



President's Corner

Alan Zais, President

NAHRO Award of Merit applications that we've had to add more jurors—all of them balancing the time to help bring the recognition for all of us in our industry along with the daily work of their own agencies. I've attended the NCRC Small Agency Advisory Committee and the Member Services Committee meetings along with the national Board of Governors, the Leg Net and the International Research and Global Exchange Committee, all groups composed of our colleagues and yourselves, fitting your work of NAHRO alongside the very busy work of your agencies. Thank you for this leadership you bring to your agencies, communities, families, and to NAHRO.

Waivers

We were happy to see the expedited waivers from HUD, but concerned about the reintroduction of PHAS, SEMAP and REAC inspections this

I was privileged to serve the selection committee for the new NAHRO President, and we all welcome Mark Thiele! Mark was most recently Interim CEO of the Houston Housing Authority, and I've been privileged to know Mark for many years, working with him on several NAHRO committees. Mark brings a care for all size housing authorities, advocating for our programs, and his experience has touched on many areas of our programs. I appreciated working with Mike Gerber, who gave much time as the NAHRO Interim CEO while also running the Housing Authority of the City of Austin.

We have such a large number of

2022 Calendar

**September 22 or 23,
2022**
**NCRC NAHRO
Board Meeting
San Diego, CA**

September 22-24, 2022
**NAHRO 2022 National
Conference &
Exhibition
San Diego, CA**

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year as agencies are still working to recover from TARS and inspection backlogs, along with maintenance deferred during the pandemic. This has become all the more difficult as we also must deal with supply chain delays in such routine areas as getting appliances, along with the increased costs. HUD will continue to keep the 28 day window open, and we'll continue to bring these concerns to HUD. The expedited waivers will be an immense help for PHAs that would otherwise have this impact their PHAS and SEMAP scores—remember that you can still submit for the expedited waivers after the 04/01/22 deadline, but they will not go through the expedited review process.

This becomes all the more problematic when we see that HUD's Strategic Plan for FY22 – FY26 committed HUD to the goal of full utilization of available HCV program funds. Their interim goal is to use 100% of new annual budget authority by the end of FY 2023, with 98% by September of 2022. This is an important goal that we all share, but many housing authorities are still struggling with full staffing and market conditions. In some areas the housing market is very limited and PHAs must spread out voucher issuance so that applicants are not competing against themselves, driving down leasing success rates and causing families to lose new vouchers simply because they cannot find a good and affordable home. I've often heard surprise from HUD offices as to what can be found in different localities. One of the small PHAs we manage is in a small community with limited rental housing, held by just a few landlords, and at high cost. We've had to enact 110% Payment Standards with 50th% Exemption FMR to keep the vouchers competitive, also at the cost of serving less families. These personal accounts proved important to the state HUD office and those I speak with at HUD HQ in evaluating their goals and how they can help, and HUD plans to provide technical assistance to PHAs with the HCV Optimization Protocol with problems reaching these goals--I encourage you

to make your state HUD offices aware of your unique conditions as any of these HUD national goals may not take into account what you must deal with.

Washington Conference

Thank you to everyone for being part of the March Legislative Conference. Bringing our stories to our legislators is always impactful—and if we don't tell our stories, then someone else will tell them for us. Both of my Illinois Senators and my Illinois Congresswoman made the point, themselves, that they want to continue hearing how legislation is affecting the families in their state and district, and the meetings gave me the chance to tell them about an urgent fire suppression system needed for two of the buildings managed by one of my agencies. In this matter I was able to use the work and precedent from the Minneapolis Housing Authority that led to Senators Smith and Klobuchar creating the Public Housing Fire Safety Act—another example of how the work from any one of us can touch and help all of us.

NCRC Conference

On February 7, 2022, Diane Shelly was appointed Region V Administrator, and one of her first acts was to contact me about how she can meet with all of you, who make up the region's PHAs. This was so appreciated and she quickly confirmed appearing at our May conference for our opening luncheon. NAHRO Senior Vice President, our own George Guy, will also be at the opening luncheon and helping us introduce the Regional Administrator. We have so many speakers wanting to take part, from the St. Paul Mayor, through NAHRO President Patricia Wells, and Senator's Smith's office, that the final details are still in process as I write this report. My thanks to the wonderful work of Minnesota NAHRO in creating a strong conference for all of us.

HUD Region V Administrator Diane Shelly

We've seen the 06/23/21 message from HUD Secretary Marcia Fudge asking PHAs to give consideration to applicants who've experienced

a criminal background, often disproportionately represented by low-income individuals and minorities, and a second message came out from the Secretary this spring about giving a second chance. This is very different from the One Strike And You're Out message to PHAs in the late 1990s. It's a great goal, and we just need to help shape how we partner to make it successful. My own agency had a small demonstration program in partnership with the Illinois Department of Corrections, New York University, HUD and the Illinois Housing Development Authority, which led to a state funded project voucher program targeted to persons exiting the Department of Corrections. This led to receiving an award from the Vera Institute of Justice for the Opening Doors to Public Housing designation, and being part of the state's Re-entry Task Force. I've presented to the State of Massachusetts Mayor's Jurists Conference on re-entry, and my agency, along with Colorado's Maiker Housing Partners, is now working with the HUD Policy and Development Research for a program evaluation. This is part of how we show we are the experts to help HUD, and we are bringing this to Diane.

Regional Administrator Shelly also brings this background, having recently served 15 years as judge for the Cook County's Fifth Judicial Subcircuit, where she had a focus on housing issues, and she has been President of the Illinois Judges Association and the Illinois Judicial Council, and being

appointed to the Illinois Supreme Court. Illinois has recently passed a law requiring agencies to start building baseline data on applicants denied because of criminal backgrounds, and I've discussed with Diane's office how we can involve her in our work with the Re-entry council, our demonstration program, and HUD PD&R and how this can help shape further initiatives with HUD in this area, for workable solutions for all of our agencies. Like the MTW #3 Co-hort, which looks to incentivize, rather than force landlords, to be part of the HCV program, the Re-entry council looks to incentivize, and not force, employers and housing agencies to help with solutions in this area. We hope this helps in the regional and national discussion with HUD.

Thank you...

...everyone, for choosing to serve on the NCRC board and bring your knowledge, skills, time and talents to always make our programs better for the many lives we serve. I am truly honored to serve with you, and look forward to all we will accomplish this term.



**RON CLEWER, IL MARKET
PRESIDENT**

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Senior Vice President Report

Sharon Carlson, SVP



A special **Thank you** to Shannon Guernsey and the conference planning committee for organizing our 2022 North Central Regional Council Annual Conference and **thank you** Minnesota NAHRO for graciously agreeing to host this conference. Following two years of virtual get togethers, it is a pleasure to regroup in person and be able to reinvigorate ourselves as we move through this current leadership term.

NCRC NAHRO's focus on inclusiveness, professional development and future leadership development are all vital in the interest of promoting and maintaining our organization. We encourage all new members to pursue available career opportunities in housing and community development and to take advantage of available mentoring from leadership and networking with colleagues, while continuing to pursue educational sessions to enhance your knowledge, skills and experiences. Leadership is responsible for cultivating new leadership, and to pass the flame to those who commit to carrying these initiatives forward.

Each person serving the region as a board member is appreciated for their commitment and the responsibilities that come with it. Many of you have served in several capacities with the region and this dedication can only be viewed as a labor of love. While there are too many to mention in a report that should be concise, I highlight a few brand-new leaders that have

enthusiastically embraced their roles while still trying to learn the responsibilities of their positions. They have reached out to members to welcome them, include them in policy discussions, nurture their professional development needs and let them know they belong to our family. Thank you to Aaron Cooper as Vice-President for Member Services, Kimberly Townsend as Vice-President for Professional Development, and Ashley Spencer as Regional Chair for the Small Agency Advisory Committee for diving into this work to serve the membership. Thank you also to Ben Jones, Secretary, Marty Ryan, Treasurer, and Cheryl Anne Farmer, Regional Services Officer; the glue that holds us together and keeps us on task during our time apart!

Last, but certainly not least, **thank you** President, Alan Zais. This organization has a lot of moving parts and Alan is charged with keeping track of them. He does so around the clock, but as many of us have learned, it is mostly in the middle of the night!

