



President's Corner

Alan Zais, President

Our industry, which is always rapidly changing and evolving, has been rapidly changing and evolving.

Fortunately, HUD is realizing that it is too much at one time and is slowing the pace. A big win for housing authorities was HUD dropping the push for the "skinny ACC" which had the potential to dramatically affect the funding relationship with HUD and housing authorities. HUD has moved Build America Buy America back to late 2024, and they will soon announce that housing authorities can request to keep HQS in the voucher program until 09/30/2024. This was accomplished by the many discussions by NAHRO and our industry partners in the MTW Collaborative, CLPHA and PHADA to bring your concerns to HUD. Yet this also starts and continues with

the relationships we create with our Congressional leaders. I am so grateful to all of you for your strong presence at the April Advocacy Week.

But we can't rest on this moment. The skinny ACC always has the potential to resurface, NSPIRE is still going through its final definition, and although important and well-intentioned, BABA and the AFFH (which just wrapped up the comment period on 04/10/23) will still present future and unfunded expense to agencies.

Some good news is that voucher HAP and admin have increased to help us meet rising rents and fewer affordable housing for voucher families. The bad news is that HUD looks to pay for this and for increasing the voucher program in part through reserve recapture (or what is left of it). But some more good news is that HUD has realized this means that our public housing programs are still very much necessary and a very needed investment, and we have seen this reflected in capital funding increases

2023 Calendar

September 14, 2023
**Optimize MS 365
and Maximize your
Productivity
Zoom Meeting**

2024 Calendar

April 29-May 2, 2024
**2024 NCRC & OHAC
Conference
The Summit
Cincinnati, OH**

April 29, 2024
**NCRC NAHRO
Board Meeting
Cincinnati, OH**

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in the President's Budget which is always a start in bringing program need into focus. The bad news is that the increase further exacerbates the lack of housing. Which again brings us back to the good news of that HUD and Congress are seeing the need to protect our public housing programs.

A big surprise was PIH Notice 2023-08 released on the Friday afternoon of 04/07/23, which allows MTW agencies to extend their MTW programs to non-MTW agencies through regionalization consortia or MOUs. HUD is providing a comment period to provide further guidance. While I find this very helpful and something I had planned for with the two agencies I manage, I also heard concerns at the MTW Conference of whether this might be a precursor to stronger regionalization approaches, which was the original fourth tier of PETRA before it was dropped (though strong industry pushback) and the program evolved to RAD.

Much of what I have written about was and is being accomplished by all of us, and as we come together in a uniform and consistent voice through NAHRO. And this is the more important as we see HUD rely more on their data dashboards--which are also available to the public with numbers that do not go into the individual needs and challenges of many PHAs. Data, while great, can be misunderstood and relayed in harmful ways by groups unfriendly to our agencies and programs, and so we must always present our stories to HUD, to our congressional leaders, and to the public.

The history of housing shows this need for telling

our story. A home can fail HQS by one broken light switch, and this HQS data failure was used several years ago in Maine to try and show that most homes in the voucher program can even pass the inspection so they must be terrible housing that should not be supported by tax dollars, and the Congressional investigation ultimately led to NSPIRE. A history of overlooked distressed housing and misspent capital funds in Cairo, Illinois led to a Senate investigation and the very strict REAC inspections we then faced. When it was discovered in 2012 that the then Chelsea Housing Authority Executive Director was making a \$360,000 salary, the Congressional hearing led to the PIH notice requiring all PHAs to report the pay for the top five highest paid staff. All of these are single examples for which the response was applied to every PHA in the nation, when a better solution might have been to solve the problem at the source. And this is why our advocacy is important, why telling our story is important, why our unified voice through NAHRO is important.

I appreciate the great work from so many of you in telling our story and helping shape responsible housing programs for our nation. And it is our mission statement.

Our Mission Statement

The North Central Regional Council (NCRC) of the National Association of Housing and Redevelopment Officials (NAHRO) is a membership organization serving as a catalyst for ethical leadership, professional development and legislative advocacy in the affordable housing and community development industry.

Senior Vice President Report

Sharon Carlson, SVP



It was, as it always is, a pleasure to see many of our NCRC members in Washington, D.C. for the Legislative Conference in March. Weather and cherry blossoms cooperated, committee meetings were well organized, and arrangements made by NAHRO staff for meetings on Capitol Hill were very much appreciated. We hope the NCRC will continue to be well represented during this important annual conference. While zoom meetings over the

past three years allowed us to continue our mission, in-person meetings and conversation provide additional benefits when trying to establish relationships and reach understanding on important issues.

Holding a leadership position requires the promotion of benefits and opportunities of being an NCRC

member. Ensuring that we share information and resources, promote professional development, encourage committee service and participation in networking results in leadership growth. We are entering a period of professional reshuffling with the elections currently occurring at the regional level and in the fall at the national level. Committee appointments will be considered, and we want to welcome those who are interested in learning and serving, whether new to the industry or new to the region.

As NAHRO Vice-President of Professional Development, I want to share appreciation for our membership for participating in Regional Revenue Sharing and to our Regional Services Officer Cheryl Anne Farmer for promoting the program. Simply

with members taking advantage of online training opportunities, our region has added several thousand dollars over the past year to our treasury. Participation provides valuable benefits for members, for our region and for national NAHRO. A current listing of available online courses can be found by visiting: <https://my.nahro.org/Trainings-Conferences/Training-List>. Thank you!

Lastly, a special **Thank you** to Sarah Boss and Lisabeth Watson for planning and organizing the Spring 2023 WAHA/NCRC Conference, and for the opportunity to meet in person with the variety of topics being offered. Nothing invigorates like a great conference. Best wishes for a successful conference.

Happy Spring and Summer to all NCRC members!



Housing Committee

Jim Dewey, Vice President of Housing

April is National Fair Housing Month!

This year, we commemorate the 55th anniversary of the passage of the Fair Housing Act, the landmark civil rights law signed by President Lyndon B. Johnson on April 11, 1968, that made discrimination in housing transactions unlawful. The Fair Housing Act prohibits discrimination in housing because of race, color national origin, religion, sex (including gender identity and sexual orientation), disability, and familial status.

Affordable Housing Crisis:

Across the nation we are still experiencing an affordable housing crisis. Almost every day I run across another article from another state that has acknowledged the housing shortage. In my state of Michigan, a recent article stated that Michigan needs another 190,000 units to keep up with demand and I am sure your state is similar. We also discuss these issues in the National NAHRO Housing Committee meetings and hearing directly from you as your representative about your state issues is a must.

[Manufactured housing: the Ugly Duckling of affordable housing - Niskanen Center](#) is a link to an article about manufactured homes being an answer to the housing crisis. It may or may not be for your community, but I do think all communities should review and consider the use of manufactured homes as a means to provide more affordable housing. Recent HUD code liberalization will open the possibility of introducing manufactured homes to cities with high land prices for the first time—if cities and states also lift their bans.

Community Development Financial Institutions (CDFIs) are looking at the housing crisis with home prices rising in double digits moving rents sharply higher as well, particularly in lower cost units. The CDFI focuses on providing financing to people and entities that might not even qualify for standard commercial financing and see themselves as a partner pulling in other lenders through development services.

States are feeling the crunch as well. We are also starting to see States making funding available for affordable housing to keep their populations, businesses, and tax base vibrant. Keep your eyes and ears open to articles within your state for this special funding as it may put you in a position to work with an outside developer to

create and build more affordable housing within your community.

Recent Housing News:

HUD's NSPIRE scoring notice released: On March 24, HUD released its proposed [NSPIRE Scoring Notice](#) on its NSPIRE website. The notice describes HUD's proposed scoring and ranking methodology to implement HUD's final NSPIRE rule for Public Housing and Multifamily Housing programs, including Project-based Rental Assistance (PBRA), Section 202 and 811 programs, and HUD-insured Multifamily Housing programs. HUD will continue to use UPCS scores for a PHA's PASS indicator under PHAS until a PHA's entire portfolio has been inspected under NSPIRE. Comments are due 30 days after the notice is published in the *Federal Register*.

