



issue 4 ▲ volume 29 ▲ Fall 2018

President's Corner

Jennifer Keogh, President



Greetings NCRC Members,

Many of us gathered together in Atlanta, Georgia at the National NAHRO Conference. We had great attendance from the region. The conference kicked off with an inaugural golf tournament at Smoke Rise Country Club. It was a great day raising \$30,000 for the NARHO Scholarship fund. Thank you to all who participated. NARHO will be hosting another golf tournament at the 2019 Summer Conference in Boston, I hope you will join us. The sessions at the conference were high caliber covering relevant topics for our industry. We were inspired by Judge Glenda Hatchett and by our colleagues winning awards and as always, I cried my eyes out dur-

ing the announcement of the 2019 "What Home Means to Me" Calendar Contest winners. We are so proud of NCRC's own Tazjianna, from Ipsilanti Michigan as one of the 12 winners.



The NCRC Board of Directors met in October at the National NAHRO Conference in Atlanta, Georgia. We had a report from our Budget and Audit committee and I am pleased to announce we are in good financial position and the Board voted to pass our 2019 budget. We heard committee updates from our VP's, Task Force Chairs and Work Group leads. In addition, we took a vote for the vacant VP of CR&D position. I am pleased to announce that Damon Duncan from Elgin, Illinois is the new VP of CR&D

2019 Calendar

**NCRC NAHRO Board
Retreat & Meeting
January 10-11,
2019**
Chicago, Illinois

**NCRC Board Meeting
April 16, 2019**
Omaha, Nebraska

**NCRC Conference
hosted by NE NAHRO
April 16-18, 2019**
Omaha, Nebraska

**NCRC Board Meeting
October 10 or 11,
2019**
San Antonio, TX

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for NCRC. Thank you to the candidates that stepped forward to lead and Congratulations Damon!

Advocacy

During the National NAHRO August Advocacy campaign, NCRC held its first ever “8 State Advocacy Challenge”. The purpose of the competition was to encourage our members to use the Advocacy Center and get our weekly message to Congress. Each week, NCRC states competed to have the highest number of letters to congress come out of their state. NAHRO sent 3,622 letters to Capitol Hill; 421 of those letters came out of our NCRC region. The most popular letter sent was the Admin Fee letter (nearly 1,000 letters!) and the states with the most participation were California and Iowa. It’s no surprise that Iowa won our regional competition, with 144 letters going out during the campaign. CONGRATULATIONS!

Results:

STATE	NUMBER OF LETTERS	PLACE
IA	144	1st
IL	23	6th
IN	11	7th
MI	75	2nd
MN	74	3rd
NE	53	4th
OH	34	5th
WI	7	8th
	421 total letters to Congress	



The “Advocacy for the Busy Professional” presentation continues to travel to each state conference. We have presented in Iowa, Indiana, Ohio and Illinois. We are working on a “Train the Trainer” program at National Legislative Network to replicate this presentation in all states. I presented the “Advocacy for the

Busy Professional” with Tess Hembre and Mike Gerber on October 25 at the National NARO Conference in Atlanta.

Currently, we are in the middle of the November Lame Duck Advocacy Campaign, working to send 3,400 letters to Congress. Lame Duck is an extremely important time after the election when legislators return to Washington to finalize unfinished business

before the new Congress begins in January. NAHRO has set the ambitious goal of sending 3,400 letters to Congress during the lame duck session- help us reach that goal by reaching out to your lawmakers today. I URGE you to go to the Advocacy Action Center and send your letters.

Though the new fiscal year began on October 1, Congress has not yet finalized spending for the Department of Housing and Urban Development and HUD is operating under a continuing resolution until Friday, December 7. This means Congress has to deal with spending in the next few weeks to avoid a government shutdown.

Leadership Development

The NCRC Board of Directors have secured Alison Bloodhart to facilitate a one-day “Leadership Development for Talent Mobility training at our January Board Retreat in Chicago. The objectives of the retreat will align with our principle of Developing Leaders.

Elections for officers will be held in April 2019. We are beginning to have discussions about filling the NCRC ballot. The positions that will be available on the ballot include: President, Senior Vice President, Secretary, Treasurer, Vice President of Housing, Vice President of Community Revitalization and Development, Vice President of Member Services, Vice President of Commissioners, Vice President of International and Global Exchange and Vice President of Professional Development. If you are interested in filling one of these positions, please contact your State President as each of them are on the committee to help fill the ballot. You can also reach out to Past President, DeeAnna Peterson, chair of the Nomination and Ballot Committee.

Conference Planning

Please save the date for April 16-18 to attend our Annual NCRC Conference in Omaha, Nebraska. The NCRC Conference Planning Committee has been busy working with Nebraska to set the theme and begin to plan plenary speakers and session content. The conference theme is “Health and Housing; A Homerun Collaboration”. We are excited about our time in Omaha and hope you will all plan to join us.

Future plans: 2020 Conference will take place in Chicago, Illinois and 2021 will be in Minnesota.

Membership and Outreach

I continue to travel to each state, which provides me with the wonderful opportunity to engage with members and to take a deeper dive to learn about

the issues impacting our members. I attended the Illinois NAHRO conference in August and the Ohio Housing Authorities Conference in September. At both conferences I had the opportunity to address the delegation to present information about NCRC and the

importance of NAHRO for professional growth.

It is a pleasure to serve the great eight states of NCRC. I wish all of you peace as we finish out 2018.