Regardless of the position held on the board, the region is **grateful for your commitment**. We are in good hands now and well into the future.

Rolling up sleeves and looking forward to working with all . . . Happy Spring and Summer



Housing Committee

Jim Dewey, Vice President of Housing

Let's jump right in!

Recent Housing News:

President Releases FY 2023 Budget Proposal

President Biden released his [FY 2023 budget](#) proposal this week, a modest request that focuses on increased HUD spending and changes to housing tax credits to increase affordable housing availability. The proposal includes \$71.9 billion for HUD, an increase of \$6.2 billion more than FY 2022 enacted.

The president's budget is a political document and does not have the force of law. Congress sets budgets, and they are expected to begin work on FY 2023 appropriations in the coming weeks.

Highlights

- **Public Housing Capital Fund:** \$3.2 billion, level funding compared to current levels
- **Public Housing Operating Fund:** \$5 billion, \$39 million decrease
- **Choice Neighborhoods:** \$250 million, \$100 million decrease
- **Section 8 Housing Assistance Payment Renewals:** \$26.234 billion, \$2.139 billion increase
- **Administrative Fees:** \$3.014 billion, \$603 million increase
- **Family Self-Sufficiency:** \$120 million, \$11 million increase
- **Section 8 Project-Based Rental Assistance:** \$15 billion, \$1.06 billion increase

- **Community Development Block Grant:** \$3.745 billion including \$195 million for the Historically Underserved Communities Initiative, \$445 million increase
- **HOME Investment Partnerships:** \$1.950 billion, \$450 million increase
- **Housing Opportunity for Persons with AIDS:** \$455 million, \$5 million increase
- **Homeless Assistance Grants:** \$3.576 billion, \$363 million increase

Public Housing Residents and Section 8 Program Participants Eligible for Affordable Connectivity Program

Public housing residents and Section 8 program participants are eligible for the Affordable Connectivity Program (ACP). The program provides a discount of up to \$30 per month (and up to \$75 per month for households on qualifying tribal lands) towards internet service for eligible households. Households can also receive up to \$100 to purchase a laptop, desktop computer, or tablet from participating providers if they contribute between \$10 and \$50 toward the purchase price.

Implementation Guidance for Section 3 Issued

on April 18, HUD issued guidance on tracking and reporting compliance for the [Section 3 Final Rule](#), issued in September 2020. The new guidance, [Notice PIH 2022-10](#), discusses transition period activities, reporting, contracting and procurement, monitoring and compliance, recordkeeping, complaints, and training for Section 3. Section 3 requires PHAs and their contractors and subcontractors to give low- and very low-income persons training, employment, and economic opportunities, to their best efforts, when using certain federal funding, including public

housing Operating and Capital funds.

The first Section 3 reports are due 60 days after the end of the first full fiscal year following the reporting implementation date of July 1, 2021. PHAs with fiscal year end (FYE) dates of June 30, 2022, will be the first to report. These reports are due August 29.

New Funding Availability for RADON Testing & Mitigation Through its new RADON Testing and Mitigation Demonstration Program Notice, HUD has announced a \$4 Million RADON testing funding opportunity. The funds for these grants will come available early this summer, and PHAs can apply for the funds through Grants.gov.

New HCV Landlord Strategy Guidebook Chapter – “Customer Service” A new chapter has been published in the Ongoing HUD HCV Landlord Strategy Guidebook focusing on Customer Service. The new chapter provides general suggestions and tips on improving responsiveness to landlords in equal measure to what we attempt to do with our HCV program participants.

Help NAHRO Develop Resources to Support Equity Initiatives

In February 2021, the NAHRO Board of Governors approved a Diversity, Equity and Inclusion Policy Framework that recognizes and values the rich and varied experiences and world views of groups and individuals, and our membership. As part of this work, NAHRO is interested in hearing from you about the steps your agency is taking to promote equitable outcomes for your residents so that we can develop resources to help our members expand this work.

We invite you to complete this short 11 to 20 question survey to help us understand the differences in difficulties client groups at your agency face and strategies your agency is pursuing to help residents of all backgrounds achieve successful outcomes. This survey should take no more than 10 to 15 minutes to complete. All data will be aggregated, and no single agency's data will be identifiable or shared. The survey can be found at <https://survey.alchemer.com/s3/6633125/PHA-Equity-Survey>

Last Quarter PIH Notices (January 31, 2022 to May 6, 2022):

PIH 2022-13 Notice of Reallocation of Unaccepted Indian Housing Block Grant American Rescue Plan Act (IHBG-ARP) Funds to the Indian Community Development Block Grant Imminent Threat – American Rescue Plan Act (ICDBG-ARP) Program - The purpose of this Notice is to provide Indian tribes and Tribally Designated Housing Entities (TDHEs) with notice that the deadline to submit their Abbreviated Indian Housing Plan (AIHP) to receive their [IHBG-ARP grant funding](#) is **July 5, 2022**.

PIH 2022-12 Process for Amending ICDBG-CARES and ICDBG-ARP Grants - The purpose of this notice is to provide Indian Community Development Block Grant-Imminent Threat Coronavirus Aid, Relief, and Economic Security Act (ICDBG-CARES) and Indian Community Development Block Grant-Imminent Threat American Rescue Plan Act (ICDBG-ARP) grantees with instructions on how to request amendments to their existing grants.

PIH 2022-11 Request for Applications under the Moving to Work Demonstration Program: Asset Building Cohort - This Notice offers eligible public housing agencies (PHAs) the opportunity to apply for admission to the Moving to Work (MTW) Demonstration Program.

PIH 2022-10 Implementation of the Final Rule on Section 3 Regulations - 24 CFR Part 75 - This notice provides guidance to public housing agencies and authorities (PHAs) on tracking and reporting compliance 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 2022-09 Streamlined Regulatory Waivers for the Housing Choice Voucher (including Mainstream and Mod Rehab) Program - This Notice advises public housing agencies (PHAs) that

they may apply for certain regulatory waivers that were originally offered as part of the Coronavirus Aid, Relief, and Economic Security Act (Public Law 116-136) (CARES Act) waivers announced in PIH Notice 2021-14 and in PIH Notice 2021-34 to provide continued flexibility during pandemic recovery.

PIH 2022-08 Procedural Guidance for Tribal Housing and Urban Development-Veterans Affairs Supportive Housing (Tribal HUD-VASH) FY 2022 Renewal Grant Application - This notice announces renewal requirements for the original 26 Tribal HUD-VASH recipients awarded in 2015, and five (5) Tribal HUD-VASH Round I Expansion recipients awarded in 2021.

PIH 2022-07 Mainstream Vouchers – Non-Competitive Opportunity for Additional Vouchers Authorized by the CARES Act and Extraordinary Administrative Funding - This notice provides information on new funding opportunities for Mainstream vouchers.

PIH 2022-06 Emergency Housing Vouchers – Reallocation of Awards - This notice explains HUD's process for reallocating Emergency Housing Voucher (EHV) awards that are voluntarily returned to HUD.

PIH 2022-05 Emergency Safety and Security Grants Annual Funding Notification and Application Process - This Notice provides guidance to public housing agencies (PHAs) seeking Emergency Capital Needs funding for emergency safety and security measures.

PIH 2022-04 Expedited Regulatory Waivers for the Public Housing and Housing Choice Voucher (including Mainstream and Mod Rehab) Programs *(This notice amends PIH-2021-34 solely by extending the submission deadline in Section 5 of the notice from March 1, 2022, to April 1, 2022. No additional submission extensions will be issued.)*

- This notice advises PHAs that they may apply for certain regulatory waivers that were originally offered as part of the CARES Act waivers in Notice PIH 2021-14 to provide continued flexibility during the pandemic and pandemic recovery.

PIH 2022-03 Guidance on Unit Designation Categories and Accessible Designation Categories in IMS/PIC - This notice announces changes to Unit Designation Categories and Accessible Designation Categories in the Information Management System/Public and Indian Housing Information Center (IMS/PIC).

PIH2022-02ReturnofPublicHousingAssessment Systems (PHAS) assessments upon expiration of PHAS-related waivers in Notice PIH 2021-14

This notice:

- Advises Public Housing Agencies (PHAs) that, consistent with Notice PIH 2021-14 (HA), PHAS scoring will resume starting with the March 31, 2022, Fiscal Year End (FYE) Cohort; and
- Temporarily adjusts the standard under the Management Assessment Subsystem (MASS) indicator for the Tenant Accounts Receivable (TAR) sub-indicator for the fiscal year 2022 PHAS assessment cycle.