HUD releases final phased BABA implementation waiver: On March 21, the US Department of Housing and Urban Development (HUD) published a final waiver delaying the implementation of BABA for many programs until as late as Aug. 2024. The exact date BABA applies to federal financial assistance (FFA) depends on the type of federal funding and purpose of the purchase. The final version of the waiver does not make substantive changes but does emphasize that BABA will apply to funds obligated after the effective date for each funding stream and purpose and will not apply retroactively.

Guidance on HOTMA Section 103 released: On March 13, HUD issued Notice 2023-03 (HA) titled "Supplemental Guidance for Implementation of Section 103; Limitation on Public Housing Tenancy for Over-Income Families under the Housing Opportunity Through Modernization Act of 2016 (HOTMA)." The Notice provides guidance to PHAs on the new limitations on continued occupancy for over-income families living in public housing. The guidance is linked to the final HOTMA Sections 102, 103, and 104 rule that was released in February. The notice provides guidance on setting rents for over-income families allowed to remain in public housing units by PHA policy, restates instructions on how a PHA must calculate the over-income limit, addresses effective dates in the final rule, and describes the requirement to submit annual reports on over-income families.

HUD to stop efforts to change ACC: On March 22 at

NAHRO's Washington Conference, HUD announced that the Department will stop its efforts to update the Annual Contributions Contract (ACC). This is a huge win for NAHRO members. NAHRO has tirelessly advocated against HUD's efforts to update the ACC to ensure that the fundamental relationship between PHAs and HUD does not change. NAHRO appreciates HUD's decision to leave the contract as is.

Last Quarter's PIH Notices (December 14, 2022 to April 7, 2023):

PIH 2022-37 Personal Property Requirements - To present Personal Property requirements under 2 CFR part 200 and identify Equipment management and disposition obligations.

PIH 2022-38 Reporting Supplement to the implementation of the Final Rule of Section 3 Regulations – 24 CFR Part 75 - This notice provides supplementary guidance to Notice PIH 2022-10 which was issued to public housing agencies and authorities (PHAs) on April 18, 2022. This notice also provides updated information on tracking and reporting to comply with the new requirements for Public Housing Financial Assistance as defined in the Section 3 Final Rule ("Enhancing and Streamlining the Implementation of Section 3 Requirements for Creating Economic Opportunities for Low- and Very Low-Income Persons and Eligible Businesses") published in the Federal Register on September 29, 2020.

PIH 2023-01 Recent Changes to the Federal Micro-Purchase and Simplified Acquisition Thresholds - The purpose of this Notice is to inform Tribes and Tribally Designated Housing Entities (TDHEs) about increases to the micro-purchase threshold for programs involving Federal funds. This Notice replaces Program Guidance 2019-03-A.

PIH 2023-02 Closeout Instructions for the Tribal Housing and Urban Development-Veteran Affairs Supportive Housing (Tribal HUD-VASH) Grant Program - This Notice provides the Tribal HUD-VASH closeout procedures. Grant closeout occurs when HUD determines that a grantee has completed all applicable administrative and programmatic

requirements of a grant. This Notice explains the readiness determination and instructions for grant closeouts for the Tribal HUD-VASH program.

PIH 2023-03 Final Implementation of the PH Over-Income Limit - This notice supersedes Notice PIH-2019-11(HA) dated May 3, 2019. It provides guidance to Public Housing Agencies (PHAs) regarding the new limitations on continued occupancy in public housing for over-income families, as defined in the Housing Opportunity Through Modernization Act of 2016 (HOTMA) (Pub. L. 114-201, 130 Stat. 782). The final rule was published in the Federal Register (88 FR 9600) on February 14, 2023.

PIH 2023-04 Foster Youth to Independence Initiative - This notice supersedes Notice PIH 2021-26, Foster Youth to Independence Initiative.

PIH 2023-05 Guidance on Reporting PHA Executive Compensation Information for CY 2022 - This notice provides information and guidance on how public housing agencies (PHAs) are to use the HUD-52725 form to report executive compensation for calendar year 2022 (CY2022).

PIH 2023-06 Notice on Remedies PHAs have for Poor Performing Owners in the Housing Choice Voucher and Project-Based Voucher Programs - This notice is to remind PHAs of the remedies they have available when owners fail to comply with HCV and PBV policies and procedures, particularly those requirements that relate to the

safety of the unit. This notice also reminds PHAs of when owners must be prohibited from participating in their HCV and PBV programs, and when PHAs may exercise discretion to prohibit owners from participating in their programs.

PIH 2023-07 Implementation of the Federal Fiscal Year (FFY) 2023 Funding Provisions for the Housing Choice Voucher Program - This notice implements the Housing Choice Voucher (HCV) program funding provisions of the Consolidated Appropriations Act, 2023 (Public Law 117-328), referred to hereafter as “the 2023 Act,” enacted on December 29, 2022. The 2023 Act establishes the allocation methodology for calculating housing assistance payments (HAP) renewal funds, new incremental vouchers, and administrative fees.

PIH 2023-08 Process and Requirements for Agency Regionalization under the Moving to Work Demonstration Program - This Notice clarifies HUD policies, Federal statutes and regulations that apply to regionalization implemented under the Moving to Work (MTW) demonstration program, pursuant to Section 239 of the Fiscal Year (FY) 2016 Appropriations Act, P.L. 114-113, Sec. 239 (2016 Appropriations Act).

All notices can be found at the following link: https://www.hud.gov/program_offices/public_indian_housing/publications/notices

I hope to see everyone in La Crosse Wisconsin at the NCRC NAHRO Conference!

Housing America Task Force Report

Anna Judge, Housing America Poster Contest Chair



Yareli Gonzalez-Hernandez takes the stage at NAHRO's 2023 Legislative Conference

Yareli Gonzalez-Hernandez, from the St. Clair Housing Authority in Illinois, took home the grand prize for her poster entry. She made her way onto the stage at the Legislative Conference just last month and boy did she shine! I was able to spend some time with her and her mom, Mariana, over lunch and again at the reception following the Day at the Hill. This young lady is so talented. Not only does she draw, but she also crochets, dances, writes poetry, etc.

I am so pleased that the NCRC region was represented by this beautiful and talented young lady. St. Clair Housing Authority, you should be proud! This is why it is so important to have your youth get involved in the What Home Means to Me poster contest and the Scholarships. She said she had always dreamed of being on stage, and that dream came true!

While we are in Lacrosse, we will be awarding our regional winners for NAHRO's 2024 calendar and sending them onto to National for their judging as well. I hope to see more winners come out of NCRC!

	<p>Yareli Gonzalez-Hernandez</p> <p>2023 What Home Means to Me Grand Prize Winner</p> <p>St. Clair Housing Authority, Illinois</p>	
		



Member Services Committee

Aaron Cooper, Vice President of Member Services

The Member Services report consists of 3 parts, to include reporting on the Committee's updates/discussions, the VP report on membership, and updates from the National Member Services Committee meetings.

1. NCRC Member Services Committee was established consisting of Aaron Cooper(Inkster, MI), Barry Hall(Nebraska), Jasmine Martin(Rockwood,MI), and Jill Bennigton(Minnesota). The committee continues to assess the current membership report and work with the RSO to determine best methods for follow ups to non renewed membership in our respective states. Spurring membership from non traditional members is also recommended as a new business model for NCRC.
2. VP Report/Update:
 - i. See attachment

3. Awards:
 - a. Alvira B. Long
 - i. (2) nominations
 - b. Rising Star
 - i. (1) nomination
4. Updates from National NAHRO:
 - a. Retaining and growing membership
 - b. Working with IT/Marketing as key efforts to grow membership
 - c. Discussion regarding on boarding and training new leaders
 - d. Upcoming conference meetings and agendas

Acknowledgement and thanks President Zais and VP Carlson for continuing to provide feedback to the committee which allows us to ensure we are moving in the right direction. And lastly thanks to all the participating members which drive our revenue.



IRGE Committee

**Joaquin Cintron Vega,
Vice President of IRGE**

I am pleased to report the progress that NAHRO has achieved pertaining to the International Research & Global Exchange efforts.

