

2020 NCRC NAHRO VIRTUAL CONFERENCE



HOUSING HEROES
ADAPT. ANSWER. ADVOCATE.

AUGUST 25-26, 2020

2020 CARES Act 4.0 / Infrastructure Bill Public Housing Agencies... Are you ready?



OVERVIEW:

The Coronavirus Aid, Relief, and Economic Security (CARES) Act was passed by Congress and signed into legislation on March 27th, 2020. The CARES Act provides over \$2 trillion in economic relief to American workers, families, and small businesses, and preserves jobs for our American industries. It is designed to protect the American people from the negative public health and economic impacts of COVID-19.

CURRENT SITUATION:

The CARES Act strategy is a phased-approach in which unprecedented sums of money are being distributed to public and private sectors to promote economic recovery and growth. One of the next phases being discussed involves the infrastructure stimulus for Public Housing Authorities (PHAs). During the 2009 American Recovery & Reinvestment Act (ARRA), many PHAs were unprepared to take advantage of stimulus offerings and were left behind. As your partner, we want to assist in your preparation to leverage CARES Act funding for your “**shovel-ready projects**”.

STIMULUS FUND OBLIGATION:

Discussions seem to indicate that these funding mechanisms could be made available to PHAs in the summer of 2020.

PLANNING PROCESS:

Projects that would make use of these funding mechanisms must be included in each PHA's (5) five-year plan in order to receive consideration for funding. In the past, pre-determined scopes of work have included HVAC (heating, ventilation, and air conditioning), building envelope (windows, roofing, exterior doors), LED-lighting, fire alarm and security systems, renewable energy, water conservation, and now COVID-19 related work. Coronavirus solutions that would protect the health of your residents and staff include:

- ✓ *Air handler with UVGI technology to destroy airborne viruses and bacteria.*
- ✓ *Multi-stage air sanitization solutions that create ultra-efficient air circulation.*
- ✓ *UV sanitizing entry portals that destroy bacteria and viruses upon entry to buildings.*
- ✓ *Thermal video cameras to assess the temperature of those entering site for symptoms*
- ✓ *Bipolar ionization technology to neutralize mold, odors, and toxic gases.*
- ✓ *Downlight retrofit kits with built-in UVGI technology to help neutralize bacteria and viruses on surfaces.*
- ✓ *Standard mechanical, electrical, and plumbing energy efficiency solutions with advanced UV light sanitization and HEPA filtration systems.*

“SHOVEL READY” ASSISTANCE:

Johnson Controls is prepared to help you to determine which project measures may be most applicable to your plan and to help you secure stimulus funding.

NEXT STEP:

Contact Johnson Controls today, and let's begin a dialogue to help you prepare for and take advantage of all applicable CARES Act stimulus funding as it becomes available.

We're in This Together and We're Ready to Help!

Feel free to direct inquiries to the dedicated account managers for a more detailed response:

Mary Fox • Johnson Controls

mary.p.fox@jci.com • 763.227.7709

Joe Pash • Johnson Controls

joe.pash@jci.com • 317.677.3080

WELCOME TO THE 2020 NCRC NAHRO VIRTUAL CONFERENCE

“HOUSING HEROES”

Greetings!

As President, I'd like to personally welcome each of you to the 2020 NCRC NAHRO Virtual Conference! We are excited to partner with IL NAHRO to host NCRC's first ever virtual conference.

This year we are excited to offer relevant sessions covering topics such as COVID-19 and the social injustices and inequities facing our industry today. We would like to thank the many industry leaders who have volunteered their time to present on these important subjects. We'd also like to thank our sponsors and exhibitors for all of their support.

During this time, it is important that we continue to engage, learn, and inspire. As housing professionals, we have demonstrated how essential the service we offer is in our communities. Although we are living in a challenging moment, we are navigating through it and showing that we are Bigger than the Moment.

So colleagues, I want to extend my appreciation for your Leadership. I hope this conference reassures and gives the tools you need to continue the leadership you provide on a daily basis.

Lastly, be safe and please keep in mind we are all InthisTogether!