PIH 2022-01 Carbon Monoxide Alarms or Detectors in U.S. Housing and Urban Development (HUD)-Assisted Housing - Public housing agencies and authorities (PHAs), and Owners of properties that receive federal rental assistance have an important role to prevent potential loss of life and severe injury associated with carbon monoxide (CO) in housing they own or manage.

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

Professional Development Committee

Kimberly Townsend, Vice President of Professional Development



We had a tremendous response for our training sessions: “**Implicit Bias: What is it and Why does it Matter?**”, February 17, 2022, from 1:30 p.m. – 3:00 p.m. (EST). Also, “**Privilege, Bias, and Debiasing Systems**”, March 3, 2022, from 1:30 p.m. – 3:00 p.m. (EST). It was a two-day event that was held virtually. The cost was \$250.00 for NAHRO members, and \$350.00 for non-NAHRO members for both sessions, or \$125.00 each for NAHRO members, and \$175.00 each for non-NAHRO members.

This training will help you gain a personal understanding of how these cognitive biases create biased systems. We had forty-six participants from the following Housing Authorities: Ypsilanti, Michigan/ Dilworth, Minnesota/ Rockford, Illinois/ IHEDA/ Minneapolis, Minnesota/ Cleveland, Ohio/ Angola, Indiana/ Anderson, Indiana/ Springfield, Illinois/ and Lafayette, Indiana.

The course descriptions were as follows:

Implicit Bias Training will be a fun and unique session that will help you learn about how your brain thinks and the shortcuts it takes to keep you on track. This workshop introduces you to the concept of implicit and cognitive bias and how it can lead to biased and privileged systems. After completing this training, participants will be able to:

- Learn about how your brain processes information and the schemas it uses
- Gain a personal understanding of how these cognitive biases create biased systems
- Begin to learn how bias leads to privilege and how they work both for and against you

In this exciting workshop on “Privilege, Bias

and Debiasing Systems”, participants will have a quick review of the concepts of implicit bias that affect systems of privilege, followed by an overview of the concepts of Privilege, White Privilege (Dominant Culture Privilege), and to the concept of system Debiasing. Participants will look at how privilege and bias impact design, implementation and choice making in housing and community development programs. After completing this training, participants will be able to:

- Understand how stereotypes, In Group/Out Group and other concepts form the base of systems of privilege
- Learn about the many forms of privilege that exist and about how privilege is relative
- Learn to think about operations and systems differently in order to reduce the impact of Dominant Culture bias

Access to PD Committee NAHRO Webpage:

<https://www.nahro.org/about/nahro-leadership/national-standing-committees/professional-development-committee/pd-19-21-correspondence-and-meeting-summaries/>

Access to PD committee workplan:

<https://nahro.sharepoint.com/:x/s/ProfessionalDevelopment/EdSZ4NoEOVFHoNTLYWowvaoB36CcaGEzL4JvluC-bTkVAQ?e=ExV2yt>

e-Learning Library:

<https://nahro.sharepoint.com/:f/s/ProfessionalDevelopment/EgIMZPYNshZAq1HI5PBII30BIJIfvK-WuFDmPnlotwJ3ig?e=VFlx>



Community Revitalization & Development Report (CR&D)

Taryl Bonds, Vice President of CR&D

On March 11, President Biden signed into law a \$1.5 trillion [omnibus spending bill](#) to fund the government through September 30. The spending package includes \$46 billion, or 6.7 percent, increase for non-defense discretionary programs and a \$42 billion, or 5.6 percent increase, in defense accounts.

Capital Fund

An allocation of \$3.2 billion was provided for the Capital Fund to be distributed by formula, an increase of just under 16 percent. The amount of capital funds that may be used for operating expenses remains at 25 percent if the HA's plan provides for such use.

Additional funds are provided for the following activities:

- \$75 million for emergency capital needs, including at least \$10 million for safety and security measures and \$45 million for HAs under administrative and judicial receiverships or under the control of a federal monitor.
- \$65 million to reduce health hazards, with at least \$25 million in competitive grants to address lead-based paint hazards.
- \$33 million for ongoing public housing financial and physical assessment activities, an increase of \$10 million from last year.
- \$15 million for administrative and judicial receiverships.

While any increase in capital funds is appreciated, the increase provided does not even meet the \$3.4 billion determined by HUD in a 2010 study to meet annual accrual of needs. HUD's portfolio-wide Capital Needs Assessment (CNA) at that time estimated the backlog of unmet public housing capital need at approximately \$26 billion. PHADA

now estimates the backlog to be at least [\\$70 billion](#). HUD notes in its congressional justification for the capital fund:

Rental Assistance Demonstration

The Act does not extend the RAD application deadline to 2028 or increase the RAD cap from 455,000 to 500,000, both of which were provisions in the Senate bill. The Act does extend eligibility of RAD conversions to Section 202 rental assistance contracts and Section 811 Supportive Housing for People with Disability properties and allows HAs that have converted under RAD to continue participating in the Jobs Plus Initiative.

Project Based Rental Assistance

The Act provides \$13.94 billion for Project Based Rental Assistance contracts that provide the ongoing operating subsidy for HUD-assisted multifamily housing. This is an increase of \$475 million, or 3.4 percent, over the FY 21 enacted funding level. It is estimated that this amount will be sufficient to renew all contracts.

Other Key HUD Programs

- \$350 million for Choice Neighborhoods, \$150 million more than FY 21, with no less than half to HAs.
- \$1.5 billion for the HOME Investment Partnerships program, \$150 million more than FY 21.
- \$3.3 billion for Community Development Block Grants, \$175 million less than FY 21.

Capital Fund at Risk/Receivership/ Substandard/Troubled Program NOFA

https://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo/fundingopps/capitalfund_atrisk



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. 4/7/22 NCRC Member Services Committee was established consisting of Aaron Cooper(Inkster, MI), Barry Hall(Iowa), Jasmine Martin (Rockwood,MI), and Jill Bennigton (Minnesota). This was the 1st meeting of the newly formed committee in the past 2 terms, which will allow the Region to have a collective, experienced group of Committee members to move forward the Region's goals for member services. We introduced ourselves to each other, discussed what each of us are doing in our specific states, and discussed the scholarship awards.
 - a. (3) Ernest Bohn Scholarships were received from:
 - i. Minnesota
 - ii. Illinois
 - iii. Ohio
 - b. (2) Winners selected were with Minnesota submission for 1st place, Illinois submission for 2nd place
 - c. (1) Commissioners Awards were received from:
 - i. Michigan as the loan submission and award
2. VP Report/Update:
 - a. On 4/20/22 I attended the Michigan NAHRO conference where I shared my experiences and the direction the Region is looking to move forward in, with the Michigan board. These goals would be to better connect our membership by working with the Region VP for Professional Development and Region VP for Small Agency to analyze how we outreach to retain current

- membership, attract new membership, develop current PHA staff to become leaders within the profession, and how small agencies can be incentivized or provided a different fee structure to allow participation in more NAHRO provided trainings.
 - b. 5/2/22 I met with RSO to discuss and finalize outreach letter to retain membership that have past due accounts and possibly to new members not a part of NCRC. Updates on membership are forthcoming.
 - c. 5/10/22 I met with President Zais, VP Sharon Carlson, VP of Professional Development Kimberly Townsend, to discuss how National NAHRO establishes training fees, fee sharing to the regions, and bridging the gap between National NAHRO, the regions, and states working together as Member Services and Professional Development. More information on strategic initiatives forthcoming.
3. Updates from National NAHRO:
 - a. (5) National Member Services meetings have been held to date
 - b. Meetings consisted of National NAHRO continuing to finalize its goals by adding objectives and measurements. Final Goals will be forthcoming and provided as a part of this report as National NAHRO approves.

In closing I would like to thank those that volunteered as a part of the newly established committee to help further our impact at the regional level. I also want to thank President Zais and VP Carlson for continuing to provide feedback to the committee which allows us to ensure we are moving in the right direction as a committee.



Small Agency Task Force

Ashley Spencer, SATF Chair

I would like to begin by sincerely thanking and showing appreciation to the members who choose to participate and be involved in this committee.