The Committee discussed having a session at the Summer Symposium, coordinated with IRGE member Julie Brewen. The CEO of the Canadian Housing and Renewal Association (CHRA) Ray Sullivan was asked to present on Canada's strategy on affordable housing, however he is unable to attend. There is a plan to bring in another speaker, Federal Housing Advocate Marie-Josée Houle. Furthermore, there is a recommendation to work on including notable speakers at national conference meetings/or sessions and linking connections of the IRGE committee to find individuals to speak on climate resiliency at the national conference. The Committee discussed UN Grounds Passes approvals for John Mahon, Liz Glenn, Irma Gorham, NAHRO CEO Mark Thiele, and President Patricia Wells.

Sub-committees' updates:

Research – Registration is open for workshops pertaining

to DEI and Implicit Bias. Sessions are being led by Lisa Baker and Liz Glenn. Sessions are available on the NAHRO 's website here: <https://my.nahro.org/Trainings-Conferences/Training-List>

Partnerships – The are discussions with President Wells about the MOU process noting that the fellows are currently working on improving how MOUs are chosen. IRGE Committee will try to obtain a draft from the fellows on their plan.

Awards – The current application is on the NAHRO website. NAHRO Communications team plan to send out a Direct News email on Tuesday May 16.

Link: <https://www.nahro.org/membership/awards/individual-awards/john-d-lange-international-award/>

Other Business:

The Ukrainian and Polish Deputy Mayors visited the Pacific Northwest Region where they discussed leadership and touched on housing aspects.

SERC NAHRO Conference in Orlando Florida on June 26 28.

Regional Service Officer Report

Cheryl Anne Farmer, RSO



Looking Ahead!

I am getting excited about the future conferences NCRC has in store for our membership. Mark your calendar and pack your bags for Cincinnati, Ohio. April 29-May 2, 2024. The conference will be held at The Summit hosted by OHAC and NCRC NAHRO. Stay tuned for information that will be hitting your inboxes before you know it.

MI NAHRO is currently looking into location for the 2025 Conference. Although we don't have a date set yet, we hope to very soon.

In the meantime, we hope to see you in Washington DC at the NAHRO Summer Symposium and then again in New Orleans at the NAHRO Conference & Exhibition.

2023 Summer Symposium

July 14-15

Grand Hyatt Washington Hotel
Washington, DC

2023 National Conference & Exhibition

October 6-8

Hyatt Regency New Orleans
New Orleans, LA



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2023 Spring Conference Pictures











2023 Rising Star Award

Congratulations Deb Alfredson, Winnebago County Housing Authority



Alan Zais and other Staff accepting award from Aaron Cooper NCRC Member Services Chair on behalf of Deb Alfredson

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.

This year's recipient currently serves as the Secretary at the State level since 2019, filling a vacant seat to ensure the continuation of a full board. As Vice President of Housing, the person has focused on the Housing America program and aggressively working with the state PHA's to ensure that there is a strong response and children can get the recognition for their talent—ultimately increasing statewide participation. She then enlisted the HUD State Director and Division Directors as the poster judges, which brought HUD into part of the

What Home Means to Me process.

With the evolving changes in the Section 3 program, she reached out to the Regional Director of the program and arranged to a virtual training for all the state PHAs.

This deserving recipient coordinated using Youthbuild for the rehab of a donated home to both recover a vacant distressed house in a neighborhood and then to serve as a free home for the Rockford Police Department officer residency program to enhance neighborhood safety, bring community policing to the area, and make a better neighborhood for voucher assisted families to locate.

She has put together an ongoing program to both train and keep staff aware of hacking/ransomware/spam/phishing and other such attempts to take advantage of our internet accessible programs.

Awarded three VISTA volunteer grants that both enhanced housing authority operations and created personnel development for the volunteer.

Worked with the State to apply for and receive energy efficient lighting, appliances, heating and cooling systems

for a neighboring and troubled housing authority, assisting them and their families for program recovery.

Set up hiring events for neighboring housing authorities.

She arranged for the Full House Furniture Project to bring free furnishings for homeless families at move-in.

Set up a program for residents to receive free community college classes and degrees.

Set up a program to assist residents and applicants with criminal expungement education.

Set up a program for state housing authorities for Public Housing Digital Equity.

Set up a program for neighboring housing authorities.

Put a conflict resolution program in place to help managers intake personnel help applicants and residents to move beyond the emotional conflicts that can occur with an emotional situation of housing stability.

This year's recipient is the example of what NCRC NAHRO would expect for a Rising Star—a person who not only is strong with her own professional and personal development, but also works strongly to bring it to others in our agencies and to our colleagues in other housing authorities. Likewise, she is committed to both professional and personal development for the families we serve. This year's recipient is Alfredson with Winnebago County Housing Authority. Deb exemplifies the person we want to recognize as a Rising Star!

2023 *Alvira B. Long Memorial Award*

Congratulations Kevin A. Sulc, City of Anderson Housing Authority



Kim Townsend, Executive Director accepting award on behalf of Kevin Sulc, from Aaron Cooper NCRC Member Services Chair

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.

The recipient of the this year's Alvira B. Long Memorial Award is an all-around community leader. His community service to his agency began over 20 years ago and extends well beyond just his housing authority. He is currently the president of his authority which was responsible for demolishing over 200 blighted properties in the community.

He has also served as Chairman for his redevelopment Commission and ensured funds were appropriately discharged throughout the community in a fair and equitable fashion.

This individual is very articulate and passionate his work as a commissioner and board president. He has completely championed the cause of housing in his community and has risen the local needs to the federal level while working for leaders such as congressman Pike Pence, Congresswoman Susan Brooks, and most recently Senator Todd Young. This deserving recipient has assisted his housing authority with connecting local housing providers such as Habitat for Humanity, Pathstone Corporation and other leaders. This individual is no stranger to local media. He can regularly be found in his daily newspaper and he has a knack for storytelling that is compassionate, truthful and concise which conveys his integrity.

This year's recipient has served in NAHRO National with some local involvement attending conferences and supporting the prior ED's in their service. He was awarded the prestigious Lincoln Award from the local Republican Party in 2014 for honoring his life-time service to Madison County and the Republican Party. He is also the founding member and president of Anderson Community Development Corporation, Crimestoppers, Shadyside Little League President, and numerous non profit youth and community organizations.

This year's Alvira B. Long Memorial Award goes to Kevin A. Sulc from the City of Anderson Housing Authority in Indiana.

2023 Charles A. Thompson Memorial Award for Distinguished Service

Congratulations Jennifer Keogh, NCRC NAHRO Past President



Jennifer Keogh accepting award from Anna Judge, NCRC Board Member

The recipient of the next award is someone you are now very familiar with.

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.

This year's recipient is being nominated for this prestigious award for a million reasons. Most importantly, is that this individual has been a servant for decades in the housing arena. This person has always put the people, with whom we serve, first and foremost. She is one of the largest cheerleaders there is that fight for the rights of lower income people and families to have decent, safe and affordable housing that they can be proud of. She has testified on behalf of the residents of her agencies to get funding to install fire sprinklers into highrises after a deadly fire killed several residents.

She is a mentor to many and is always thinking outside of the box. She has served on several state, regional and national committees and is the current Chair of the Legislative Committee for National NAHRO. When this individual does not know the answer to something, she will research it endlessly until she has the answer.

We are pleased to recognize Jennifer Keogh with the 2023 Charles A. Thompson Memorial Award for Distinguished Service.

Early in Jennifer's housing career, back in 2001, Jennifer accepted a position with the Dakota County Community Development Agency. She worked tirelessly in service to the agency and her clients, eventually becoming the Director of Housing Assistance in 2012. It was in this role that Jennifer had the opportunity to further her knowledge and expertise, and to greater serve and lead others.

In 2014, Jennifer was offered an opportunity with Minnesota's largest administrator of Housing Choice Vouchers, the Metropolitan Council. In this capacity, she helped to create and implement a nationally recognized mobility program called Community Choice, which assists families with Housing Choice Vouchers locate and secure housing in an area of opportunity that will provide them with the tools they need for success, prosperity, and quality of life.