George Guy, President
NCRC NAHRO President

We can meet this moment!! A time of unprecedented challenge!!
“Hope is important because it can make the present moment less difficult to bear.
If we believe that tomorrow will be better, we can bear any hardship today!”

Welcome to the North Central Regions Virtual Conference 2020!! IL-NAHRO is very pleased to be a part of this historical virtual space in time and are excited to serve as your conference host for our 2020 NCRC NAHRO Conference!! We are so glad you are here!!

As we come together as a region and as a group of committed affordable housing developers and professionals, it is not lost upon any of us the climate of our nation's times. Our conference theme challenges us to: ADAPT to the issues facing us today; ANSWER the call to fight injustice; and ADVOCATE for equality and basic human rights.

Would you not agree that our country is at a variation of crossroads? We are in the midst of social unrest...political unrest...and these are certainly unprecedented times. We are living in a space and time in our history where the national issue of racism and other social injustices is deeply dividing our nation. Unfortunately, that divide is sometimes along racial and economic lines; unfortunately, that divide is sometimes along political lines. We are facing extremely sensitive and difficult days with deep-seeded issues none of us can ignore. Suffice it to say none of us can simply dismiss the mistreatment of others or witness horrible acts against others without feeling, emotion, reaction and a burning on the inside to “do something”!

Each of the workshops have been specifically designed for this conference based on the current climate. While we want to equip each conference attendee with useful information for improving your agencies operations, it's bigger than that!! We want to challenge and ignite a fire in each of us that catapults us to action. Challenge and ignite a fire to the point that we are not comfortable standing on the sidelines in silence...we become so disturbed by the issues, injustices, inequalities and diminishment of access to basic human rights that we “do something”!!

We cannot do it without partnerships...your partnership and NCRC & ILNAHRO is counting on each of you to join forces with other affordable housing providers as we raise our voice! No one should fool themselves into thinking that we can do this alone nor that change will be easy. But if change is to happen...it must start with each of us!! Let's look to a brighter future!!

I do want to extend a 'special thanks' to the conference planning committee for all of your hard work to make our virtual experience enriching. On behalf of the ILNAHRO Board, thank you conference committee for your dedication, hard work, and collaboration in planning and pulling everything together. Your tireless efforts are greatly appreciated. Again, thank you for your investment by attending this virtual conference – we cannot do this alone!!

Sincerely,



Jackie L. Newman
IL NAHRO President

**2020 NCRC NAHRO
VIRTUAL CONFERENCE**



HOUSING HEROES
ADAPT. ANSWER. ADVOCATE.

ADAPT

to the issues facing us today.

ANSWER

the call to fight injustice.

ADVOCATE

for equality and basic human rights.

**During the conference, make sure to post updates on Facebook,
Twitter & Instagram:**

#NCRCHOUSINGHEROES





ABOUT NAHRO

NAHRO has been a leader in advocating the funding of HUD low- and moderate-income programs, the production of low-income housing, in shaping housing modernization and assistance programs, and the continuing and strengthening of Community Development Block Grants (CDBG) and HOME programs.

NAHRO has also championed deregulation of programs and the design of programs which provide the maximum flexibility at the local level. The organization played a major role in the debate and consideration of program reforms during the 1995 Congressional session.

The Association has worked steadily to promote tax policies that serve as tools for redevelopment and housing finance; and it has worked to create and provide the initial funding for the Housing Development and Law Institute (HDLI), a subscription-based organization that provides legal assistance to housing and community development agencies.

Today NAHRO continues to make its position known at HUD and in the halls of Congress. With policies based on research and analysis, NAHRO is working through these efforts to enhance the quality of life for the beneficiaries of our programs and to create strong, dynamic communities throughout the United States.