Save the Date! April 16-18, 2019



Senior Vice President Report

George Guy, Senior Vice President

Greetings Officers and Members of NCRC of NAHRO.

I had the opportunity to attend the Summer Conference in San Francisco. The conference held over 600 attendees. The documentary screen of 70 acres in Chicago: Cabrini Green, which was well attended. It received very good reviews from peers. I also had the opportunity to facilitate two sessions, Succession Planning: Talent Mobility and Housing and Education: No Cost/ Low Cost Education Strategies.

In August I attended the Texas Housing Agency conference to facilitate a session on Leadership: How to build a Team to Overcome Obstacles.

In September I met with Task Force Chairs. All of our Task Forces are moving forward with the current leadership as you will see in their reports. However we are challenged with active participation of the volunteers. I will be requesting additional volunteers to work on Task Forces. The work is important and vital to the future of our organization.

I have been in conversations with Jim Dewey in a plan to assist states in our region, with the development of a state by state legislative plan. There are states in our region that do not have a Housing/Legislative representative. This makes it difficult to advocate.

Therefore he and I will be working on ways to assist states in building the capacity to do so.

I plan on attending every state conference in 2019 as I will be wrapping up the final year of this SVP term. I look forward to visiting each state and in some cases being available to present on topics of if requested.

It is important for us to take notice that it appears that our voices are being heard:

- HUD will be rescinding the Annual Contributions Contract (ACC) (Form HUD-53012, OMB Approval No. 2577-0075) that took effect in May of this year.
- HUD to Delay Implementation of the FSS performance Measurement System

In addition HUD published a Notice to eligible PHAs 1000 units or less to apply for MTW Expansion. As we are seeing progress is happening in different ways. We have to continue to look for multiple solutions to the Affordable Housing crisis. Let's continue to advocate. We should also create opportunities when possible. And we can't be afraid to negotiate whenever it works for everyone.

Again... this is an opportunity for us to lead by engaging and collaborating.

I look forward to working with you all on achieving our goals and objectives over the next several months.

Housing Committee

Rick Moore, Vice President of Housing



Over the past few months, the housing industry has been buzzing with hot topics throughout the region. One of the most discussed among NAHRO members was implementation of the New ACC and the possibility of HUD reversing the action. Public housing stakeholders were

ultimately concerned with the fact that HUD gave itself discretion to change, reduce or recapture housing authority funding unilaterally and in ways inconsistent with regulations. In addition, HUD bound housing authorities to the new ACC immediately upon drawing down their 2018 capital funds. Advocacy proved to be successful once again! Just this morning, the Department officially notified housing authorities that it would be nullifying the New ACC retroactive to when it first came into effect on May 29, 2018. The previous version of the ACC has been reinstated, as HUD plans to take proper steps to allow for public involvement on its next endeavor to revise the ACC.

Another pressing issue was HUD's decision to seek comment on streamlining the Affirmatively Furthering Fair Housing rule. The goal is to minimize regulatory burden, create a process based on results, provide for innovation and greater local control, encourage housing choice by increasing housing supply, and more efficiently utilize HUD resources. Comments were due October 15th, and we look forward to hearing how HUD will proceed with this process.

Lack of affordable housing is a problem as we all know; however, it is encouraging to say that we have seen positive movement with Senate Bill 3231. Task Forces are being created to evaluate the impact of affordable housing on other government program areas, such as education, employment, income, and health. There is research showing these connections, but we haven't always had the capacity to really highlight how critical housing is as a platform to access other services. Stable housing is the first step. Once that need is met, focus can be redirected to what is needed to improve quality of life for individuals, families and the community as a whole. Most cities have a number of organizations

offering services to low-income individuals and families. The goal is to bridge the gap by connecting families with these providers. People are more likely to focus on improving their lives through education and employment when they have a safe place to call home.

When it comes to conducting business, we have all heard about cybersecurity and how it's important to make sure that our networks are secure. During a recent training event, I was further informed and somewhat astounded at the number and level of threats being directed at housing authorities every day. Hackers are selling stolen data, holding data for ransom and compromising emails regardless of the organization's size. Our industry deals with people and their personally identifiable information. It is our responsibility to be knowledgeable and implement the highest of security to protect that information. A data breach could be detrimental to your agency and the people you serve if you are not properly prepared. I encourage all directors to look into this topic further.

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- ◆ Business activities
- ◆ Fraud and agreed-upon procedures

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IRGE Committee

Randal Hemmerlin, Vice President of IRGE

The National IRGE Committee met in Atlanta on October 24. Gerrit Teunis from the Netherlands gave a presentation on the housing situation in Europe. Homelessness is a big issue and impacts the younger population greatly with homelessness affecting up to 75% of the 18 to 30 year olds in some countries. Rents are being tied to the “cost of building” now rather than Rents Geared to Income, so affordability is unobtainable as wages are not keeping up with the building costs.

Robert Cohen of Canada received the John D. Lange International Award. A big thank you to Gary Keller of the Jackson MHA as the Chair of the Lange award committee who coordinated the applications and selection of the award.

IRGE continues to work on an International symposium for 2019 in Texas. We are hoping to have five to eight countries participate at the symposium.