Fast forward to 2020, Jennifer was sought out and hired as the Deputy Executive Director of the Minneapolis

PHA, where she works tirelessly to serve the Minneapolis community. As the second in command, and under the direction of a new Executive Director, Jennifer has taken the reigns and is working endlessly to make sure that the residents and staff of the MPPHA are taken care of and heard.

In late 2022 Jennifer left her position with the MPHA and moved into the role of Vice President of Operations, Affordable Housing for Progress Residential, where she continues to lead and drive change in the affordable housing arena.

2023 NCRC President's Award

Congratulations Sharon Carlson, Belding Housing Commission



Sharon Carlson accepting award from Alan Zais, NCRC President

I have a great honor in being the person who chooses one person to receive the President's Award. And yet how do I do this. You all create a way for lives to be safe. What greater calling is that when I am surrounded you. By great people. So I turned to help from the words of one of the greatest heroes I know, MLK. That helped a lot. Because MLK said

“Faith is taking the first step even when you don't see the whole staircase.”

Isn't that how a journey begins. Of good people.

- Served on the national Small Agency Advisory Task Force
- National Legislative Network
- National Member Services
- National Board of Ethics and Credentialing Trustees
- National Professional Development

What a start. That's a lot, and lot of challenges, a lot of opportunity that is created in pushing back against those who don't understand what we do. The need for what we do.

“We must accept finite disappointment, but never lose infinite hope.”

That obviously is this person. They continued to give their life to this work, which went on to include...

- NAHRO Faculty Member
- State Board of Directors
- State President
- Regional Chapter Board of Directors
- National Board of Governors
- Brings public housing, Voucher and Commissioners and commissioner training.
- 2018 Charles Thompson Award

“Life's most persistent and urgent question is, ‘What are you doing for others?’”

This is the quiet humble work of someone who dedicates their making our organization great, our agencies great, ourselves great, and the life of a family and of every child a chance that is great.

“The time is always right to do what is right.”

Well, that time is now. Because when someone changes a life, they change the future. I am so privileged to recognize our Senior Vice President and incoming NCRC President, Sharon Carlson, with the President's Award.

Nominations and Elections Committee

James Inglis, Chair of Nominations and Elections Committee



As your Chair of Nominations and Elections Committee I am happy to provide you with the 2019 Election results. The next term will begin at the end of October 2023,



2023/2025 NCRC Board Effective October 2023



President
Sharon Carlson
Belding, MI



Senior VP
James Dewey
Port Huron, MI



Secretary
Ben Jones
Hamilton, OH



Treasurer
Marty Ryan
Albia, IA

Vice Presidents with Portfolio:



Commissioner
Joe Grisson
Aurora, IL



CR&D
Taryl Bonds
Gary, IN



Housing
Rick Moore
Evansville, IN



Int'l Research &
Global Exchange
Jeff du Manoir
Lincolnshire, IL



Member Services
Dara Lee
Clay County, MN



Professional
Development
Matt York, St.
Clair Shores, MI

Is a Solar PV System Right for Your Affordable Housing Organization?

By: Amy Hourigan, [HAI Group](#) director of marketing and communications



Thanks to numerous incentives and better technology, installing a solar photovoltaics (PV) system on your multifamily apartment building is

more affordable than ever. It may also be a smart investment. Going solar can help you lower your greenhouse gas emissions, increase your property's value, and hedge against utility rate hikes. Perhaps more important, a solar PV system can lower your electric bill, helping you better manage your operating costs, which can help keep your rents stable.

But installing a solar PV system does require some planning. John Shaw, a commercial and industrial solar developer and co-owner of [Namaste Solar](#), tells HAI Group's Amy Hourigan what you should know before investing.

(You can view projects Namaste designed and installed for Denver Housing Authority [here](#) and [here](#).)

Amy Hourigan: Thanks for talking with us, John. Let's dive right in. What are the first steps an affordable housing organization should take when contemplating rooftop solar?

John Shaw: First and foremost, affordable housing organizations should know that many jurisdictions are starting to require renewables. If solar isn't required in your area but you're considering it anyway, the first step is to determine whether the project makes economic sense. Start by contacting a reputable solar company. Let them know you're contemplating a solar PV system, give them an idea of what your roof looks like, and then ask for a capacity assessment and a determination of whether the project will pencil out. The contractor will make assumptions about what your roof can hold, and you'll learn what size system you can fit and what the project will cost after utility savings and incentives.

Say you can fit 200 kilowatts on your roof and that the project will cost about \$400,000. If you're a profitable for-profit entity, you can realize about \$200,000 in tax benefits within the first couple of years of the system's life. Energy savings and incentives then chip away at the remaining \$200,000. A nonprofit won't be able to take those tax benefits, which amount to roughly 50% of the investment. In that case, it is worth looking at a third-party ownership model, whereby

a for-profit entity owns and operates the system and simply bills you for energy, hopefully at a rate that's lower or more stable than utility rates—or lower *and* more stable.

AH: Are there options for housing organizations that can't fund a solar PV project up front?

JS: Yes. Projects like the ones affordable housing organizations might consider are seldom owned by the developer, because it's not easy for the developer to take advantage of the federal tax credit, nor the depreciation expense tax deductions from the asset. If that's the case, affordable housing organizations can do what's called a power purchase agreement (PPA). In that scenario, a third party owns the asset and offers the PPA, which is just a secondary source of electrons in the electrical panel. One of the sources of electrons comes from the utility, and you pay their bill, which will be lower than normal or maybe even nothing depending on the system size. The other source of electrons comes from the solar, and you pay the solar owner's bill, too. This third-party solar asset owner would be a for-profit company with a tax burden, so it can take advantage of the tax credit, and if they have enough profit, they can take advantage of the depreciation expense deductions as well, both of which reduce their tax burden. If you're realizing, 'OK, there's no way I have this money and I don't have any tax burden either,' ask the solar contractor for a PPA price.



Solar PV project at Denver Housing Authority. Image courtesy of Namaste Solar.

AH: So it's OK to ask a solar company to figure out

whether a project will pencil out?

JS: Sure. As far as companies like mine are concerned, it's OK to say you're two years out from the project and are just trying to figure out whether to plan for it or not. Most entities understand it doesn't mean they will get the job.

I will say, if the PPA conceptual rate is close to what you're paying the utility, do it, because green energy is a selling point, and you'll chip away at a future requirement the municipality might have if they don't already. The PPA rate will have a low or fixed escalator too, which can be a benefit since utility rates are trending up at a higher rate and are more volatile.

AH: How would a housing organization find someone to enter into a PPA with?

JS: Most companies like ours have relationships with entities we trust that we can introduce you to. We don't benefit—there's no kickback or commission. There's a company called Solaris that we do a lot of PPAs with. We know the founder, we know where the tax equity is coming from, we know they've been around a while. We would never require you to use them but they are experienced, and we trust them. The point is, there's help if you don't have the budget.

AH: Speaking of budgets, where can our clients go to find out about state or local incentives?

JS: They can ask a solar contractor, but North Carolina State University maintains an incredible database called the Database of State Incentives for Renewables & Efficiency ([DSIRE](#)). You enter your ZIP code, and it returns every federal, state, and local energy incentive—solar, thermal, or wind. It's quite helpful and very thorough. For example, with the federal investment tax credit, the database quantifies the amount and points to the actual bill that created it, along with the IRS document used to file for it.

AH: Is it free of charge?

JS: Yes, and I'd encourage everyone to use it. Most companies like mine know 90% of the federal, state, and utility tax incentives available, but it's tougher for us to keep up with municipal grants and the like. I have been humbled by somebody who has said, 'Hey, didn't you realize this was an opportunity zone?' There's an additional 2% tax savings for that, so you need to do your own research.

AH: Assuming the economics work out, what's next?

JS: The key is to make sure the roof has enough extra dead-load capacity and that the electrical gear is sized to accept another input, which is the solar. Optimally, you could also have some conduit pre-plumbed from the roof to the electrical.

AH: Do you recommend adding battery storage to a project for organizations whose tenants rely on medical equipment?