The purpose of SAAC is to highlight the primary issues that small agencies are facing so that our voices may be heard at the National level. This is an opportunity to inform, monitor and influence decisions, processes, and actions.

Member outreach, communication and participation is necessary to articulate the needs of small agencies and put into motion opportunities for change. We need to band together for common-sense approaches to the obstacles that we face. With that, I would like to challenge all members to not only attend the next meeting but consider the hardships that small agencies face. Communicate with members at the state level and discuss potential policies or solutions that could aid small agencies if implemented.

The NCRC Small Agency Advisory Committee met on May 19th, 2022, via Zoom. The meeting began with discussion of the importance of connecting with members at the state level. Many of the key issues that members are voicing regard HCV landlord retention, the inability of FMRs to be relevant within the current rental markets, the need for definitive guidance for operation of the RAD program, and the lack of mental health and supportive services for residents, especially in rural communities and the burden that it is placing on the agencies.

Further discussion was held regarding the implementation of ADA Accessible Websites and feasible resources for small agencies. The Justice Department recently issued guidance on how state and local governments and businesses can ensure that their websites are accessible to people with disabilities as required by the Americans with Disabilities Act (ADA). The guidance is accessible here: [Guidance on Web Accessibility and the ADA](#)

[|Beta.ADA.gov.](https://www.beta.ada.gov)

Currently, the DOJ does not have a regulation setting out detailed website accessibility standards, but its longstanding interpretation of the general nondiscrimination and effective communication provisions applies to web accessibility. Existing technical standards include the Web Content Accessibility Guidelines (WCAG) and the Section 508 Standards, which the federal government uses for its own websites. Check out the resources section for more references, I will be providing additional information and resources as they become available.

Conversation was held in relation to the HOTMA Final Rule which revises the requirements for Public House Agencies (PHAs) to inspect dwelling units before making housing assistance payments to ensure that units comply with housing quality standards. If the PHA determines that a unit has defects, the bill sets forth procedures and requirements for determining noncompliance, correcting defects, withholding assistance payments, terminating a housing payments contract for a unit, notifying tenants, and relocating a tenant. It is well known that small agencies are already burdened with overworked staff, and they do not have the available resources to invest in researching the changes that will directly impact their agencies and programs. Small agencies feel the necessity for clear direction from HUD on what requirements they are expecting and what policy changes will need to be implemented under this new guidance.

Members will notice an increase in the promotion of NAHRO Training, Certification and Services at National, Regional and Local level. We've previously discussed the potential of revenue sharing. But the other advantages of NAHRO Professional Development include but are not limited to consistent and up-to-date course

material as guidelines and restrictions change. The NAHRO Staff, Professional Development Committee, and Faculty take great care to review, discuss and implement changes to program curriculum in an effort, to keep programs current and relevant. The goal is to position NAHRO as the preeminent leader in providing Professional Development. I encourage all members to look at changes of the training calendar, certification programs, and course descriptions.

Please continue to reach out to your local networks and pass this information along to all colleagues who may not be connected. The next NCRC Small Agency Advisory Committee will be held via zoom date to be determined. Anyone interested in attending future meetings are very welcome. Please do not hesitate to reach out to me at aspencer@greenvillehousing.org if you wish to receive or share information.



Legislative Report

Chris Lamberty, NCRC Legislative Chair

The Legislative Network Committee (LegNet) convened on May 17, 2022, to discuss the

NAHRO Summer Symposium, August Advocacy Goals, and Congressional Contacts. Jennifer Keogh, Chair, and Tess Hembre, NAHRO staff, provide the organization excellent leadership.

1. Summer Symposium and August Hill Day!

NAHRO is hosting a virtual symposium August 2nd and 3rd. Registration will open soon. Day one will be a symposium on homelessness and housing scarcity. Day Two will be a virtual Capitol Hill Day. Similar to what we do during the Washington Conference, NAHRO will help arrange zoom meeting/conference calls with our Congressional offices. Legnet's goal is to have two capitol hill outreach days each year. The virtual meetings are an efficient way to have meetings and reinforce our message. This event will kick-off August Advocacy Month. Every NCRC Board member should plan to sign up and participate in the Summer Symposium and Hill Day. This is a fantastic and inexpensive way to develop younger staff and new leaders. Sign up multiple staff members. Sign up your neighboring agencies.

2. August Advocacy Campaign. The

campaign will kick-off with the Virtual Hill Day on August 2nd, followed by a weekly letter campaign. NAHRO staff is working on topics and a list of asks. This year's goal is to send at least 50,000 letters from at least 2500 individuals and generate 50 site visits. Last year 1200 individual NAHRO members generated 63,000 letters. The focus this year is to significantly increase the number of individuals sending letters. We will be working on setting individual state and regional goals. Hopefully, we will also incorporate more use of Twitter in the campaign.

- #### 3. Congressional District Contacts.
- NAHRO has been building a network of contacts in every Congressional District in the country and still needs more! The ask is simple: Pledge to send action alerts to your members of Congress, and NAHRO will directly alert you to new letters in the Action Alert Center. Your participation will help us target Congress members who can support vital housing and community development legislation. There are too many open Congressional Districts in the NCRC region, including one state with zero. Let us fix that pronto. Before I call you out at the Board meeting, check out the map and sign up at <https://www.nahro.org/advocacy/advocacy-and-congressional-resources/congressional-contacts/>

Housing America Task Force Report

Anna Judge, Housing America Poster Contest Chair



A huge shout out to all the housing authorities that submitted poster entries for this years “*What Home Means to Me*” poster contest that will be entered to possibly appear in NAHRO’s 2023 calendar. The winners from our region were chosen and will be announced at the NCRB Board meeting in Minnesota, with the winners then moving onto NAHRO for the national contest.

Not only are these three wonderful entries moving onto to NAHRO, but they are also receiving a \$100 VISA gift card for winning our regions contest! I have to say that the entries this year were awesome which made it extremely difficult for the judges to pick just one from each category. Each, and every one of them had a great story to share and you should all be proud of the homes that you provide to these youth. These youth are our future, and we should applaud all the entries received as each one was unique and very creative.

It is never too early to start next year’s contest. I encourage you to start holding your state contests early to ensure that your state winners are to me by April 1, 2023, for regional judging. Please remember that all entries must go through your State Chapter before moving on to the region for judging. May I suggest that housing authorities award their winners with something the youth can be proud to show off to their family and friends, whether it is a monetary award, a certificate, or simply recognition from your agency.

This year’s 1st place winners from the NCRB region are:

Elementary School Nora Ahmed Minnesota	Middle School Yareli Gonzalez-Hernandez Illinois	High School Destiny Wasoski Michigan
		

I am already looking forward to next years entries and I am confident that we will have some of these winning entries in NAHRO’s 2023 “*What Home Means to Me*” calendar.



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.

MEMBER PRESENTATION

The Committee discussed research projects that may be interesting or helpful to IRGE. Learning Collider Research Lab is a nonprofit, global research lab that is working in the space where economics, education, technology, and social impact collide. The lab is working on improving access to information on schools to facilitate moves to opportunity for voucher holders. They are also working to help PHAs improve voucher utilization success rates. They are also working on effective landlord outreach.

STRATEGIC PLAN: MEASURABLE OUTCOMES

The Committee has been discussing the current IRGE “measurable outcomes” for the 2021-2023 NAHRO strategic plan to define objectives and identify measurable outcomes. We are exploring the level of detail the committee wants to submit to NAHRO leadership. Each subcommittee chair

is working on this task with their respective groups to align the committee’s objectives with the overarching Strategic Plan.

EXCHANGES / INTERNATIONAL CONFERENCES

The Exchange Committee held an organizing meeting and discussed the two world urban forum sites. They would like to help organize a delegation to Poland. The subcommittee sent information to Jenna to include in the next NAHRO Monitor. Egypt will be the location in 2024.

There is at least one NAHRO member interested in attending the World Urban Forum in Poland on June 26 – 30th. There is also an opportunity to attend a pan-African symposium in June (please, let me know if interested or would like to receive more information). The pan-African exchange is interested in placing interns in housing agencies this year. Margaret Brammall is traveling to England for her high school reunion. She is open to meeting with anyone we can identify for IRGE exchange purposes.

