacson, Livonia
Jasmine Martin, Rockwood
Kim Gaines, Livonia
Darling Garcia, Ingham
Hurticene Hardaway, Detroit
Ann Kemp, Albion
Renée Smith, Ypsilanti
Gary Valentine, Greenville
Nancy Wain, Monroe

In other news, our fall conference—held jointly with the Upper Peninsula Housing Organization (UPHO) and the Michigan Housing Directors Association (MHDA)—was a great success. We had better-than-expected attendance, engaging speakers, and even a murder mystery dinner. Our spring conference is planned for May 27-29 at Crystal Mountain Resort. I welcome any of my NCRC colleagues to join us. This part of northern Michigan is truly beautiful.



NEBRASKA CHAPTER Trine McBride, President



The Chapter has replaced the Spring Conferences with training seminars. The

Nebraska Chapter of NAHRO will offer members a UPCS with INSPIRE training in March in central Nebraska at Grand Island. A HQS training will also be available to Section 8 Programs in March, also at Grand Island.

The State Chapter began the 2020 membership drive. There was a slight decrease in 2019 membership to the Chapter, therefore the Nebraska State Officer is making an increased effort to increase membership for this year.

The Nebraska 2020 Legislative Session will begin January 8th. The State Chapter will be following several legislative bills that carried over from the 2019 Session, as well as new bills that were introduced on the first few days of the 2020 Session. We

will be following LB773 which would appropriate \$10,000,000 from the State General Fund to the Department of Economic Development for purposes of the Rural Workforce Housing Investment Fund. Legislation was also introduced to prohibit landlords

from discriminating against Section 8 Voucher renters. Nebraska participated in each of the Monday conference calls with the NCRC Work Group on NCRC Annual Meetings and Conferences. There were several scenarios introduced on how NCRC could improve conference attendance and revenue. Each scenario prompted good conversation and with the guidance of the NCRC Board, the work group will be able to move forward and present a proposal to the State Chapters for their consideration.

The State Chapter will be submitting payment for the appeals process to the law firm representing the housing authorities on the second lawsuit against HUD. The State Chapter will assist 17 Nebraska housing authorities in continuing with the legal process to recapture operating subsidy.

OHIO CHAPTER Ralph Chamberlain, President



OHAC is partnering with The Inspection Group on a REAC training to be held January 9, 2020 in Columbus, Ohio. The session is entitled, "Rated: 'R' for REAC" which will include a review of the top ten mistakes made regarding REAC inspections and all the recent updated REAC issues. Registration may still be available using the following link: <https://tinyurl.com/ratedforreac>

OHAC continues to plan for its Annual Spring Conference which is to be held April 29 – May 1, 2020, at the Sheraton Suites Akron Cuyahoga Falls. Planned topics include re-entry, fair housing, IT/Cybersecurity, Agency Digital Presence (Social Media), Rent Changes & HOTMA with Dennis Morgan, VASH-Homeownership-Relocation with Mike LaRiccia, Lead Based Paint, NSPIRE, and Roundtable discussions for these topics and more! We are also working with the Cleveland HUD Field Office to provide training and assistance during the upcoming conference.

We held a Hearing Officer Workshop training with Nan McKay on November 6-7, 2019, in Dublin, Ohio which was also very well attended.

We continue our advocacy at the state level. SB36 on Federally Subsidized Rental Property Valuation is still pending, but it appears the major players are having conversations on possible compromises. HB229 on prohibiting discrimination in rental housing based on lawful sources of income remains referred to committee. SB39 on Mixed Use Development Projects -Tax Credits had a substitute bill accepted as of December 11, 2019. Other legislative matters are also being monitored at the state level, as well.

OHAC officers, Brian Gage (Akron MHA) and Ralph Chamberlain (Erie MHA & Sandusky MHA), recently represented OHAC at Propel Ohio's Engagement Fair. This Propel Ohio event was held at Bowling Green State University on November 15, 2019, and promotes civic engagement and inspires undergraduate students to grow as leaders in Ohio. OHAC accepted the invitation of Senator Sherrod Brown's office to once again participate in this event that has engaged hundreds of undergraduate students and administrators from over eighty (80) colleges and universities across the state.

As an entity, OHAC is beginning the process of reviewing its standing committees to ensure their continued relevance and address membership needs.



WISCONSIN CHAPTER
Sarah Boss, President

WAHA's quarterly Board meeting took place on November 10, 2019. During this meeting the Board completed elections. The following people will serve for the next two years:

- President: Sarah Boss
- Vice President: Luke Radomski
- Recording Secretary: Elyn Schloer
- Executive Secretary: Tammy Kasten
- District 3 Representative: Louise Gudex
- District 4 Representative: Wade Schmechel
- District 5 Representative: Patrick Dienger

District 6 Representative: Keith Johnathon
District 7 Representative: Linda Bartram
Director at Large: Rebecca Kralewski

WAHA is very grateful for the service of these individuals.

Upcoming Events

The annual WAHA Spring Conference will take place April 29 and 30, 2020. The Conference will be held in Rothschild. The agenda is still being developed and will be released at a later date.

The next WAHA Board meeting is scheduled for January 23, 2020 and will be a teleconference meeting.

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



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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.

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