JS: That's a great question. Solar inverters are programmed to shut down if they don't sense the grid. In other words, if the grid goes down, the solar system goes down. Solar panels can generate energy as long as the sun is shining, but National Electrical Code (NEC) doesn't allow the system to continue pushing electrons onto the electrical panel for safety reasons. A utility company representative might be sent out to stick his fingers in the transformer and suddenly the thing he thought was dead isn't because of the solar input. So, the only way to address the needs of someone who has, for example, an oxygen pump that needs to be plugged in, is to figure out an alternative like a backup generator or an uninterruptable power supply (UPS), or [solar-plus-storage](#).

Your readers should know that solar and storage projects are a challenge to size correctly. For it to work, you need to know the number of people and devices, and how long they need to run those devices during the blackout, because what good is it if it lasts three minutes for 12 people? The economics are improving every year, but the projects require intense due diligence upfront.

AH: Understood. Getting back to solar: What type of inspection does the roof need to undergo?

JS: What we do, and what we hope other contractors start to do, is contact the roofer of record, tell them what we're planning, and ask them to inspect the roof before we set foot on it. We also have them flash any penetrations we've made. When we're done, we have them come back to inspect the roof so they can issue a continuance of warranty document. We don't warranty your roof. We pay the roofer to inspect it so that they can issue a document that says all is good.



Another view of the solar PV project at Denver Housing Authority. Image courtesy of Namaste Solar.

AH: What if the roof won't support a solar PV system? Are solar farms an option?

JS: Sure. We call them solar gardens, and virtual net metering

(VNM) is applied. Net metering is a law that many states have enacted. It essentially gives one-to-one retail credit for any overproduction of solar. Here's how it works: The solar system will overproduce during the day, and you'll use up your credits at night, and they'll overproduce in the summer, and you'll use up your credits in winter. That only works if the utility is giving you one-to-one retail credit for what gets pushed back to their grid. So, they install special meters that can spin both ways. If you don't have any space on your roof, but you have land next door or down the block and you put a system there and tie it into the electric company's grid, and you want that metered and credited to your account, that's virtual net metering. It's not always a great deal, though it is a way to get your energy from a renewable source. That said, somebody else, frequently a developer, is benefiting from the tax benefits, but at the same time, those benefits allow them to offer a rate for energy that is frequently competitive with the utility's rates. Theoretically, VNM is an option as long as the utility allows it and the deal is good for you.

AH: There are many methods for mounting a solar PV system. Do you have a preference?

JS: It depends on the building and the roof type. For pitched roofs, it's typically done like you see in residential construction: lags into rafters which hold a 'foot' that connects to a rail, with panels laid on top. For standing seam roofs, we usually use clamps instead of lags. For flat roofs, we use what's called a ballasted racking system. These can be used on a fully adhered membrane, a mechanically attached membrane, or a membrane held down by rock ballast. Wind zone, building height, and parapet height drive how much ballast is needed. If it gets to be too much for the structure, ballast can be replaced with mechanical attachments. Nowadays, convenient options can be welded onto fully adhered membranes or attached to the decking with deck screws through a baseplate, which then has a like-for-like membrane glued over the top.

Most flat roofs use a ballasted racking system, but it's a bit of a misnomer because they nearly always have some complementary mechanical attachments, typically on the windward corners. When there are a bunch of single panels in a row, more weight is needed, or more mechanical attachments. The whole thing is designed to be one piece, so it's difficult—actually, it's engineered to be impossible—for the wind to lift it. There are cases where we don't need any mechanical attachments—usually high dead load capacity in roof structure—and there are cases where we need hundreds of them. It depends on the wind zones and the height of the building. We can't tell you what any one building would be without looking at the jurisdictional requirements and the structure itself.

Nobody likes to pop holes into a new roof, but again, all of this can be done in coordination with the roofer of record. They can offer advice or flash it correctly themselves to maintain the warranty.

AH: Any roofs you don't like?

JS: Corrugated roofs often suggest pre-engineered buildings,

and those seldom have enough load-bearing capacity for solar. Additionally, they can require a lot of penetrations and are kind of a pain for solar companies due to labor costs.

AH: Any common problems you see with solar PV projects?

JS: It's not a good idea to put a solar system on a 10-year-old roof that only has a 20-year life, because in 10 years, somebody will have to pull off the system to replace the roof. There's a lot of labor involved, so the solar investment economics go out the door. In most cases, you're talking about new construction, though, which means a new roof. If it's engineered correctly and installed per racking manufacturer specifications with the knowledge and guidance of the roofing company, there shouldn't be any surprises for the life of the roof and solar—they have a similar estimated useful life.

I'm not here to say, 'Oh, there's never a worry.' There are definitely ways for shoddy organizations to screw up these systems or installations—all the more reason to work with a reputable company.

AH: What about leaks?

JS: If there is a leak under a panel, the racking company we use has panels that can tilt up, so there's very little that a roofer couldn't access. We might do the repairs in tandem where we'd come and lift the affected components so the wires don't get pinched or broken while the roofing company makes the repair. There's also a possibility that the racking may have to move, but you're looking at probably a day of work—one truck roll for, say, \$100 an hour.

AH: What's the typical length of the construction project?

JS: It depends on several variables, including the system type, the size of the project, and the number of crews you put on the job. We did a 30,000-square-foot roof for a sports equipment retailer with a 300-kilowatt system. We were on the roof for over a month with a week of staging and a week of de-staging and cleanup. So, it was a six-week project with two crews. If we doubled the crews, we could have cut the time in half; the project might have run for two months with one crew.

AH: Are tenants or office workers interrupted during construction?

JS: First and foremost, we build into our contracts the expectation that our workers will have a place to park on site. If parking is limited and you're giving us some of those spots, your employees and tenants will be affected. If we have to park a mile away and take a shuttle, we will build in that cost. We also use 40-foot trailers to store our equipment on your site. That's space. That's aesthetics. And we typically install a security fence. You can't really undertake a construction project without the ugliness of construction tools, but it's temporary.

As far as the roof work, there are no impact drills or pneumatic hammers for flat roofs. But if you have poorly insulated roof and

there's no drop ceiling, your workers on the top floor will hear us walking around. If it's a pitched roof, you'll probably hear us when we're sinking a lag into a rafter. If noise is a concern, you can specify that the work has to be done at night or on the weekends, but that will increase the price.

AH: I imagine you have to turn off the electricity at some point.

JS: We do. When everything is ready, we do one interconnection into the facility's electrical panel that requires us to take the building down electrically for about four hours. You can dictate when that happens, though. You could wait for good weather or a weekend. Then you just let your tenants and staff know to plan for it.

AH: How often does the system need to be inspected?

JS: Every system we install has a data acquisition system that is connected to the internet, and anyone you give access to can monitor the equipment. The inverters, which are the workhorses of your system, have a 10-year warranty. You should have them inspected annually for the first 10 years to maintain that warranty. After that, you can wait until the data monitoring system reports an issue. That said, you might consider planning on one truck roll a year, for something as simple as resetting a breaker. As I mentioned, solar panels seldom just fail, they peter out over three or more decades at about -0.5% per year.

AH: How can our readers find a reputable solar provider? Do they need specific certifications? What about permits?

JS: The best way to find a reputable solar company is to go through a state branch of the [Solar Energy Industries Association](#), because most organizations that choose to enroll in the state or national industry advocacy group know they're going to be held to a certain standard. Ultimately, the permitting authority ensures that everything is up to snuff. There are entities that design systems and then subcontract out just about everything else, but you're better off going with a firm that can design and build because it will be a smoother process, particularly in the area of change orders.

The National Board of Certified Energy Practitioners (NABCEP) has varying certifications. It's critical to work with an entity that has some NABCEP-certified installation professionals as team leads at least. As far as the solar PV system itself, you need someone for the direct current (DC) and someone for the alternating current (AC) sides. Theoretically, any master electrician can do the AC side. They don't have to be on site, but they do have to be involved, whether on the payroll of the solar company or just allowing the permit to be pulled under their license. The more NABCEP-certified people the better. Every authority having jurisdiction (AHJ) is different. Many require the solar contractor to have a general contractors license as well as an electrical contractors license. But it's the solar contractor's job to know what's required for a specific jurisdiction, so affordable housing organizations don't have to worry about that. Optimally the solar contractor has the required licenses, so it's just a matter of us

asking the AHJ which one it needs to see.