Thank you to the 2020 NCRC NAHRO Conference Planning Committee

Kate Brown
Brenda Bruner
Ron Clewer
Cheryl Anne Farmer
Lisa Fischer
George Guy
Tarah Hearn

Keon Jackson
Anna Judge
Jennifer Keogh
Jessica Matuska
Ann McKenzie
Jackie Newman
Joe Pash

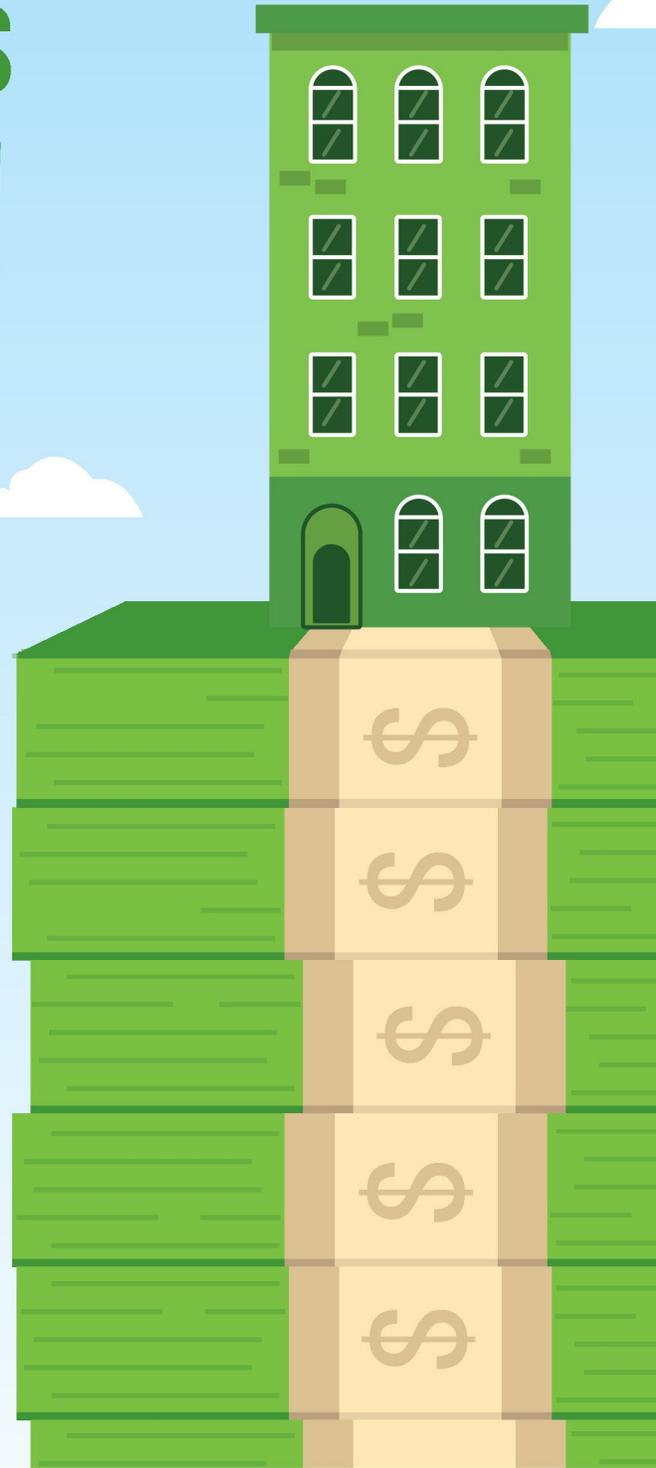
Bill Pluta
Steve Rackis
Peggy Rice
Kandace Simpson
Renee Smith
Lee Talmage
Alan Zais

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We offer a variety of multifamily services including MOR readiness reviews, model TSPs and EIV policies, custom policies for RAD conversions. You'll also find us providing our comprehensive inspections services coast to coast, as we conduct over 270,000 inspections annually.

From program administration to community development strategies, we're committed to ensuring that housing authorities have the resources they need to help the families they serve. Strengthening neighborhoods has been our mission since 1980. Collaborative partnerships with you and your community are how we get there.

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Gloria Munoz, Housing Authority of Maricopa County



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**2020 NCRC NAHRO
VIRTUAL CONFERENCE**



HOUSING HEROES
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VIRTUAL CONFERENCE SCHEDULE

Tuesday, August 25, 2020

Opening Plenary

9:00am - 9:50am CT

Speakers: George Guy and Jackie Newman

Session Overview

Join George Guy, NCRC NAHRO President and Jackie Newman, IL NAHRO President as they welcome everyone to the 2020 NCRC NAHRO Virtual Conference.