At our IRGE Committee meeting in San Francisco on July 26, 2018, we were given a presentation by Matthew Pike, Fargo Housing & Redevelopment Authority on the subject along with two videos that will be distributed later. They were both excellent in portraying the tenets of the Universal Declaration of Human Rights. I invite each of you to read the Declaration at the following website address:

<http://www.un.org/en/universal-declaration-human-rights/index.html>

Mr. Pike was also a presenter at the Atlanta Conference on the same subject with a panel of experts, including Mr. Cohen. We are hoping to tie

more into Mr. Pike’s expertise at future conferences.

I ask that all of us spread the Declaration at our local levels so when it is brought up at a meeting, or when someone says a “Right to Housing”, we can begin to understand the context of the message.



The 51st CHRA Congress is April 2-4, 2019 in Victoria, BC

I want to share a link to a paper called the Real Cost to Homelessness by Stephan Gaetz. The paper comes from the Homeless Hub of Canada (<http://homelesshub.ca/>) and details the cost of managing homelessness through providing emergency services versus providing methods to end homelessness.

homelessness.

A quote from the second page of the paper sums up the question nicely: *“That is, is it more cost effective to house people and / or prevent them from becoming homeless in the first place, than to let people languish in a state of homelessness, relying on emergency shelters and day programs?”*

http://homelesshub.ca/sites/default/files/costofhomelessness_paper21092012.pdf

Gaetz, Stephen (2012): The Real Cost of Homelessness: Can We Save Money by Doing the Right Thing?

Toronto: Canadian Homelessness Research Network Press.

Please read this paper.

Professional Development Committee

Sharon Carlson, Vice President of Professional Development

NAHRO Professional Development – new Director

We welcome Jennifer Naughton as the new NAHRO Director for Professional Development. Jennifer has extensive experience in education and credentialing programs, and will oversee the development of new programs to help us respond to the changing needs of our housing and community development members. Her expertise will assist NAHRO in both Professional Development curriculum and Certification endeavors.

Moving to Work

Expansion of the Moving to Work program was announced via Notice published October 11, 2018, and can be found here: <https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2018-17MTWDemonstrationProgram.pdf>. Professional Development and the Policy team prepared an e-briefing, which took place Wednesday, November 7 to assist small agencies with the application process. With the opportunity now open for fifty (50) small agencies to become 'Moving to Work' agencies, the e-briefing offered information and guidance to get started.

CFO Certification

NAHRO has partnered with Aprio and Gans & Gans Associates to develop finance curriculum and offer certification for *Chief Financial Officer*. The kickoff meeting with the new partners took place during the Atlanta conference, with members highlighting the various needs and approaches necessary to accommodate housing agencies.

RAD PBRA

This course will complement the already-on-the-street RAD PBV program and will be available soon, as NAHRO finalizes the curriculum review and verifies compliance with regulatory guidance.

John L. Carroll Memorial Scholarship for Small Agencies

The redesigned scholarship page and directed efforts toward small agency participation resulted in many more scholarship application submissions for the fall 2018 application period. As Chair for the NCRC Region and Michigan, I am pleased to inform that 12 of the 22 applications received came from the region; 7 of the 12 from Michigan; 1 from Minnesota, 1 from Illinois, 1 from Iowa and 2 from Nebraska. Due to time constraints while in Atlanta, the PD Committee was unable to select 10 awardees. Announcements will be made soon and winning agencies will be notified. Please visit the scholarship page at <http://www.nahro.org/carroll-scholarship> for further information about the spring application period.

NCRC regional training center requests and On-Site training:

As NAHRO works to put its 2019 training calendar together for NCRC's training centers in Livonia, Columbus, Cincinnati, and Hammond, please reach out with specific requests. I will work with PD to schedule. For those interested in training but have difficulty with travel time and expense, NAHRO will bring the opportunity to a location of your choosing. Please visit <http://www.nahro.org/onsite> to learn more.

Please reach out with any professional development questions or concerns and I will be happy to assist.

scarlson@beldinghousing.org



Member Services Committee

Felicia Davis, Vice President of Member Services



The Member Services Committee met at the National NAHRO Conference in Atlanta, GA and it was definitely a conference to remember!

At the Conference, 22 Awards of Excellence were presented and the application for the 2019 Awards of Merit is now online.

Please be sure to check out the application and apply.

The Committee after much discussion approved an annual dues increase of 1 ½% starting in 2021. This will help NAHRO keep up with the rising costs associated with advocacy, improving its communication tools, enhancing NAHRO's technology, adjusting to increasing fixed costs, and other business expenses.

The Awards Subcommittee are brainstorming to create 2 new awards to complement the M. Justin Herman Award. This could possibly increase applications from small and medium housing agencies.

The Marketing and Relationship Subcommittee are focusing on reclamation and retention of members. A survey was sent out as to why members drop their membership but not many surveys were completed. The Subcommittee has asked staff to do some benchmarking of benefits vs. other organizations benefits.

The IT Subcommittee has selected a firm for the new website design and currently working on the discovery process. There will be a demo of the management portal, which will allow designated members to update contact information for their associates and employees in real time. It will be in the test phase before it is released to the rest of the membership.

Emerging Leaders Subcommittee had a session at the National Conference with the Fellows. The EL's also hosted the Party with a Purpose to help raise money for the NAHRO Scholarship fund. This was

a collaborative effort with the Housing America Task Force.

The Business Partners Councils (BPC) name change was approved by the Steering Committee. The BPC is working on the names and contact information of the vendors to list them by category for members.