Regional Service Officer Report

Cheryl Anne Farmer, RSO

I would like to thank MN NAHRO for hosting such a successful NCRC NAHRO Conference. St. Paul was a great host city and much fun was had by all.

The 50/50 Scholarship Raffle Fundraiser raised \$1400 for our educational scholarships. Thank you to the winner who donated the \$700 winning pot back to the cause! That was so generous!



NCRC is excited to announce that the 2023 Conference will be held in Wisconsin, the 2024 Conference will be held in Ohio and the 2025 Conference will be held in Michigan. Stay tuned for future conference dates.

Membership renewal letters went out to agencies who have let their membership lapse over the last few years. If you know of an agency who is currently not a member of NCRC NAHRO please encourage them to join. The housing industry is one that is pretty unique and very critical to our communities that we serve. Can you honestly say that there is anyone out there that understands what you do on a day to day basis other than someone in your housing network of colleagues?

NCRC NAHRO believes this is one of the most valuable benefits of being a member of the region. We fully understand that there are directors out there that do not see the benefit of being a member of National, Regional and State. However, each of these levels of membership offer a distinct benefit to you and your agency. National NAHRO does an amazing job with advocacy efforts and “fighting the big fight” for all of us little guys. Your State membership provides you networking on a local and familiar level. What you may not know is the NCRC is the glue between National and your State. Your leaders at the regional level are working on behalf of your home state and collaborating with your housing neighbors in the 8 state region. NCRC offers an integral voice to our National NAHRO leaders.

With that being said we rely on our members to support, finance and coordinate our activities. It is through your participation in NCRC that we can implement ways to be relevant as a resource to you as a housing professional.

Please, send in your membership renewal form today. If you prefer a quicker option to renew, feel free to go to www.ncrcnahro.org and join or rejoin.

If you have any questions about NCRC or the renewal process, please don't hesitate to contact us at 734.498.2493 or e-mail Cheryl Anne Farmer (our Regional Service Officer) at rso@ncrcnahro.org

2022 NCRC & MN NAHRO Conference Pictures





2022 NCRC President's Award

Congratulations Jackie Newman, Springfield Housing Authority

Jackie is the CEO of the Springfield, Illinois, Housing Authority, serving in every operations division for over thirty six years, creating hundreds of homes through LIPH and RAD. Until just very recently she was also the Peoria Housing Authority CEO until just recently and instrumental in restoring that agency from its troubled status by securing over \$47 million in financing through the LIPH, Federal Home Loan Bank AHP program and RAD conversion, most notably to close a project that before her leadership had been unsuccessful at every recovery attempt for the past ten years.



Jackie Newman accepting award from Alan Zais, NCRC President

And yet her care and work go beyond those two agencies. During the pandemic Jackie hosted an Illinois NAHRO and NCRC planning session for housing authorities to develop continuing operations plans utilizing the HUD waivers, CARES Act funding, etc. to ensure housing authorities had the tools necessary to guide them during unprecedented times. Further, she served as an ambassador for SIU School of Medicine by publicly receiving her COVID19 vaccine to support the community health efforts during the pandemic.

Jackie has been always actively engaged in local, statewide, regional and national NAHRO. For national NAHRO she's served on the professional development committee and continues to serve on the DEI committee and on the Board of Governors.

Of course she serves on the NCRC board, and has been the President of the Illinois NAHRO for several years ensuring that the state's PHAs have a strong partnership with HUD in creating policy development, national and state advocacy, and professional development workshops for the 130 Illinois PHAs to develop our next generation of leaders. She also serves as the 2nd Vice President and Executive board member for the IAHA and bringing together IAHA and Illinois NAHRO for greater organizational strength. She serves as the Community Investment Advisory Council Chair for the Federal Home Loan Bank of Chicago to advise the board on how it can carry out housing finance and community investment. She's part of the City of Springfield Citizen's Efficiency Commission, a board member of Housing Action Illinois, St. John's Hospital Advisory Board member, and University of Illinois- Springfield Alumni Board.

Just recently Jackie completed her doctorate in public administration from the University of Illinois, yet Dr. Newman makes herself known to her housing friends and colleagues as Jackie. Through Jackie I have seen care, patience, persistence, friendship, excellence, devotion, leadership and modesty. I have seen all that we aspire in our work for our families and communities. When I learned that I had the privilege of presenting this award for the person who influenced me most at NCRC it was easy. Jackie Newman.

2022 Housing Award of Excellence

Congratulations Rockford Housing Authority for "Section 3 Promotion and Resident Awareness"

This deserving community developed a robust Section 3 training program. Focusing within their agency, they train Section 3 qualified individuals in day-to-day operations of the RHA. The participants can train in all PHA departments including finance, maintenance, human services, housing choice voucher, and property management. To promote this program and to allow for a greater audience reach, this agency developed a Section 3 portal. This portal has been vital to connecting Section 3 residents to jobs, education, and training opportunities, not only from this particular agency but also from contractors servicing their properties. Congratulations to Laura Snyder CEO and the Rockford Housing Authority in the state of Illinois for their Section 3 Promotion and Resident Awareness.

2022 Community Development Award of Excellence

Congratulations Housing Authority of the City of North Chicago for “More Choices for the Betterment of Our Families Project”

This deserving agency established a cooperative agreement with a neighboring PHA to share jurisdictional territory for the expansion of their Housing Choice Voucher program. The cooperative agreement provided their families the opportunity to deconcentrate and relocate to nearly every city in Lake County Ill., for the sole purpose of utilizing local resources and providing opportunities to underserved residents of both jurisdictions. The staff actively worked to source new landlords and promote the positive benefits of the program to the community. To date they have housed over 90 families that might have otherwise been lost to unhealthy or unstable housing conditions. Congratulations to Nina Chalmers, Executive Director and to The Housing Authority of the City of North Chicago for their More Choices for the Betterment of Our Families project.

2022 Ernest J. Bohn Education Scholarship

Congratulations Red Wing Housing & Redevelopment Authority

Congratulations Toni Stewart - \$1,000.00 recipient



Toni is a mother of three who had to uproot herself and her three children from Arizona to find safety from an abusive father and they landed in Red Wing, Minnesota. She started her academic studies as an undergraduate at Minnesota State College Southeast with a major in Business Management in 2020. She serves on the Equity and Inclusion Retention Committee, The student Senate Committee, and is a member of the Phi Theta Kappa's Honor Society. Toni has overcome quite a few hurdles to get where she is today and we wish her luck on reaching her goals.

Red Wing Housing Representative accepting award from Sharon Carlson, NCRC Sr. VP.

2022 Ernest J. Bohn Education Scholarship

Congratulations Champaign County Housing Authority

Congratulations Maleah Perry - \$500.00 recipient



Maleah is about halfway through the process of pursuing her associates degree and will be dual enrolled while starting her bachelor's degree. She is full time mother of 5 wonderful children. She has been a licensed cosmetologist for 20 years but struggled to make ends meet. During COVID while she was laid off, she decided to make a change and go back to school. Maleah is pursuing a Business Administrative Technology A.A.S Degree. Good luck Maleah and we hope you achieve all your goals.

Champaign County Representative accepting award from Sharon Carlson, NCRC Sr. VP.

2022 Rising Star Award

Congratulations Aaron Cooper, Inkster Housing Commission



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.

Aaron Cooper is the Executive Director of the Inkster, Michigan Housing Commission where his first initiative was to open the Inkster Housing Envision Center to assist residents with job training and wellness as well as a community center. He brought a wealth of experience to this position having served as the Director of Asset Management for the Cuyahoga, Ohio Metropolitan Housing Authority and in multiple capacities with Lucas

Metropolitan Housing Toledo, Ohio, where his work included of the agencies housing portfolio of Low Income Public Housing, Section 8 New Construction, Multi-Family Housing, the Rental Demonstration Program and tax credit management and compliance. In addition, he managed multiple departments to include maintenance and compliance.