CARES Act Program Waivers/Funding/Eligible Expenses

10:00am - 11:20am CT

Speakers: Donica Davis, Gregory Becker, and Don Kathan

Session Overview

This will include summaries and highlights for public housing HCV, CDBG, ESG, and other HUD programs that have been authorized under the CARES Act.

Session Sponsored By:



Healthy Work-life Boundaries in this New Era

11:30am - 12:50pm CT

Speakers: Alison Bloodhart and Amy Yip

Session Overview

In this new era, your home has become your workplace. You understand the importance to your health, to your work productivity and to your family and yet, you struggle in separating the two. The presenters understand this difficulty because they have faced the struggle too. They are dedicated in helping others break this habit one small step at a time. During this session, you will learn tools, tricks and tips to assist you in boundary setting, establishing a habit, and knowing where to begin. Please join us in taking your first steps. We look forward to being part of your journey.

Session Sponsored By:



LUNCH BREAK

Protecting Employees & Residents during the Pandemic

2:00pm - 3:20pm CT

Speakers: Ken Anno, Glen Heitkamp, and Joe Pash

Session Overview

Clean Air Strategies - By providing increased amounts of clean air, HVAC systems can have a major effect in decreasing disease transmission from the primary host to secondary hosts, which is an important step in curtailing the spread of infectious diseases. In addition, attendees will learn about UV-C Lighting (also known as Ultraviolet Germicidal Irradiation, UVGI) and how to incorporate this proven disinfection technology into their facility's COVID-19 risk mitigation planning. UV-C Lighting reduces the transmission risks and spread of diseases by deactivating the genetic ability for bacteria, virus and other pathogens to replicate. A recent study confirmed the efficacy of UV-C Lighting in deactivating SARS-CoV-2, the virus that causes the COVID-19 disease. This independent validation should support UV-C Lighting as an Eligible Use of federal funds allocated to PHAs under the CARES Act. The session will further cover different UV-C Lighting applications (i.e. Upper-Room UV-C, in-duct HVAC UV-C, mobile UV-C) and best practices in the safe and effective deployment of available UV-C Lighting technologies. The end result will be more healthy common living spaces for residents.

Session Sponsored By:



Emergency Rental Assistance

3:30pm - 4:50pm CT

Speakers: James Cunningham

Session Overview

An overview of potential funding sources within the CARES Act for emergency rental assistance, including HUD Emergency Solutions Grant(ESG), Community Development Block Grant (CDBG), and State uses of the Treasury-funded Coronavirus Relief Fund. Also will include brief discussion of other possible sources for rent and utility assistance, including CSBG and LIHEAP.

Session Sponsored By:



Closing Plenary

5:00pm-6:00pm CT

Speakers: George Guy and Joseph Galvan

Session Overview

Wrap up day one with an update from HUD Region 5 Administrator, Joseph Galvan.

Wednesday, August 26, 2020

Opening Plenary

9:00am - 9:50am CT

Speakers: George Guy, Alan Zais, and Keon Jackson

Session Overview

Join George Guy, NCRC NAHRO President, Alan Zais NCRC NAHRO Vice President, and Keon Jackson, NCRC VP of Member Services, as they welcome everyone to Day 2 of the 2020 NCRC NAHRO Virtual Conference and present the annual awards.

Bridging the Digital Divide

10:00am - 11:20am CT

Session Sponsored By:



Speakers: John Foster, David Bezzant, Dr. Keisha Taylor, Patricia Steward, and Michelle Sergent

Session Overview

As the use of technology continues to grow, agencies serving impoverished families continue to watch the gap widen between those families and families with means. "Bridging that Digital Divide" has become an even bigger concern during the COVID-19 pandemic. Functioning virtually has become the norm for daily interactions, and families without the ability to connect face deficits that have long-lasting effects. You will learn about T-Mobile's ConnectHome initiative and their commitment to provide connectivity to students and families throughout low income populations. You will also hear from Housing Authorities as they share the products and programs that they have installed to Bridge the Digital Divide.