The next meeting will be in conjunction with the Legislative Conference

April 7-9, 2019



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Commissioners Committee

Sandra Boutel, Vice President of Commissioners



The Summer Conference in San Francisco saw over 900 registered fellow NAHRO members in attendance. The Keynote Speaker Steve Pemberton gave a very emotional testimony of his journey though his life. He has written a book - "A Chance in the World". It is a

worthwhile read.

The National Commissioners Committee is composed of two sub-committees – The Advocacy Committee and The Communications Committee.

The Communications Committee met and is working on finalizing the draft of the Commissioners Handbook. The final draft should be ready for final approval at the Fall Conference in Atlanta in October. It is hoped that it will be in print by the end of the year. A lot of hard work has gone into editing the book.

The Advocacy Committee also has been working

on Little Libraries and Advocacy. They have a Mentor's table at each conference to help new attendees with questions and directions.

There is a competition between the states in the North Central region as to which state sends the most letters into our states Representatives and Congressperson. Iowa won the competition.

There is still time to participate in the Congressional Public Housing Caucus Advocacy. You are encouraged to check with your Congressman if they gave verbal commitment if they have actually joined the Caucus.

There is a competition between the regions as to how many Congressman join the caucus. The region that wins will get a complimentary registration at the Washington conference and a complimentary NAHRO training. Deadline for this Advocacy is the National Conference October 25 in Atlanta. Go to NAHRO's Advocacy Action Center and send a pre-drafted letter to your Representatives and Congressperson asking he/she to join the caucus.

The Michigan NAHRO meeting was held in Grand Rapids September 12-14.



Small Agency Task Force

Marty Ryan, SATF Chair

The Small Agency Task Force (SATF) has stayed active with conference calls and has had NAHRO staff participate in the calls to provide updates to our committee. There is representation from all eight states of

the region. The task force committee is as follows:

Illinois – Kerri Freytag

Indiana – Amy Jacobowitz

Iowa – Jodi Royal-Goodwin

Michigan – Sharon Maki

Minnesota – Jill Bengston

Nebraska – Tina McBride

Ohio – Jenna Jenkins & Nathan Blatchley

Wisconsin – Rebecca Kralewski

Legislative Update:

Congress has been in recess with little activity. After the Mid-term elections Congress will be in the period of Lame Duck session. Typically they are very productive during this time. There is a continuing resolution through

*Small Agency Task Force Committee Report
Continued....*

Friday, December 7th.

HUD Questions on S. 2155 Implementation – [http://www.nahro.org/sites/default/files/searchable/S.2155 - HUD Questions.pdf](http://www.nahro.org/sites/default/files/searchable/S.2155-HUD-Questions.pdf)

S. 2155 – Small Agency Reform Provisions – Starts on Page 46 – <https://www.congress.gov/115/bills/s2155/BILLS-115s2155es.pdf>

The NAHRO SATF is working diligently to get back on track to strategize and gain ground on Inspection Protocol, RAD conversions and the relevancy thereafter.

HUD's Office of Public and Indian Housing provided the following update regarding the ACC:

"I am writing to give you an update about the Annual Contributions Contract. As you know, on May 1, 2018, the U.S. Department of Housing and Urban Development took steps to implement a new version of the public housing Annual Contributions Contract ("New ACC") (HUD-53012). The public housing ACC was amended to merge the current HUD-53012-A and HUD-53012-B forms into one document, adding requirements applicable to mixed-finance public housing development and making updates to the agreement, based on current applicable statutes and regulations.

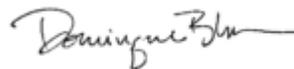
Since then I have met with the public housing industry groups and received letters from several of you. I heard concerns that public housing stakeholders had not received advance notice, did not have an opportunity to comment on the changes made to the ACC through the Paperwork Reduction Act (PRA) process and had not been adequately informed concerning the content and intent of the changes.

After consultation with the Office of General Counsel, the Department has determined that it will initiate another PRA process for the revision of the ACC to ensure that you, other stakeholders and the general public have additional time to comment on the proposed revisions.

The Department is nullifying the New ACC retroactive to when it came into effect on May 29, 2018. In its place, the Department is reinstating the previous version of the ACC that was in effect for your PHA prior to May 29, 2018. Accordingly, all 2018 funding already drawn down will be governed by your PHA's previous ACC.

Please note that the Department's Electronic Line of Credit Control System (eLOCCS) has language on the payment voucher page to state that the PHA confirms that drawing down funds constitutes an electronic signature for the FY 2018 Capital Fund grant and subjects the PHA to the requirements of their previous ACC and Capital Fund ACC Amendment documents posted on the Office of Public and Indian Housing's (PIH's) Annual Contributions Contract Web Page (https://www.hud.gov/program_offices/public_indian_housing/programs/ph/capfund/2018pi/acc). The Web Page indicates that if your PHA is not authorized under state law to provide an electronic signature, you will need to submit to your local HUD Field Office of Public Housing a signed copy of the Capital Fund ACC Amendment before drawing down FY 2018 Capital Funds. PIH has updated the Web Page to make it clear that the New ACC is no longer in effect. The Web Page now reflects that each PHA's previous version of the ACC is in effect for all public housing purposes including any public housing financing programs (Mixed-Finance, Capital Fund Financing and Operating Fund Financing).

Should you have any questions on reinstating the previous ACC or the upcoming PRA process, please send your inquiry to PIHOCI@HUD.GOV. Thank you for your continued commitment to providing housing to those most in need."