Entering the world of housing as a graduate of the University of Cincinnati with a Bachelor of Arts degree in criminal justice and a minor in legal studies and a graduate of the Cleveland Leadership Academy Cleveland Bridge Builders, Aaron translated his education into not only to housing, but also into service for his community with volunteer experience as Executive Board Member, Treasurer and 1st Vice Chair of the Safety Council of Northwest Ohio, and then as a strong member of NAHRO serving on the National Member Services Committee and as Vice President of NCRC Member Services. Aaron has already taken his NCRC leadership to create a committee that will bring a team of volunteers to share the value of NCRC in growing our membership and the help we can bring to all of our colleagues. Aaron exemplifies what NCRC holds for those that we choose as our Emerging Leaders.

2022 Alvira B. Long Memorial Award

Congratulations Gary Valentine, Greenville Housing Commission



Gary Valentine accepting award from Sharon Carlson, NCRC Sr. VP.

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 started serving their agency in 2012. Since becoming a member of NARHO, this individual has held many positions on their state NARHO Board, along with the position of Vice President of

Commissioners for the North Central Regional Council of NARHO Board and participates in National NARHO Commissioners Committees. This individual is currently the President of their Housing Commission Board and is also the first Commissioner to hold the position of Senior Vice President of their state chapter

This outstanding commissioner's commitment to the community does not stop at the doors of the Housing

Commission, however. This recipient is also the truancy officer for schools throughout local counties and in 2000 began mentoring schools on safety and security. This effort has increased to assist schools, housing organizations and houses of worship throughout the state, by conducting onsite security assessments, active shooter drills, emergency planning, plan reviews/updates, mitigation, and crisis management.

Working collaboratively with schools he has developed one of the first school based critical violent incident plans post Columbine. He has also developed and taught Workplace Violence training for schools, public housing, human resource groups and houses of worship and has presented the training numerous times at state and regional conferences.

Along with his active involvement in schools, he is also he is the Chairman of the Local Emergency Planning Team (LEPT) and holds positions on the Montcalm County Emergency Management Advisory Council (EMAC) and the Board of Directors for the Relief After Violent Encounter (RAVE) for Ionia/Montcalm Counties. The RAVE organization is the only comprehensive program serving men, women and children in Montcalm and Ionia counties who are victims of domestic and sexual violence.

This individual has received many awards for his engagements over the years, some of the most distinguished being the Police Medal of Honor, for actions while under hostile fire and lifesaving measures and the God & Country Award. After retiring from the police force in 2012, this individual stayed on as an on-call firefighter. In 2016, he retired from the fire department and was honored by the Greenville City Council with an award for his years of service.

We are honored and proud to present the Alvira B. Long Award to Gary Valentine with the Greenville Michigan Housing Commission. Gary has brought he spirit of community service to his roles in our industry and it is a pleasure to serve with such a devoted NAHRO Family member.

2022 Charles A. Thompson Memorial Award for Distinguished Service

Congratulations Gary Valentine, Greenville Housing Commisison



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. You just heard earlier tonight all about an individual who meets and even exceeds these outstanding qualities. We are pleased to recognize Gary Valentine with the 2022 Charles A. Thompson Memorial Award for Distinguished Service.

Gary Valentine accepting award from Sharon Carlson, NCRC Sr. VP.

Easy, Inexpensive Cybersecurity Tips That Work

By: Amy Hourigan, [HAI Group](#) Marketing Director



Cybercriminals continue to target public and affordable housing organizations at an alarming rate. The good news? Protecting yourself doesn't have to be complicated—or expensive.

HAI Group's Amy Hourigan sat down with cybersecurity expert Jonathan Hochman (pictured below) to get his best advice for housing organizations that are looking for better ways to safeguard their systems and data. Hochman, the founder of [CodeGuard](#), a website security company, and [Hochman Consultants](#), a boutique search marketing agency, holds two computer science degrees from Yale University and regularly serves as an expert witness in disputes involving online reputation and other computer-related issues.



HAI Group: Thanks for talking with us today, Jonathan. Our policyholders and members are juggling multiple responsibilities on limited budgets, yet they want to make sure they're also protecting their organizations—and their residents' data—from cybercriminals. What advice would you give

them?

Jonathan Hochman: There are five things I recommend: patch your software, secure your business email, retire your obsolete systems, make sure your data is backed up automatically, and inventory your

hardware. All of these activities fall under what we call "defense in depth." No single defense is perfect, but taken together, they work. You can think of each cybersecurity measure like a piece of Swiss cheese. If you take the pieces and layer them on top of each other, the holes won't always align. Add enough layers and eventually, those holes will stop.

HAI Group: I like that analogy. Probably because I like cheese. OK, so let's talk about your first recommendation. Since software companies regularly issue updates that fix security vulnerabilities, patching as a cybersecurity measure makes sense.

JH: It's critical. Cybercriminals target known vulnerabilities. Making sure your software is up to date goes a long way toward helping keep you safe. If you have Windows, type Windows Update in the search bar (look for the magnifying glass next to the Window icon in the bottom left corner of your screen. If you use Apple products, you can learn how to [update your Apple software here](#)). Make sure to set it for automatic updates so the system will just update itself. Then keep an eye on it to make sure these updates are happening.

HAI Group: Can't organizations just rely on anti-virus programs?

JH: Antivirus programs, which try to stop the bad stuff from getting on your systems, aren't perfect. Sometimes you'll get something on your system called an advanced persistent threat, or APT for short. It's software that's just sitting on your system snooping on your network and collecting data. It's not actually doing anything you'll notice, but it's gathering and sending out your data, which somebody somewhere is accumulating. Eventually, they're going to use it against you. For this reason, it's important to periodically scan your systems for malware. There are a variety of vendors you can use. The simplest one is called [Malwarebytes](#), and you can download it for free. Run it and see what you've got.

HAI Group: Sounds easy enough. OK, so we'll patch our software and scan for malware. What's next? What did you mean when you said that

housing organizations need to secure their business email?

JH: Email hacking is a huge problem for businesses. An easy way for cybercriminals to send you harmful attachments and links is through fake emails that look legitimate. Having everyone in your housing organization practice good password hygiene is a simple but powerful defense. You want everyone to use different passwords for different accounts, choose phrases that are easy to remember but hard for others to guess, and enable [multi-factor authentication](#). Even better, use a password service like [LastPass](#). There is a bunch of these types of password lockers, and they enable you to have a unique and complex password for each site you use. I have no idea what any of my passwords are; they're like 15-character strings of gobbledygook that I couldn't possibly remember.

HAI Group: So, password lockers like LastPass don't get hacked?

JH: Well yeah, they could get hacked. It certainly is a worry, but the theory is to put all your eggs in one basket and watch that basket very carefully. I protect my Google account, which is where the passwords end up stored, with two-factor authentication. You should enable multi-factor authentication for all of your important accounts.

HAI Group: OK. What's next?

JH: Alright, so another big avenue by which people are getting attacked is through obsolete systems. If you have an old computer system that is at the end of its life, replace it, because it's not getting patched. It's going to be exposed, and you're going to get attacked.

HAI Group: Yikes. I didn't think about that.

JH: It's critical. Another thing you need to do is ensure that your important data is being backed up automatically. I use [Microsoft OneDrive](#) (a cloud service). I have two computers. With OneDrive, my computers automatically upload copies of their data files to OneDrive and then OneDrive syncs them so I can switch between computers and the files are the same. If something happens to one of my computers, it's not a big issue because the files are stored in OneDrive (not on the computer's hard drive), so I can restore them. Housing organizations that aren't automatically backing up their data to the cloud should talk to their IT vendor. Tell them that you need to make sure all your systems are being backed up

so that if you get hit you're protected. Then, if you get hit, you can do what's called the "whack and back," which means you whack the system that's been compromised—you just erase it—then you reinstall the software and restore your data from your backup and go on your merry way.

HAI Group: Sounds easy enough.

JH: It's important to have those good backups. In order for that to be successful, you also need to have an IT inventory. You need to know every computer and device that's in your organization. Every router. Every web camera. Every keyless lock. And you need to make sure that every single one of those devices is being properly backed up and patched. I've seen demonstrations where a simulated attacker will go into an organization and hack the web camera that's in the office to monitor people from a security standpoint, and they'll use the web camera to watch people working. They'll watch someone type their password and get that password from the hacked camera. So even if you patch all your computers, if you have an old router and your old router isn't patched, malware can get in through the router, so you need to be vigilant. In fact, that inventory of everything might be step zero. That might come before everything else. Ask your IT professional: Do we have an inventory of our assets? Do we know every system that we've got? Do we know all the sources of data that we have? That's important because you'll want to discover if someone has an ad hoc database they've created and maybe they're doing something with it on the side and mishandling sensitive information. If you have that inventory you can get a handle on things.