New Commissioner Handbook

10:00am - 11:20am CT

Speakers: Renee Smith, Gary Valentine, and Sandra Boutell

Session Overview

This newly updated book is an indispensable guide to the roles and responsibilities of the local housing or community development agency commissioner. Every commissioner should have a copy! It covers vital topics such as commissioners' duties, conducting effective board meetings, working with the board and the executive director, and more. New material includes updated overviews of housing and redevelopment programs, a table of key dates in the federal budget and appropriations process, a separate chapter on ethics, updated advocacy, and communications guidelines, and more!

Public Housing Repositioning Alternatives

10:00am - 11:20am CT

Speakers: Katie Stuckemeyer and Seema Radhakrishnan

Session Overview

This session will present various strategies public housing agencies can utilize to reposition public housing properties, including RAD, Section 18 disposition, and Streamlined Voluntary Conversion. The session will also discuss special considerations for scattered site units and public housing agencies with 50 or fewer public housing units.

Session Sponsored By:



ENERGY EFFICIENCY PROGRAMS

Advocacy Made Easy

11:30am - 12:50pm CT

Speakers: Tess Hembree

Session Overview

Advocacy has never been more critical than it is today. Amidst COVID-19 and the need for more resources in addition to the numerous legislative issues facing our industry with appropriations, elected officials need to hear from housing professionals. The Advocacy Made Easy presentation will encourage and engage you in a simple process to educate local, state and national legislators. Your housing authority, NAHRO and the families you serve need us to lift our voices to ensure our members of Congress make housing programs a priority.

Session Sponsored By:



Board Oversight: Monitoring the 4 Key Areas of Commissioners

11:30am - 12:50pm CT

Speakers: Laura Anne Pray and Brian Nemeroff

Session Overview

Laura Anne Pray and Brian Nemeroff, CPA from Berman Hopkins Wright & LaHam CPAs and Associates will present a session for Commissioners what the "BIG PICTURE" items dealing with Budgeting, the Annual Audit, SEMAP and PHAS. This course will be a top side approach to the key activities that drive the components of several of the main indicators for both SEMAP and PHAS. It will also cover the important elements of monitoring the budget and the inherent limitations of the audit. It is geared for Commissioners (and upper members of management) with the goal to raise awareness of where they need to focus their monitoring and oversight for sound operations and successful compliance and HUD rules and regulations.

Session Sponsored By:



Communicating and Engaging with Stakeholders

11:30am - 12:50pm CT

Speakers: Anne Smith, David Northern, Lisa White, and Jason Race

Session Overview

We know that clear and ongoing communication play an essential role in affordable housing development activities. It is important to ensure that our stakeholders and partners in expanding and improving the affordable housing inventory are not only informed but actively engaged in the process and decisions. What we do, while working to ensure our stakeholders have an understanding of, and ability to respond to, our initiatives helps ensure overall success.

Stakeholders are our staff, those who are impacted by development activities; those who are an integral part of operations; Elected Officials; City Officials; School Districts; Investors; Department of Housing and Urban Development and the media.

Session Sponsored By:



LUNCH BREAK

Educational Inequities

2:00pm - 3:20pm CT

Speakers: Ebony Campbell and Gionna Branch

Session Overview

Supporting the Success of Students through Partnerships in Action: The Chicago Housing Authority (CHA) supports the academic achievement of its residents through partnerships, and its own programs, focused on connections to education, scholarships and early work experiences. From coaching in accessing post-secondary education, to paid summer programs for teens and emerging adults to prevent summer learning loss and prepare for college or career, we are committed to taking bold action to prepare our students to thrive. Learn more about how CHA is working to dismantle educational inequities for our residents and create the opportunities and experiences for learning and development.

Session Sponsored By:



Advocacy for Commissioners

2:00pm - 3:20pm CT

Speakers: Zachary Fosler and Renee Smith

Session Overview

There are numerous legislative issues facing housing agencies both with appropriations and authorizing initiatives. This presentation will encourage and engage you in a simple process to educate local, state, and national legislators. Your housing authority, NAHRO and the families you serve need you to make contacts and educate our legislators to move our mission forward.