Dominique Blom

NAHRO offers multiple John L. Carroll Scholarships for small agencies. Here is the link for all of the information: <http://www.nahro.org/carroll-scholarship>

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

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Legislative Report

Jim Dewey, NCRC Legislative Chair



Although thank you, thank you, thank you is in order for all that participated in NAHRO's August Advocacy month by sending letters to their senators and representatives, I know we can improve on our numbers as a region. The contest between states was fun and I congratulate Iowa for coming out on top. The contest was not the important factor, getting the letters out was and we were successful in doing that. Our legislative committee has discussed ways to increase these efforts for the next advocacy push and have come up with some neat ideas that we will be sharing with you all to increase our efforts.

Current status in Washington is that the THUD bill is operating under a continuing resolution (CR) that will be funded through December 7th at this time. The bill is in with three others for approval, but two of them have some major issues to get worked out before congress will approve the package. The current funding for THUD looks good, with nothing being cut and some programs getting an increase over last

year's budget.

Now that both the Senate and House are in recess until after the mid-term elections, leadership is getting nervous that a major shutdown may be looming during the lame duck session. The outcomes of the mid-term elections may also play a part in getting the THUD bill appropriated.

Remember, there is still time to encourage your legislators to joining the Public Housing Caucus. NAHRO has a pre-canned letter for you to send if you so choose in the advocacy center. You can also find out more about what a congressional caucus is and how it works and why its important for public housing to have strong support by visiting the NAHRO Advocacy Action Center.

Our NCRC Legislative Task force will be looking for topics of discussion for this year's Legislative Position Paper for our region. If you have hot topics that you would like to see in this paper, please get with myself, Alan , Steve and or Barbara so that we can consider your topic as we start to put the paper together.

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

2019 National NAHRO Conference Dates

Washington Conference

April 7-9

Crystal Gateway Marriott Hotel • Arlington, VA

Summer Conference

July 11-13

Boston Park Plaza Hotel • Boston, MA

National Conference & Exhibition

October 10-12

Henry B. Gonzalez Convention Center • San Antonio, TX

Housing America Task Force Report

Anna Judge, Housing America Poster Contest Chair



Throughout the conference in Atlanta, 50/50 raffle tickets were sold to attendees to support the Scholarship Fund. HATF joined the Emerging Leaders at their *Party with a Purpose* on Friday night of the conference and announced the winner of this raffle. 50% of the proceeds were placed in the Scholarship Fund, while the other 50% was given to one lucky attendee! I am pleased to announce that we raised over \$5,000 during this raffle to help our scholarship recipients pursue their dreams of a college education! Thank you to everyone who purchased a raffle ticket(s)!



Also, at the Atlanta conference HATF held its Inaugural NAHRO Scholarship Golf Tournament. This fun and friendly competition was held at Smoke-Rise Country Club in Stone Mountain, Georgia and raised over \$30,000 for the Scholarship Fund! NAHRO's leadership will continue this tournament at future national conferences to benefit the fundraising efforts of the NAHRO Scholarship program. Thank you to all NCRC members that took time out of their busy schedules to attend the tournament, our region had the most golfers! Please consider grabbing your clubs and joining us on the greens at one of these tournaments in the future!



NAHRO released the winners of the "*What Home Means to Me*" poster contest on Twitter and the Housing America website throughout October with the grand prize winner announced at the conference in Atlanta. As you saw, we have some very talented youth that live in our communities.

Please join me in congratulating Tazjianna, hailing from our very own Ypsilanti Housing Commission, on her winning entry that will be featured in the 2019 calendar. She was awarded a \$100 Visa gift card from NAHRO for this accomplishment in addition to the prizes she had already received from her state and NCRC. Tazjianna attended the conference and is pictured here with Judge Glenda Hatchett, who was the Keynote Speaker at the conference. Stay tuned for details on the 2020 poster contest in the coming months!

During the committee/task force meetings in Atlanta, The National Housing America Task Force voted, yours truly, in as their Vice-Chair. I am very humbled by the vote and I promise to continue to be your voice, and that of our residents, in this role.

Last, but surely not the least, NAHRO announced at the conference that award-winning multi-family housing developer LDG Development and the National Association of Housing and Redevelopment Officials (NAHRO) have unveiled an innovative scholarship and professional education initiative to serve low-income students and young professionals in the affordable housing industry. LDG will contribute **\$1 million**, over a 10-year period, to establish a new NAHRO/LDG Scholars initiative and to fund the NAHRO Merit College Scholarship, which provides grants to college students who live in HUD-assisted affordable housing. Click here to view the press release in its entirety: <http://www.informz.net/NAHRO/data/images/LDG%20NAHRO%20Releasemessage%20to%20leadership2018.pdf>

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)

Damon Duncan, Vice President of CR&D

I am a 27-year affordable housing professional, currently employed as the CEO for the Housing Authority of Elgin where I oversees an affordable housing program funded with HUD vouchers and low income housing tax credits. I am credited for having completed one of the first RAD transactions in Illinois and has converted the agency's entire

LIPH portfolio in three transactions. I am an alumni of Eastern Michigan, Central Michigan and Auburn University. Our industry deserves our best efforts. I look forward to being your new CR&D chair and will use my best efforts to ensure the integrity of the position and its objectives are upheld.