HAI Group: Is there an easy way to find out if you have a rogue video camera or router you forgot about?

JH: That's a job for an IT vendor. There are products you can use to scout around; I believe there are some that can even do automatic inventories and discover all the devices.

HAI Group: I didn't know routers needed to be patched. I don't think I've ever gotten any kind of notification for the one I use in my home, which I've had for a few years.

JH: Yes, routers get patches, they get firmware upgrades, they have problems and if you patch them then you have less trouble.

HAI Group: Good to know. What other advice

would you give housing professionals who want to protect themselves from cybercriminals?

JH: Practice good hygiene with your accounts. A lot of businesses still have old accounts and access credentials for employees who left the organization because they never canceled their accounts. That's a problem because it can be a vector for a criminal to get in. So, you need to maintain hygiene not only with regard to your active employees' passwords, but you also need to make sure you remove inactive user accounts from your systems. Another thing to do when you take that inventory is to make sure that any devices like your routers, cameras, internet locks on doors—whatever you've got, make sure that none of those things still have the default password that came with the device.

HAI Group: Everything you're describing seems pretty simple. Is it?

JH: Yeah, I think so. Every bit helps, OK. Like if we just tell people, make sure you patch your systems. Make sure you replace your end-of-life systems. That's good. Doing automatic backups is good. You can spend a little money now to secure everything. Or you can spend a lot of money later to try to clean up. If you don't prepare now, inevitably, you will get hit. And it's much cheaper to prepare than to clean up.

HAI Group: Public and affordable housing organizations typically don't have big IT budgets, though.

JH: You don't need to do anything too fancy. I don't want people to go out and buy super expensive contracts. All this stuff should be done relatively cheap. You need a simple solution. You don't need the fanciest, greatest solution, you need the basics.

I recommend that housing organizations shop around and get a good, solid basic solution from a known vendor. When anybody is spending a lot of time and effort to sell you something it probably means the product is overpriced. I'm not talking about huge corporations. For them, it's worth it to send a salesperson, but if you're a small operation you should be able to go out and shop and pull something fairly simple off the shelf, which is going to take care of your needs. Or go to your local IT vendor, where you know the person. Local vendors should be able to provide the services I've described and they shouldn't be super expensive.

HAI Group: When you talk about cleaning things

up after the fact, how much money are we talking? Is there an average cost per crime per industry or business size?

JH: We have some statistics, but data breaches are expensive. And they can be very expensive if you lose your residents' or tenants' personally identifiable information. If you end up with payment fraud, where someone gets ahold of bank account information and commits fraud, that can be very, very expensive. The average breach I think is in the million-dollar range in terms of total costs and liability. Obviously, that includes some larger enterprises so that's why these averages are not that meaningful. But it can be very expensive. Surprisingly expensive.

HAI Group: Anything else affordable housing organizations should know about cybersecurity?

JH: Again, they need to patch their systems and they need to have backups. You have to understand that you're going to be attacked, so you may as well just practice so you know how you're going to restore your systems when it happens. If you're using Microsoft software, just get OneDrive and use it to back up all your files for each computer. That will give you a definite leg up. Housing organizations might also consider buying cyber coverage.

HAI Group: We offer cyber coverage to our members, but it has caps, so we encourage them, and all other policyholders, to discuss their needs with their account representative since they most likely need additional coverage.

JH: It's hard because businesses have to put resources into cybersecurity. I know affordable housing organizations don't always have the resources they need, but if they don't invest in cybersecurity, worse things are going to happen that is going to cost them even more.

HAI Group: I would imagine the firms that help you with the public relations angle aren't cheap either.

JH: None of it is cheap. You've got a PR problem. You've got a legal problem. You've got potential lawsuits. You've got, potentially, government fines. It's a huge cascading problem that you want to avoid.

HAI Group: What about training your staff not to click on bad links or download attachments that look legitimate?

JH: You do need to train people, and there are people who do it, but housing authorities might not be able to afford that type of training. Plus, training people not to click on bad links is a very hard thing to do. There's always a message that's a little bit more seductive and people will forget to use caution. They're in a hurry. There's not a whole lot you can do on the human factor.

HAI Group: We've all heard a story from a colleague or friend who clicked on an email with a highly charged message, even though they had cybersecurity training.

JH: Oh yeah, I know, because these criminals will send you a message that is emotionally charged and you get the adrenaline rush, and once that sets in, your IQ drops by like 50 points. And there's nothing you can do about it. That's just the way it is for all of us. People will always get phished. You really need to have your system patched because then you're less vulnerable to phishing. And if you have a backup, you're able to restore yourself better. Another thing you can do is make sure your email provider has good spam filtering because the more spam you can eliminate, the better. A great, yet inexpensive, solution for this is [Google's](#) email suite. For, I don't know, under \$100 a month or so for 10 users you get a nice business email system that has filtering and safety built-in (the system can scale up).

HAI Group: If a housing organization has an IT department, does it typically take care of cybersecurity?

JH: IT should set up these measures but they may be overwhelmed. These are good questions for the executive director of the housing authority to ask their IT person—not to put them on the spot but to offer support. Ask them: How are we doing on all these measures? What can we do to make sure that these things are being taken care of? Ask them if they're encountering any difficulties and whether they need additional resources or support.

HAI Group: What if they don't have an IT expert on staff?

JH: If they don't have an expert maybe they're affiliated with an organization or government entity that does have one who would be willing to informally lend a hand.

HAI Group: That's a great idea.

JH: Yeah, just ask for help. Go to the town and say we're concerned about cybersecurity. Could you help us? We're doing good things in the community and you want us to succeed, and this is what we need. It's a good idea to ask for help. It's a good idea to ask for advice and not to be too proud.

HAI Group: Thanks, Jonathan.

JH: My pleasure.



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Utilize our Member Forums

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[Small Agency Forum](#)



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Jackie L. Newman, President



Highlights from the first few months of 2022

- Members of ILNAHRO began the year participating in our annual NCRC Board retreat and meeting held January 2022 virtually and in-person.
- ILNAHRO Board members participated in NAHRO's Virtual Legislative conference held March 2022.
- ILNAHRO Representatives spent time in advocacy during NAHRO's Hill Day speaking with representatives from Senator Duckworth and Senator Durbin's offices.
- ILNAHRO participated in the annual "What Home Means to Me" poster contest March 2022. 40 young persons submitted posters. Our judges for our poster contest were: William O. Dawson, III, HUD Regional Public Housing Director; Towanda Macon, HUD Division Director and Eleny Ladas, HUD Division Director.
 - Our State poster contest winners:
 - Jeiker Gonzalez (7 years old) K-5th Grade

(St. Clair County Housing Authority)

- Yareli Gonzalez (12 years old) 6th-8th Grade (St. Clair County Housing Authority)
- Dynasty Bowens (16 years old) 9th-12th Grade (NiReach a/k/a Winnebago County Housing Authority)
- A special "**thank you**" to ILNAHRO's What Home Means to Me Poster Contest Coordinator, Deb Alfredson and ILNAHRO Secretary, Latina Faulkner for all their hard work.
- ILNAHRO is gearing up for its **Annual Conference** scheduled for **Monday, August 15th & Tuesday, August 16th in East Peoria, Illinois at the Embassy Suites**.
 - In addition to a Public Housing, Community Development, HCV/FSS & Professional Development Track; one of our primary themes at this Annual conference will focus on re-entry. We believe this topic will be of strong interest to the membership. We have also invited Housing Data Systems and are discussing with them a program to help Illinois PHAs measure the admissions of persons with criminal experience so they may start working with the Illinois law.
- ILNAHRO partnered with NCRC to ensure our voices were heard by our elected officials in Washington, D.C. through the Advocacy Campaign with letters to Congress.

Overall, it has been a very busy first 4 months of the year around the State of Illinois but we are extremely excited about what has been accomplished and look towards the rest of 2022 optimistically.



INDIANA CHAPTER

Michelle Reynolds, President



The Indiana executive board met early this month. Although we were not all in the same room, it was a productive zoom meeting. Topics discussed were our efforts to re-establish our not-for-profit status, state conference and training opportunities. Indiana NAHRO did not have an in-person spring conference year but is in the process of rescheduling the conference for June 28, 2023 – July 1, 2023, at the beautiful Horizon Convention Center in Muncie.