To get the necessary permits for a solar project, you need to have certain licenses, and you'll need an electrical engineer and a structural engineer stamp. We engineer the systems, both electrically and then structurally with the racking companies, and then we hand the documents over to independent engineers, who stamp them for the permit packages.

AH: What permits are required?

JS: It will always be considered a building permit. You might also have an electrical permit, but some general contractors will have the solar electrical permit under their general contracting permit. We don't recommend this, because if, say, the panels haven't been delivered yet, then the certificate of occupancy for the entire project might be held up just because the solar panels are late. Even if the solar contractor is a subcontractor to the general contractor, it's best to do a separate permit for the solar.

AH: Have you seen any snags with HUD agreeing to the terms since solar panels last about 25 years?

JS: Solar panels have a production warranty of 25 years. Most solar developers expect the system to last at least 25 years, sometimes 30 or more. As I mentioned, the panels lose half a percent efficiency every year. They never just up and die; they peter out. The inverters that change the direct current to alternating current to match the building's electrical voltage are the hardest working devices. On a 200-kilowatt system, which is an average office building, you'd have five or six inverters, and one might die in year eight or so. Then you might have one die in year 11, and another in year 12. You're always monitoring the production over the web. If production is not meeting the sun that is being sensed by the monitoring system, an alert goes out. Somebody goes out to the site, and they may notice, for example, that an inverter has died. If it's year eight, it's under warranty. If it's year 11 and no longer under warranty, you can replace it for around \$6,000. You could also get an extended warranty.

I don't know for sure whether HUD is uncomfortable with a 25-year contract. To a certain extent, though, it's no different from another utility bill. For a PPA, the entity that owns it is going to want some sort of indication that you're willing and able to pay for the energy that's getting put into the building, but the reality is that if you stop paying for the solar energy, they'll come take the system off. We've worked with cities where we did what's called a Solar Host Agreement. In Colorado, we have this thing called TABOR (Taxpayer Bill of Rights) that precludes any municipality from entering into multi-year contracts. That's dangerous to an entity that owns an asset that lasts 25 or 30 years, so what they do is have a one-year contract that automatically renews. They are theoretically able to pull the plug after a year. That type of arrangement might be something that HUD is more comfortable with, if they could look at it from the perspective of being another utility bill, which happens to come from an asset on the roof.

AH: Do installation contracts typically include hold harmless

agreements and waivers?

JS: I don't know for sure, but it's something you can demand. A company that either installs or owns these systems will have standard language in their documentation and contracts, but you're the host of the system, and possibly the owner. You can make it a requirement. As long as they can quantify the cost of that risk and include it in the number they're presenting to you for the cost of energy, it's fine. It's all about being upfront about what you require as the host.

AH: What general liability limits are typically provided by the owner of the panels if not the housing authority?

JS: Again, up to you. We're talking with the city of Edgewater to bring together a solar PPA for them and I believe they asked for \$1 million per incident. Suggest what's needed and as long as the PPA provider knows about it ahead of time, it can be rolled into the energy and should work out.

AH: Any potential boiler or mechanical equipment concerns with the electrical generation?

JS: No, and I'll tell you why. Again, our system is a secondary source of electrons onto the electrical panel busbar, which sits behind the main service panel face. Our source of electrons also happens to be cleaner energy than what comes from the utility. So, not only is it the exact voltage of the service panel—usually 208 volts or 480 volts—but it's also a cleaner 60-hertz sine wave than that from the utility. So, we are never connecting our system to a boiler, to any specific device. We're dumping electrons onto the panel's busbar, for any load to use as needed, with the utility's energy at the ready for any needs exceeding what the solar is providing.

AH: What if there's a fire? Do the panels affect firefighters' ability to do their jobs?

JS: Yes, and that's why a lot of jurisdictions require the fire department to sign off on the permits. The National Electric Code has a section on solar. Some sub-sections require, for example, a four-foot break in the design every 125 feet so that firefighters can walk through the array without stepping on the panels. I've seen some interesting videos of firefighters stepping on or axing through panels. It's another obstacle on the roof they've come up with rules to address.

AH: Any concerns with snow or wind?

JS: Yes and no. Snow affects production, but it's historically quantifiable. There's no logic in sending a person up to the roof to remove the snow because you're going to pay that person \$15 an hour and it's going to take them around eight hours to save \$50 in electrical costs. That doesn't make sense. When we design systems, we use historical weather data for the exact area to come up with production estimates. Those estimates include snow potentially sitting on the modules for three days straight, or two weeks straight if it's North Dakota, so there's no reason to clean them off to hit predicted energy targets. And the modules themselves have

a certain structural capacity for snow load—I think they can withstand 50 pounds per square foot. Then of course, the roofs themselves are built to withstand local snow loads and, in most cases, hopefully even more, for the solar. Other than some production losses, which we account for, we go to the AHJ, and they say to us, 'OK, here's what you need to design for: You need to design for eight-second bursts of 120-mph wind, Class A fire rating, and risk category three.' That information is part of the design that we share with the racking company partner, which ultimately gives us an engineered racking plan that's stamped to meet those requirements. Wind and snow have been taken into account during the design and permitting phases.

AH: What about hail?

JS: I'm not here to say it's not a problem. Insurance needs to cover it. I will say, like snow and wind, that it's been contemplated in advance and that the electronics of these modules are covered by tempered glass that is quite hard. In fact, part of the [UL](#) test includes two different hail impact tests. In one, a two-inch steel ball is dropped from 50 inches onto the glass. In another, a one-inch ice ball is shot out of an air cannon at the glass. Occasionally, the glass will break, but the electronics are built to shut down the inverter or the series wiring, per National Electric Code rules. There's also a mandatory requirement in National Electric Code called a module-level shutdown. If there is any sort of shorting from the glass breaking or water infiltration, there's a device that senses a short in that one panel and will shut it down, preventing the panel from giving any of its energy. You'll see production losses on the data monitoring system. You can then initiate a truck roll.

During one recent hailstorm, my car was totaled, and my roof was damaged, but the solar panels were fine. Everything around my property was destroyed except my solar panels. A few years back, there was a hailstorm that collapsed the roof of the Colorado Mills Mall. But only three of 10,000 modules of the solar PV system across the street on National Renewable Energy Labs were broken—three out of 10,000!

On a related note, I've seen some studies that suggest that the rate of insurance for a solar system for a typical commercial entity is anywhere from .25% to .5% of the system's original price per year. That's HAI Group's realm. I build the suggested .35% of the system price per year into my cash flow presentations.

AH: Thanks, John, this was really informative.

JS: My pleasure.

Planning on installing a solar PV system? Make sure you notify your insurance company!

NEW RESEARCH!



PUBLIC AND AFFORDABLE HOUSING RESEARCH CORPORATION

How Public Housing Authorities are Addressing Equity

Access our report and accompanying resources to help deepen your equity initiatives at www.pahrc.org/equity-research

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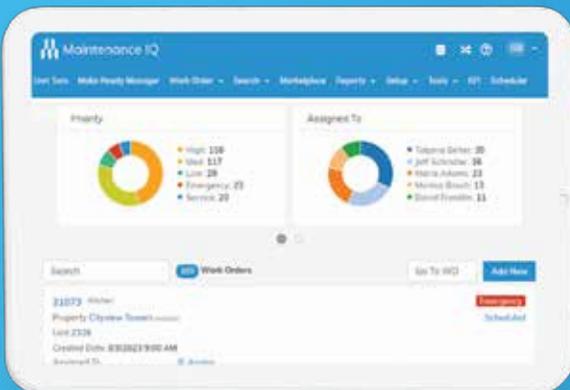
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Future National NAHRO Conferences

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

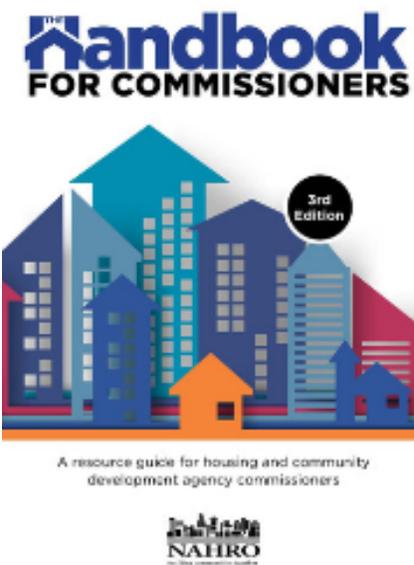
2023 National Conference & Exhibition
October 6-8
Hyatt Regency New Orleans
New Orleans, LA

2024 Washington Conference
April 8-10
Hyatt Regency Washington on Capitol Hill
Washington, DC
2024 National Conference & Exhibition
September 26-28
Marriott Orlando World Center Hotel
Orlando, FL

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

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

2026 Washington Conference
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STATE CHAPTER REPORTS

ILLINOIS CHAPTER

Jackie L. Newman, President



ILNAHRO Board members began 2023 by attending the annual NCRC Board meeting -- January 2023 in Chicago, Illinois.