Regional Service Officer Report

Cheryl Anne Farmer, RSO



NEWSLETTER – We are looking for advertisers for our quarterly newsletters. If you know of anyone who might be interested, please pass along the advertising rate sheet located at the end of this newsletter. The next deadline for newsletter submissions is January 15, 2019. Please send us any interesting news that is happening at your agency, we would love to share it with the rest of the region.

WEBSITE – If you have any job postings that you would like to post on our website please send them to me in Word format. This is a free service to our members. Don't forget to check out our member discussion forums on the website. We need our members to use these forums in order to maximize the benefits to you.

AWARDS – Be on the lookout for upcoming scholarship information. The updated forms will be sent soon.

Poster Contest – Be on the lookout for upcoming poster contest submission deadline information. The updated forms will be sent soon.

Advocacy Action – Visit either the NCRC or National NAHRO websites to access the [Advocacy Action Center](#) to make sure your state is submitting letters to Congress!

Upcoming Election - Make sure you have your SIX agency members up to date with me so that we can ensure that all our members receive their voting key in the upcoming election.

Nominations and Elections Committee

DeeAnna Peterson, Chair of Nominations and Elections Committee (Past President)



Madam President Keogh has invited me to Chair the Nominations and Elections Committee for the 2019 Election of NCRC Officers. As we've done in the past, I intend to reach out to each State Chapter President and ask them to participate as their state representative. If they are interested in running for an officer's position I will work with them to find a replacement, so we have each state represented.

The (10) elected positions 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 closely with our amazing RSO, Cheryl Anne, and will discuss what she will need from us and what we will need from her to make the process smooth. The approxi-

mate timeline is as follows:

- 45 days prior (technically is Sunday, March 3rd so we will use Friday, March 1st) 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.
- 30 days prior (Monday, March 18th) the board will finalize the ballot for submission to the voting members.
- 30 days prior (Monday, March 18th) the ballot will go out to the membership via email.
- Ballots must be received 24 hours prior to the announcement which will be made at the Annual Meeting at the Annual Conference in Omaha, NE on Wednesday April 17th, 2019.

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 myself so we are aware of your intent. We will help you through the process and answer questions you may have.

I look forward to working with you during this exciting transition.



Help NAHRO Send 3,400 Letters in the Lame Duck

By Tess Hembree, NAHRO Legislative Liaison/Field Operations Coordinator



Lawmakers returned to Washington in November to complete unfinished business before the 115th Congress gavels out for the final time- a period referred to as the lame duck session. NCRC is a critical voice in this important legislative time, make sure your voice is heard by reaching out to your members of Congress today.

NCRC was a critical factor in helping NAHRO achieve its goal of sending 3,000 letters to Congress during the August recess. This time, NAHRO has set an even more ambitious goal and is aiming to send 3,400 letters during the lame duck session, but NAHRO needs the help of NCRC to reach this goal. Visit NAHRO's [Advocacy Action Center](#) to contact your lawmakers today.

NAHRO is focused on two critical topics during the lame duck session: FY 2019 spending and the Low Income Housing Tax Credit.

Though the new fiscal year began on October 1, Congress has not yet finalized spending for the Department of Housing and Urban Development and HUD is operating under a continuing resolution until Friday, December 7. This means Congress has to deal with spending in the next few weeks to avoid a government shutdown. The FY 2019 Transportation-HUD spending bill is finalized and ready for a vote, but your voice is needed to ensure that Congress takes action on spending and avoids a government shutdown or an additional continuing resolution.

Additionally, Congress will have to make decisions on tax credits prior to the end of the calendar year, which is a great vehicle for the Affordable Housing Tax Credit Improvement Act (S. 548). This is important legislation that would permanently authorize the 4 percent Low-Income Housing Tax Credit and expand the availability of the credit.

Please reach out to your lawmakers today and ask your NCRC colleagues to do the same. A NAHRO web site log-in is not necessary to use the Advocacy Action Center and we welcome anyone with a stake in housing and community development to send letters.

THANK YOU!!! NCRC NAHRO website sponsors!!

Support from wonderful partners make it possible for NCRC NAHRO to continue to do great things for our membership.



STATE CHAPTER REPORTS



INDIANA CHAPTER George Guy, President

The Indiana Chapter of NAHRO is pleased to provide its

Fall 2018 report.

After hosting a successful 2018 NCRC, we have been working hard on developing a Legislative White Paper at the request of one of our national delegation.

We have assisted Senator Todd Young's and his

colleague *Task Force on the Impact of the Affordable Housing Crisis Act*. We plan to provide more information to the region on this task force as they are encouraging us to encourage our peers support,

We have had some changes in our IN NAHRO Board. They are as follows:

- George Guy, President;
- Rick Moore, Senior Vice-President; /Housing
- Crissy Lawson, Treasurer; and
- Greg Stocking, Secretary
- Helen Garret, VP of Membership
- Amy Jacobowitz, Small Housing Agency Coordinator
- Amber Skoby VP Legislation



IOWA CHAPTER Marcy Conner, President

Iowa NAHRO is sponsoring an upcoming conflict resolution/de-escalation training. This will be held in conjunction with the S.A.V.E. Yourself Training & Conflict Resolution/Verbal

De-escalation. The training will be held on October 11th in West Des Moines. As we see almost on a daily basis, our world is becoming increasingly volatile and unfortunately, this does not stop at the door of our workplace. Some of the topics that will be covered include:

- Having a proper mindset when dealing with conflict
- Maintaining professionalism in the face of verbal abuse
- Understanding communication and how we affect the people we deal with

- Tools to generate voluntary compliance
- How to persuade even difficult people.