Repositioning/Leveraging Projects: the Good, Bad, and Ugly

2:00pm - 3:20pm CT

Speakers: Jewell Walton, Aisha Turner, Lee Prater, and Greg Olson

Session Overview

The journey from policy to implementation is rarely neat and clean. There are hurdles to consider with repositioning - some seen, some unforeseen - that present challenges as well as opportunities for Public Housing Authorities (PHAs) and its partners to develop, rehab, or manage real estate assets. This session will include perspectives from a PHA, developer, and HUD point of view that highlights repositioning applications each have experienced, as well as the lessons learned and other "food for thought" for repositioning consideration.

Session Sponsored By:



Social Injustice: Owning it, Healing, and What Comes Next

3:30pm - 4:50pm CT

Speakers: Ron Clewer, Elizabeth Scott Glenn, and Claude Robinson

Session Overview

For decades we as a nation have failed to address the segregation caused by the laws and practices of government. The tension and unrest that exist today comes in response to the de jure (at the hands of government) segregation and racist policies and the subsequent de facto racism is coming to a head across many US communities. How may we begin a healing process, what does that look like, and actions must we begin to take? Join us for a short presentation of past actions and a discussion of what communities and housers are doing to bring equity and inclusion forward.

Session Sponsored By:



Commissioner Roundtable

3:30pm - 4:50pm CT

Speakers: Renee Smith, Gary Valentine, Sandra Boutell, and Sharon Carlson

Session Overview

Have interactive discussions amongst your fellow Commissioners is a valuable way to learn and improve your role as a Commissioner. While many housing agencies generally operate in a similar manner, there is no one-size-fits-all approach. This session will provide you with some new insights and answers to your agency's issues. Bring your issues and questions! Moderated by commissioners with the assistance of experienced NAHRO Trainers.

Repositioning Success Stories

3:30pm - 4:50pm CT

Speakers: Anna Judge, Zachary Fosler, and Sean Whatley

Session Overview

Are you considering repositioning your public housing portfolio? Come hear from your peers working in both large and small PHA's on what worked for them. This session will focus on RAD and Section 18 (Demolition/Disposition) conversions. You will walk away with a better understanding of why different repositioning opportunities work for different housing authorities.

Session Sponsored By:



Closing Plenary

5:00pm-6:00pm CT

Speakers: George Guy and Andrea Juracek

Session Overview

Wrap up day two with an overview of the Mobility Program and why it is important from Executive Director of Housing Choice Partners, Andrea Juracek.

A special thank you to all of our guest speakers!



George Guy
NCRC NAHRO President



Jackie Newman
IL NAHRO President



Alan Zais
NCRC NAHRO Vice President



Keon Jackson
VP Member Services



Joseph P. Galvan, HUD Midwest Regional Administrator

Joseph P. Galvan was appointed by President Donald J. Trump to serve as the U.S. Department of Housing and Urban Development (HUD) Midwest Regional Administrator in the Chicago Regional Office in December 2017. Mr. Galvan returns to this role as he was appointed by President George W. Bush to serve in this capacity from 2001 to January 2009. He is responsible for the oversight and delivery of HUD programs across Illinois, Indiana, Michigan, Minnesota, Ohio and Wisconsin. He just completed a second term as the Chair of the Chicago Federal Executive Board and is the current Chair of the Midwest Interagency Council on Homelessness. He serves as HUD's liaison to elected officials, congressional delegations, associations and stakeholders. Prior to joining HUD, he worked as a Principal with Galvan & Associates advising housing authorities on program performance, compliance and executive management issues. Previously, he was the President and owner of his consulting firm with offices in Chicago and Washington, DC. Mr. Galvan received his bachelor's degree in economics from the University of Illinois in Chicago. He studied urban planning at the University of Illinois at Chicago Graduate School of Urban Planning and Policy and he undertook graduate studies in philosophy at Loyola University in Chicago.