ILNAHRO participated in the annual "What Home Means to Me" Poster Contest with amazing participation from across the State of Illinois. The committee had another successful year of entries from all grade levels. Poster Contest Judges included our HUD Director, Will Dawson; Regional Public Housing Director, Towanda Macon; and HUD Division Director, Eleny Ladas. Each of the Illinois winners were forwarded to the Region for the Regional Poster Contest. Congratulations to our 2023 State winners!!

- Jayden Watts – K-5th grade
- J. D. Rae Gettings – 6-8th grade
- My'Aire Loudon 9-12th grade

Additionally, a special "thanks" to our State Poster Contest Coordinators Deb Alfredson from NiReach (Winnebago Housing Authority) and Latina Faulkner from Springfield Housing Authority.

ILNAHRO Members participated in NAHRO'S Legislative Conference held in Washington, D.C. March 2023.

- Board members were able to meet with Representatives from Senator Durbin's, Senator Duckworth's and Representative Nikki Budzinski's office – thanking them for their support of affordable housing; discussing the President's proposed budget; discussing affordable housing initiatives within respective districts; as well as sharing the dire need for the expansion, preservation and rehabilitation of additional affordable housing for the various populations, especially the unhoused with diverse challenges.

ILNAHRO Board members have participated in several follow up meetings with the Senator's offices since March.

Various ILNAHRO Board members continue to actively serve on NAHRO's Board of Governors.

- At the 2023 Washington conference ILNAHRO Board members were hard at work when breaking news came from HUD's General

Deputy Assistant Secretary, Dominique Blom that HUD would not be moving forward with changing the ACC to a "skinny" ACC. The tireless advocacy work of PHAs continues to pay off as we advocate for our agencies to HUD. **Job well done Advocates!!**



Various members of ILNAHRO Board continue to serve monthly on NAHRO sub-committees (Commissioners, Professional Development, IRGE, Diversity Equity & Inclusion, Member Services, Policy & Partnerships, etc.)

ILNAHRO Board member(s) are currently participating in the Racial Equity Roundtable on Back Homelessness for the Governor of State of Illinois. This Task Force meets quarterly in Chicago, Illinois. One of the current focuses of the Task Force is to work with Continuum of Care providers to connect with Black unhoused people in Illinois.

ILNAHRO Board member(s) have been appointed by the Governor and are actively participating on the Illinois Affordable Housing Review Committee which advises on all affordable housing programs in the State.

ILNAHRO Board members participated in the MTW Demonstration Annual session held in Washington, D.C. April 2023.



ANNUAL CONFERENCE PLANNING!!

- The ILNAHRO Board is in full swing planning its annual conference.
- The conference is scheduled for August 9-11, 2023 in Springfield, Illinois during the Illinois State Fair!!
- Come for the conference – bring your family for a mini-vacation and enjoy the Illinois State Fair!!
- As many PHA's are celebrating significant milestones – this year's Annual Conference theme is:
- "A Celebration of Success: 85 Years & Counting".
- The conference will be held at the Abraham Lincoln hotel.
- There will be timely workshops for Public Housing; HCV; FSS; NSPIRE and a special "Ask the Attorney" segment.
- Please mark your calendars now!! We certainly hope to see you there!!

The ILNAHRO Board continues to meet monthly to conduct the business of the State.

ILNAHRO continues to distribute its newsletter to its membership and vendors.

STATE CHAPTER REPORTS

ILNAHRO is seeking persons to serve on the ILNAHRO Board in several capacities.

Overall, we are off to a very busy year. We've heard from many of you the challenge of staffing shortages and shortage of available affordable housing units within

communities. ILNAHRO members will continue to work towards sharing information, tips and resources to assist PHAs navigate this current space. Although it has been a very busy year around the State of Illinois, we are extremely excited about the opportunities ahead that challenge us to be better and stronger as an industry.



INDIANA CHAPTER

Kimberly Townsend, President

Indiana has been very busy with their 2023 IN NAHRO State Conference that will be held June 29- July 1, 2023, at the Horizon Center in Muncie, IN. We are very excited and looking forward to the upcoming conference as it has been postponed for the past several years due to the COVID-19 Pandemic. We would be very pleased to have all of you join us, and feel free to pass on the following information:

Some of our conference highlights and courses are:

- 2-day Commissioner's Training
- Maintenance – 1 full day
- Cybersecurity
- Nspire featuring Indiana's HUD Field Office
- Fair Housing
- Repositioning and RAD
- Tax Credits 101
- HOTMA Final Rule

**Horizon Convention Center
- MUNCIE -**

2023 IN NAHRO Conference Sponsor/Vendor Invitation

Hello Community Partners!

As the IN NAHRO President, I wanted to personally invite you to be a part of the 2023 IN NAHRO (National Association of Housing and Redevelopment Officials) Conference to highlight your housing and community development solutions! This is a fabulous opportunity to support our efforts to build better communities through your generous sponsorship. The conference will be held at the Horizon Convention Center, Thursday, June 29, 2023-Saturday, July 1, 2023, in Muncie, Indiana.

We are extremely pleased to offer regional exposure to targeted audiences from eight states: Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, Ohio, and Wisconsin. This conference is being hosted by the Indiana Chapter of NAHRO, and the Anderson and Muncie, Indiana Housing Authorities. The event will focus on connecting industry professionals from across the housing sector to share best practices, lessons learned, and provide expertise on the programs and services provided by housing authorities.

We encourage you to take advantage of this unique opportunity to make valuable contacts and network with agency decision makers. We look forward to seeing you there!

Thank you in advance for supporting me and IN NAHRO as we plan for a successful event!



IOWA CHAPTER

Marty Ryan, President

Our 2023 Annual Conference "Spring Into Action" proved to be a success with over 100 attendees and lots of first time

attendees 😊 NAHRO CEO, Mark Thiele, joined us for our Opening Plenary and stayed throughout the conference to engage, network and learn from our members. Tess Hembree, NAHRO Staff Director of Legislative Affairs, captured our noon luncheon audience with her infamous Washington Update and the most productive ways to advocate to our Congress. Tushar Gurjal, NAHRO Senior Policy Advisor, presented on HOTMA and AFFH. I warned the conference attendees to "Be Nice" as Tushar was just the messenger lol 😊. The session was definitely a "HOT"Ma of concerns from housing professionals with

lots a take aways for NAHRO to share with HUD, especially on Section 102!

As Iowa NAHRO President, I'm privileged to present awards to deserving individuals that commit to promote the success of our chapter. Awards this year were presented to Attorney Joe Moser, Treasurer/Member Services Lori Amdor, Mason City Commissioner Ray Mechem and ECIA staff, Maria Elgin,

Deb Maeir, Jennifer Schrobilgen and Caitlin Siemionko.

Three Iowa delegates met with our Congressmen on the Hill during the NAHRO Legislative conference in March 23'. We asked for portability reform and to repeal Davis Bacon which received support and acknowledged that both were overdue.



MINNESOTA CHAPTER Dara Lee, President

Spring is finally springing! MN NAHRO is also hopping right along in providing the best services it can to its membership.