Iowa NAHRO typically holds the Annual Conference in April. However, in 2019 we will have our 2019 Iowa NAHRO Annual Conference May 16th & 17th at the West Des Moines Marriott. We delayed the conference date so those that wish to attend not only the Iowa Conference but also the NCRC Conference in Omaha, Nebraska. The Professional Development Committee has been sorting through training suggestions provided by attendees at the 2018 conference. We look forward to the conference agenda and appreciate any assistance our membership can provide.

Iowa NAHRO has the "What Home Means to Me" poster contest up and going. We are anticipating more participation this year as we are offering a \$50 gift card for the top poster selected in each category.

Iowa is very pleased with our participation in the August Advocacy letters. Iowa Housing Authorities stepped up and did their part in the submission of letters. Not only did we make the state of Iowa proud but NCRC, as well, as Iowa is one of the states with the most participation. I have included a letter from Senator Grassley in response to the letters submitted by Iowa Housing Authorities.



MINNESOTA CHAPTER
Diane Larson, President

Minnesota NAHRO has been very active on several fronts including training opportunities, a focus on small agencies, legislative action, and membership activities.

Training:

- Our annual conference was held the second week of September with 190+ attendees. The conference offered two national trainings including a Nan McKay “Hearing Officer Workshop” and a “UPCS Training to Improve Your REAC Score” featuring the U.S. Inspection Group. Many break-out sessions were offered including a HUD Field Office staff training titled “HUD Financial Bootcamp for Non-Finance staff”, Fraud Prevention, HUD Demo/Dispo for Small Agencies, VAWA Legal Issues and more.
- In October, MN NAHRO hosted a ‘Finance for HRAs’ training designed specifically for small housing authorities. This two-day training attracted 30 participants.
- In July, we hosted our annual leadership training that is targeted to upper level management.

Lt. Governor Gubernatorial Forum:

MN NAHRO partnered with the Homes For All Coalition and the MN Homeless Coalition to organize and host a Lt. Governor Forum, titled “Housing as an Economic Driver”. There were over 200 people in attendance and over 350 people viewing the event via an online feed. The forum garnered local press and television news coverage.

Focus on Needs of Small Agencies:

From our membership survey conducted in 2017 and our subsequent 2018 board strategic planning event, our current workplan includes an increased focus on the needs of our small agency members. We are addressing those needs through training opportunities designed to meet the needs of small agencies as noted above. In addition, our legislative committee is working to increase the number of small agencies involved in advocacy, both on the state and

federal levels. We have developed a Small Agency Legislative Toolkit providing a step-by-step guide to advocacy. We are also working to increase member participation in our annual ‘Day at the Capitol’ event. MN NAHRO also has a member appointed to the NCRC Small Agency Task Force.

Membership Activities:

Throughout the state, HRAs are experiencing staff turn-over in the Executive Director positions. Our membership committee developed a welcome letter to introduce MN NAHRO to new directors and to recruit/maintain our agency membership. Additionally, we updated our membership directory and distributed it to all members. In a new effort, we are in the process of developing a members-only online resource on the MN NAHRO website where we will house sample policies and forms for our members.

Legislative Advocacy:

Our Legislative Committee is gearing up for the 2019 legislative session by discussing what items MN NAHRO will take the lead on, provide support, or monitor status. The Minnesota Governor’s Task Force on Housing has recently released a report containing 33 recommendations on the topic of affordable housing. Our legislative committee is reviewing the document to determine areas where we should or could play a role in fostering a recommendation in to action.

For more information on Minnesota NAHRO, please visit our website at www.mnnahro.com.



MICHIGAN CHAPTER
James Dewey, President

Michigan NAHRO held our fall conference in Grand Rapids, MI appropriately titled “Making Affordable Housing Grand”. It was a great success but attendance was lower than expected. We kicked off the conference with a ½ day of “Best Practices” round tables. We had an open plenary session titled “Stop the Bleed” followed up by sessions on Senate Bill S.2155, Lead Based Paint, Tiny Homes, FOIA, RAD, Procurement and Davis

Bacon, Commissioner Round Tables and ended the conference with a HUD update from the Director of Detroit HUD.

During the conference we were proud to announce our State's first Emerging Leader Award. That award went to Kim Johnson, Executive Director of 3 housing commissions in the state. We plan to submit Kim's nomination to National NAHRO for consideration prior to their deadline in December. We also presented Jim Inglis with a certificate of appreciation for his 42 years of work in the housing industry as his plans to retire are just around the corner. The board had a lot of discussion on how to increase conference attendance and advocacy participation. We generated some good ideas and will be implementing them over the coming year. Senator

Peters sent a representative from his office to speak during our luncheon. His message was simple, he believes in our work and supports our programs whole heartedly.

Michigan is fortunate to have a National NAHRO training site in Livonia Michigan, just outside of Detroit. NAHRO is currently taking suggestions for next year's trainings, so if there are trainings you would like to have and if this location is good for you, please let Jim Inglis know and he will pass it along to National for scheduling.

Fall is upon us in Michigan, football and falling leaves are in the air, cider mills and donuts, pumpkins and scarecrows fill the fields, it's a great time of year and I invite you all to visit our fair state this time of year.