Andrea Juracek, Executive Director of Housing Choice Partners

Andrea Juracek has advocated for fair, equitable, and affordable housing solutions to racial and economic segregation in the Chicago region for over a decade. As Executive Director of Housing Choice Partners, Andrea provides strategic leadership of the organization's housing mobility, rental support, and policy advocacy programs. Prior to HCP, Andrea served as Deputy Director of HOPE Fair Housing Center in Wheaton, IL, where she advised on fair housing investigations and complaint filings, and assisted with program and organizational management. Andrea has also managed fair housing enforcement, education, and consulting programs at multiple area nonprofit organizations. She has provided fair housing-related training and mobility consulting to a wide variety of housing industry and government agency officials. Andrea is trained in conflict resolution and thoroughly versed in fair housing law. She is currently Vice President of the Chicago Area Fair Housing Alliance Board of Directors. Andrea received her BA in Women's Studies from DePaul University and her MA in Contemporary History from University of Bristol, UK.





Alison
Bloodhart



Amy
Yip



Anna
Judge



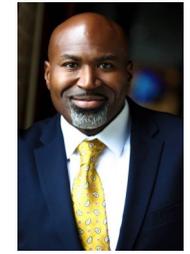
Anne
Smith



Brian
Nemeroff



Claude
Robinson



David
Northern



Don
Kathan



Ebony
Campbell



Elizabeth
Scott Glenn



Gionna
Branch



Glen
Heitkamp



Jewell
Walton



Jim
Cunningham



Joe
Pash



John
Foster



Katie
Stuckemeyer



Dr. Keisha
Taylor



Ken
Anno



Laura Anne
Pray



Lisa
White



Patricia
Steward



Ron
Clewer



Sean
Whatley



Seema
Radhakrishnan



Tess
Hembree



Zac
Fosler

Guest Speakers not pictured above:

Aisha Turner
David M. Bezzant
Donica Davis
Gary Valentine

Greg Olson
Gregory Becker
Jason Race
Karina Mason Rorris

Lee Pratter
Michelle J. Sergent
Renee Smith
Sandra Boutell

PROVEN.

LEADER.

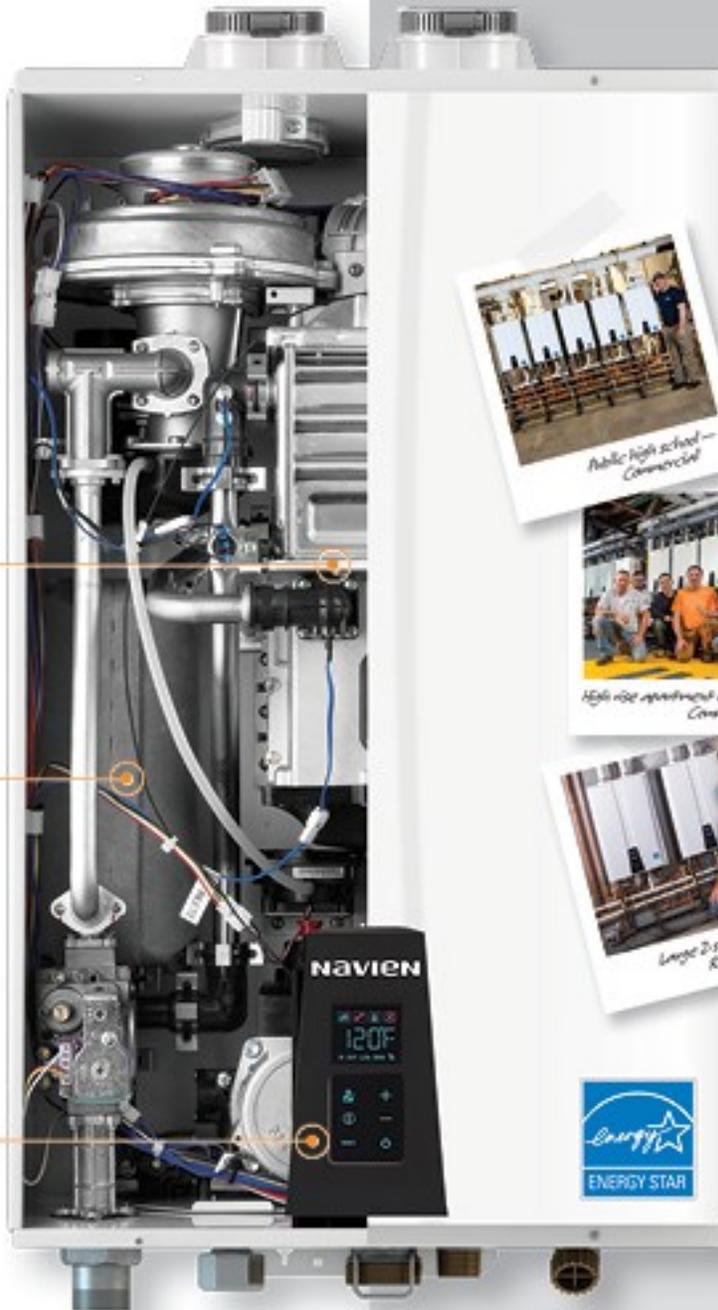
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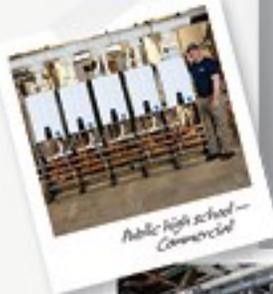
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4% LIHTC New Construction (Before)