Shockingly, our Leadership Bootcamp that was scheduled for February had to be postponed until March due to a blizzard. In March we were able to sneak the event in between a couple more blizzards. We joined together to learn and share our passions and experiences. We learned the ins and outs of pulling useful data out of PIC, the latest legal updates, and about the multitude of coming HUD changes in 2023 from our local Field Office PIH Division Director. Buckle up!

Our Maintenance Training series continues throughout 2023. In March, we kicked off our 5-part Commissioner On-line series. INSPR, HOTMA, and more are in our upcoming training plans. In May, we will once again gather together at our first Minnesota Housing Authority Summit in Grand Rapids, MN.

The Minnesota legislative session began in January and runs through May. Our MN NAHRO Legislative Chair, Melissa Taphorn, has been on her toes keeping up with the historic \$1 billion funding target for housing programs that is proceeding through the legislative process. This funding represents approximately 5 times the normal funding for housing in a legislative session. In addition, the bonding bill calls for a substantial carve out for public housing rehabilitation with a very likely funding amount of around \$70 million. We are hoping that it finishes in May this year so that we can celebrate the outcomes at our Housing Authority Summit!

MN NAHRO held its annual Day at the Capitol event on February 7, 2023. Rumor has it that one of the board members caused a breach in decorum when the crowd couldn't contain its clapping and cheering after her testimony. Minnesota NAHRO was well represented at the National NAHRO Washington Conference in March. Although the federal outlook does not look as positive as the Minnesota state outlook, we will continue to share the stories of those we serve for everyone to have a safe place to call home.



WISCONSIN CHAPTER Sarah Boss, President

Happy Spring to NCRC.

Most of our meeting and planning as a Board and agencies this year was spent planning the combined Wisconsin/NCRC Conference.

The Conference was held April 17 – 20, 2023 in La Crosse, Wisconsin. What a great event we had and WAHA is so appreciative of the NCRC members that were able to attend. Our schedule was jam packed with break-out sessions, training topics, guest speakers from around the country, HUD staff, and some great entertainment after the banquet. Many attendees were able to take some time to explore and enjoy the La Crosse downtown area, as well. I want to send a sincere thank you to the following;

the WAHA Board, Lisabeth Watson, Cheryl Anne Farmer, Alan Zais, Sharon Carlson, the Wisconsin HUD Field office staff, the conference speakers, and vendors. What a great event. I am so proud to be a Wisconsinite and to have represented our state.

The WAHA Board will not be planning for a Fall Training Conference to be held, September 20 and 21, in Rothschild, Wisconsin.

Our next regular board meeting is scheduled for July 27, 2023 at 10:30 a.m. by teleconference.

We wish you all a wonderful summer.

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



MICHIGAN CHAPTER, Sharon Maki, President

I would like to take this opportunity to thank all the Michigan NAHRO members for continuing to be a part of this very active state chapter. It is through your thoughts, ideas, advocacy and ongoing membership that NAHRO has made a difference in the housing industry. One recent example is the HOTMA legislation. It is because of NAHRO advocacy that on January 1, 2024 HUD will be implementing the most comprehensive changes since 1981. These changes only became a reality because of your membership in NAHRO. Yes, your membership truly does make a difference on the national level.

Election of officers will occur at our annual meeting on April 14th. I am excited to report we have several members running for positions that have not been involved on the state level in the past. And, we have more people running

for our at large board member seats than we have openings. There has also been a renewed interest for Regional Vice Chair positions. Most of Regional VPs will be new to the State Board. I look forward to welcoming all the new board members and feeling their energy and hearing their fresh ideas.

This recent election process has shown our by-laws need to be reviewed and updated. Once again proving there is always room for improvement. I will be asking the board to create an ad-hoc committee to review and update the by-laws. Updating by-laws is a lengthy process and will take several committed members to complete the process.

Senior Vice-President and crew have been working diligently on the MI NAHRO fall conference. The conference will be held at Crystal Mountain Resort on September 27th-29th. We are doing something new this year and having a joint conference with Michigan Community Development Association (MCDA). Joining with MCDA will allow us to broaden our educational opportunities, bring in additional vendors and increase attendance.

Thank you everyone for your dedication and service to NAHRO. Let's continue to be the change agents we know we are.



OHIO CHAPTER Ben Jones, President

The OHAC Training & Conference Committee is preparing for a busy agenda for the upcoming 2023 OHAC Spring Conference, May 3rd – 5th at the newly renovated Sawmill Creek Resort by Cedar Point in Huron, Ohio. The conference agenda is as follows:

- Opening Session: Social Media; Small but Mighty: How to Build a Powerful Community with Small Social Strategy Team
- Davis Bacon & DOL Regulation Changes with Deborah Diez
- Law & Order - Public Records Requests, Build America Buy America Act, Boards: Best Practices, Open Meetings Act, Federal vs. State Regulations in Procurement
- FSS Updates, Homeownership, HCV FSS, FSS Guidebook – Dennis Morgan
- Tax Credit Training: Building Out of the Housing

Crisis Panel

- HCV: SEMAP/Two-Year Tool/Project Based Vouchers/FMR-Based Payment Standards, SAFMR-Based Payment Standards & Rent Reasonableness with Jonathan Zimmerman
- HUD Hot Topics Round Table
- Tax Credit/RAD Round Table
- FSS Round Table
- HCV Round Table

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

The 2024 NCRC/OHAC S Spring Conference is scheduled for May 1st – 3rd at The Summit Hotel in Cincinnati, Ohio. OHAC is excited to be co-hosing this conference.

As part of the April 6th OHAC Directors' Meeting, OHAC invited Robert Hinkle, Chief Deputy Auditor, Ohio Auditor of the State as our special guest. Mr. Hinkle was sent a list of anonymous issues and concerns, raised about the audits conducted by the Auditor of State, which were accumulated from OHAC members. This meeting provided a chance for OHAC members to discuss issues and concerns with Mr. Hinkle. The meeting proved to be very productive and were able to find some common ground and agree that there is room for improvement on both sides and will work to gain better communication.

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

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

The following Virtual Classrooms are coming up this summer:

DATE	Training	Trainer
June 20, 2023	Transitioning Your Agency from UPCS to NSPIRE	Dennis Morgan
July 17-21, 2023	Housing Quality Standards	
July 25-27, 2023	Commissioners' Fundamentals	Darlene Kelly
July 26-27, 2023	FSS: A Holistic Approach to Client Engagement	Adel Hsu
August 1-4, 2023	Procurement and Contract Management	Eric Brown
August 7-10, 2023	How to Effectively Manage Your Maintenance Program	Darlene Kelly
August 8, 2023	HCV Portability	Dennis Morgan
August 1-9, 2023	The Definitive Guide for Executive Directors	Clif Martin
September 6-8, 2023	HCV Project Based Vouchers	Dennis Morgan
September 12-15, 2023	Section 3 and Labor Standards: Job Opportunities for Low-Income Persons--	Dennis Morgan
September 18-22, 2023	Family Self-Sufficiency	Deborah Jackson
September 20-21, 2023	Excellence in Customer Service	Clif Martin

[Click Here To Register Online](#)

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

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

We hope you take advantage of this educational opportunity!

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ADVERTISING RATE SHEET

North Central Regional Council of NAHRO (NCRC NAHRO) is a professional membership association of housing and community development agencies and individuals. Total circulation of the newsletter averages approximately 4,000. All editions will be sent by e-mail link to the entire membership and posted on the website. NCRC NAHRO member agencies administer nearly all of the public housing and Section 8 existing housing in an eight state region, including Illinois, Indiana, Iowa, Michigan, Minnesota, Nebraska, Ohio and Wisconsin. In addition, over 800 of our member agencies operate a wide variety of other federal, state and locally funded programs for housing and community development.

The cost of advertising in the newsletter is as follows:

<u>Finished Size of Ad (width x length)</u>	<u>Cost per issue</u>
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Third Page	\$276
Quarter Page 3.5" X 5"	\$235
Medium/Small ad 3.5" X 3.5"	\$204
Business Card 3.5" X 2.5"	\$175

The NCRC NAHRO Newsletter is published four times a year. Advertisements will be accepted on a first come, first serve basis. Limited space allotted.

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

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