NEBRASKA CHAPTER
Jeanne Leick, President



Nebraska Presidents Report - October is Housing America Month!!!! In Nebraska, the Legislature has housing at the forefront as LR432 and LR433 were both introduced in March. LR432 is examining the issues facing renters in Nebraska including current landlord practices regarding rental deposits and fees and how those fees affect renters. The purpose of LR433 is to evaluate the availability of affordable housing in Nebraska municipalities, with an emphasis on rental housing. Renters represent thirty-four percent of Nebraska households and typically spread a much higher proportion of their income on housing than homeowners. I want to thank Chris Lamberty with the Lincoln Housing Authority who testified on behalf of NE NAHRO at the hearing for LR433.

I believe it's an exciting time in housing as the Move to Work (MTW) and Rental Assistance Demonstration (RAD) are offering opportunities for housing authorities. Although RAD has not been widely utilized in Nebraska, I know there is a lot of excitement about the opportunity to apply for MTW from several agencies in the State.

The NE NAHRO Board had the opportunity to meet the new Executive Directors attending the Executive Director training at the NE NAHRO Conference held in September. The planning committee worked hard to illustrate "The Art of Affordable Housing" by providing informative sessions and providing much needed regulatory updates to attendees.

We are working on the NCRC Regional Conference which will be held in Omaha April 16-18 in 2019. The Committee has secured The Alliance for Strong Families and Communities to partner with NE NAHRO and NCRC on our theme: Health and Housing. We will have more information in the near future as the planning continues. Please mark your calendars so that you can attend.

The news from NAHRO that HUD will be rescinding the new ACC was welcome news to NE NAHRO members as many were waiting to pull the 2018 Capital Funds. Thank you NAHRO for all the work that was done to accomplish this task. I'm sure there will be more discussion regarding the ACC but at least we will be able to provide valuable input in the process going forward.



OHIO CHAPTER
Peggy S. Rice, President



The OHAC Annual Fall Conference was held September 19 – 21, 2018 at the Marriott Columbus University Area Hotel in Columbus, Ohio. The conference drew a crowd of 198 attendees, 18 exhibitor booths and 6 sponsors. We were honored to have Jennifer Keogh, NCRC President, as not only our Opening Session speaker on “*Advocacy for the Busy Professional*” but she was a panelist for our PBV session and ended the conference by teaming up with Sherri Scheetz from Du & Associates for “*Strategic Leadership: The Art of Advocacy*”. There was an evening reception sponsored by the Ohio Capital Corporation for Housing with music by a crowd favorite, Dean Simms Jazz Trio, thanks to The Inspection Group.

Over the two and a half days of training, the conference covered additional topics that appealed to all levels of housing authority staff. One of the most popular sessions was the Project Based Voucher Training with a well-rounded panel which included NCRC’s own Jennifer Keogh, along with Sarah Malseed of Reno & Cavanaugh, Carlie Boos from the Ohio Housing Finance Agency, Beth Long with the Ohio Capital Corporation for Housing and

Lisa McGovern representing CHN Housing Partners. Other sessions included a Financial Workshop with Jason Casterline; Rent Calculation Training presented by Dennis Morgan; Housing Legal Track with the “Guru of Fair Housing”, William (Bill) Willis of the Willis Law Firm; Human Resource Session with Clemans Nelson; HUD Hot Topics; and FSS Round Table with HUD’s Anice Schervish Chenault.

During the OHAC Fall Conference Luncheon, OHAC honored Hal Keller, President of Ohio Capital Corporation for Housing, as our first annual *OHAC Person of the Year*. The award was created this year to honor someone in the Affordable Housing arena that, is outside of OHAC, and has contributed to either the state, region or nationally. This award will be bestowed each year at our fall conferences.

The 2018 OHAC Directors’ Retreat was held October 10 - 12 at Salt Fork State Lodge & Conference Center in Cambridge, Ohio. The retreat is a setting to offer valuable training specifically for executive directors, along with time for planning and networking with colleagues. The agenda featured; “Privacy & Network Security Liability”; Teleconference Legislative Update with Tim Kaiser and Jonathan Zimmerman of PHADA moderated by OHAC’s own Jody Geese; “Risk Management vs. Crisis Management from a legal standing”. Friday morning we had Carlie Boos, Program & Policy Manager from the Ohio Housing Finance Agency (OHFA), participate with the attendees as a listening and informative session on “OHFA Development and How We May Play a Part”. This was very important as OHAC has been working, over the last year, on developing a stronger and more productive relationship with OHFA.



WISCONSIN CHAPTER
Sarah Boss, President

The Wisconsin Association of Housing Authorities (WAHA) annual fall conference was held September 18-20, 2018 on the beautiful shore of Lake Michigan at the Blue Harbor Resort in Sheboygan. The conference theme was Ride the Waves With the Heart of a Champion and was hosted by District 4. Breakout sessions ranged from customer ser-

vice, elder abuse, understanding how trauma effects behavior, fair housing, detecting fraud and improving internal controls, active shooter training, understanding audits, and a hearing voices simulation; to name a few. A separate session was offered specifically for Board Commissioners. We also received new information from HUD REAC staff about the new PIC-NG and UPCS-V as well as hearing information from HUD Staff about the new SAC Guidance. The conference was well attended and we greatly appreciate all the hard work District 4 put into planning.

The next WAHA Board meeting is scheduled for November 8 and will be a teleconference meeting.

Our state continues to have the opportunity to participate in a monthly tele-conference call with our HUD field office.

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.

The cost of advertising in the newsletter is as follows:

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

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