4% LIHTC New Construction (After)



We have a deep expertise in partnering with public housing authorities (PHAs) to utilize the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program to redevelop the PHA's properties. We bring the unique perspective of being an owner, developer, and contractor to each project. Our expertise allows us to provide comprehensive services in joint venture relationships. In the past four years we have partnered with PHAs to redevelop nine properties with 715 units and \$160 million of development costs.

Four-Phase RAD Conversion in Elgin, IL utilizing 9% and 4% LIHTC

9% LIHTC Rehab (Before)



9% LIHTC New Construction



4% LIHTC Rehab (Before)



4% LIHTC New Construction



4% LIHTC Rehab (After)



Adam Templer

Vice President - Development

312.405.3277 | Adam@BearREG.com



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Peoria Housing Authority

Moving Families Forward



Taft Homes - Scheduled for Demo



Future Development of the Demolished Site

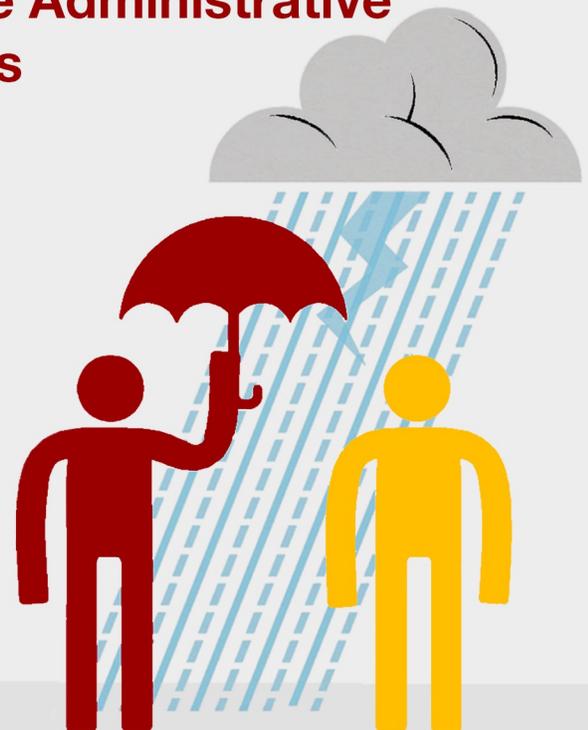
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Jackie L. Newman PHM & CME
Executive Director/Chief Executive Officer

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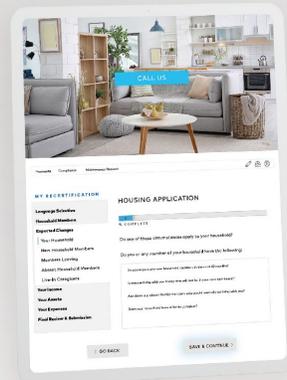
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on PHA industry best practices



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HOUSING AUTHORITY OF THE
COUNTY OF SANTA BARBARA

Bob Havlicek, Executive Director



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- Update waiting lists without mass mailings
- Maximize consistency from initial intakes through residency
- Connect with residents for service requests, payments, inspections and more

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