Indiana continues to benefit from the NAHRO best practice calls which includes both the Indiana HUD Field Office, State

Finance Agency, IHEDA and our valuable PHA NAHRO members.

As we tentatively move forward post-pandemic, I am excited to get back to in-person meetings at the NCRC regional meeting in Minnesota. It will be packed with timely sessions and opportunities to re-connect with other regional members. I do not have other news to share at this time, I have been largely focused on replacing our Indiana vice-president vacated by Amber Skoby. Indiana is fortunate to have Kimberly Townsend, Anderson CEO, join the board in the vice-president role. Like many of you, our state is continuing to reevaluate how their PHA conducts business and finding and sharing our efficiencies with other PHAs.

Congratulations to our own Indiana NAHRO and NCRC Past-President who was elected to serve as the NAHRO Senior Vice-President. His vision for all things housing could not come from a more passionate advocate in his home state as well as the national stage. Indiana is fortunate to have Mr. Guy call us home.



IOWA CHAPTER
Marty Ryan, President

Iowa NAHRO 2022 Annual Conference “Leading with Resilience” is September 14th-15th at the West Des Moines Marriott.

Seven Iowa Housing Authorities had representation for the virtual Legislative Hill Day. Two of our objectives were Portability & Davis Bacon. We have been working closely with Senator Ernst’s office on the language for the Portability Reform Bill below:

MIR22213 68D S.L.C.

117TH CONGRESS 2D SESSION S.

To require certain public housing agencies to absorb port-in housing choice vouchers, and for other purposes.

IN THE SENATE OF THE UNITED STATES

Ms. ERNST introduced the following bill; which was read twice and referred to the Committee on _____

A BILL To require certain public housing agencies to absorb port-in housing choice vouchers, and for other purposes. Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, SECTION 1. REQUIRING CERTAIN PUBLIC HOUSING AGENCIES TO ABSORB PORT-IN VOUCHERS AND LIMITING BILLING INITIAL PUBLIC HOUSING AGENCIES BEYOND 12 MONTHS.

(a) IN GENERAL.—Section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)) is amended by adding at the end the following:

“(21) PORTABILITY OF VOUCHERS.—

“(A) DEFINITIONS.—In this paragraph—

“(i) the term ‘covered public housing agency’ means a public housing agency that, in a given fiscal year, utilizes less than 95 percent of the budget authority available to the public housing agency;

“(ii) the term ‘initial public housing agency’ has the meaning given the term

‘initial PHA’ in section 982.4 of title 24, Code of Federal Regulations, or any successor regulation; and

“(iii) the term ‘portable family’ means a family holding a voucher under this subsection that seeks to rent a dwelling unit outside of the jurisdiction of the initial public housing agency.

“(B) REQUIREMENT.—A covered public housing agency that has jurisdiction over the

area in which a portable family is seeking to use the voucher received from an initial public housing agency—

“(i) shall notify the initial public housing agency whether the covered public housing agency will—

“(I) absorb the voucher by using funds of the covered public housing agency; or

“(II) bill the initial public housing agency for a period of not more than 12 months;

“(ii) shall make assistance payments to the portable family under an

annual contributions contract entered into between the covered public housing agency and the Secretary; and
“(iii) may not bill the initial public housing agency for the assistance payments described in clause (ii) for a period of more than 12 months beginning on the effective date of the initial billing.”.

(b) TECHNICAL AMENDMENT.—Effective on December 27, 2022, paragraph (21) of section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f(o)), as added by section 101(b)(2)(B) of division Q of the Consolidated Appropriations Act, 2021 (Public Law 116–260; 134 Stat. 2462), is redesignated as paragraph (22).

Amy Tooley with Sioux City Housing was interviewed on the impact of portability and proposed legislation in her locality. Click on the link to see her interviews:

<https://www.siouxlandproud.com/news/local-news/introduced-bill-to-reform-section-8-housing-assistance-vouchers/>

<https://siouxlandnews.com/news/local/iowa-senators-introduce-legislation-to-protect-housing-assistance-resources>

Here is the press release for the Rural Housing Affordability Act:

Ernst, Grassley Seek to Protect Affordable Housing Resources for Iowa

Their measure would help protect resources intended for Iowa communities from being taken by major cities, like Chicago.

WASHINGTON – U.S. Senators Joni Ernst (R-Iowa) and Chuck Grassley (R-Iowa) are working to protect affordable housing resources intended for families in Iowa from being redirected to major cities, like Chicago, Ill., from voucher portability in the Section 8 Housing Choice Voucher Program. The senators are putting forward legislation, called the *Rural Housing Accessibility Act*, which would protect resources intended for low-income families in Iowa. The bill would require receiving Public Housing Authorities (PHAs) with available funding to financially absorb ported-in vouchers.

Some applicants for assistance from urban areas with long wait lists are moving to Iowa and other rural states to receive vouchers where the wait lists are shorter. These individuals often leave after one year to return back to the community where they previously lived while the PHAs in Iowa continue to cover the cost of the ported vouchers, effectually taking aid away from the constituency it was intended for. In fact, in Iowa in 2020, 12 PHAs found they lost 1,798 vouchers totaling \$1,249,270 in a year due to Section 8 portability, according to the Iowa City Housing Authority.

“Resources intended for communities in Iowa should go to communities in Iowa – plain and simple,” **said Senator Joni Ernst**. “Our measure protects the affordable housing resources intended for low-income families in Iowa communities and those in other rural states so Americans in need have access to that support.”

“Affordable and accessible housing remains an issue in rural communities across the country, including in Iowa. Our *Rural Housing Accessibility Act* will help ensure low-income Americans, particularly in rural areas, have access to the resources intended for their communities,” **Senator Chuck Grassley said**.

The *Rural Housing Accessibility Act* has the support of the City of Sioux City, the Iowa NAHRO (National Association of Housing and Redevelopment Officials), the Upper Explorerland Regional Planning Commission, and the East Central Intergovernmental Association/Eastern Iowa Regional Housing Authority.

Robert E. Scott, City of Sioux City Mayor, said: “The City of Sioux City, Iowa supports Senator Joni Ernst’s proposed legislation, the *Rural Housing Accessibility Act*. Loss of vouchers through portability has reduced our local impact on community poverty and homelessness and created a loss of revenue for property owners that participate in the Section 8 Housing Choice Voucher Program. This bill would amend portability rules for the Housing Choice Voucher Program by requiring certain public housing authorities to absorb port-in vouchers and limit billing beyond 12 months to initial public housing agencies. This bill would keep administration dollars in the Iowa public housing agencies’ jurisdiction to operate the Housing Choice Voucher Program and serve our communities’ most vulnerable and disadvantaged households.”

Marty Ryan, Iowa NAHRO President, said: “As current Iowa NAHRO President and Executive Director of multiple Public Housing Agencies in Iowa, Iowa NAHRO supports Senator Joni Ernst’s proposed legislation, the *Rural Housing Accessibility Act*. The Section 8 Housing Choice Voucher funding of Housing Assistance Payments (HAP) and administrative fees that each housing agency’s jurisdiction receives is impacted by the current portability rules and regulations that allows indefinite billing arrangements that sometimes are two to three times the average HAP costs of Iowa PHA’s. With this bill, it would limit billing arrangements to a maximum of 12 months to Initial PHA’s and require certain PHA’s to absorb port-in vouchers. The reduction of available dollars within each PHA’s jurisdiction impacts our most vulnerable population of the elderly, disabled and families with children.”

Rachelle Howe, Executive Director of the Upper Explorerland Regional Planning Commission, said: “Upper Explorerland Regional Planning Commission (UERPC) is in full support of the *Rural Housing Accessibility Act*. Our agency has been greatly affected by families and individuals temporarily moving to our jurisdiction and benefitting from our

shorter wait list. In turn, the families are quickly eligible to request portability and transfer their assistance to a larger city where the cost of rental rates are double or three-times more than rural rental rates. At that point, the larger cities’ do not absorb these families and invoice UERPC for their rental assistance. Therefore, UERPC is not able to assist as many families that want to reside in our region. It directly takes away from the residents that want to work and live in Northeast Iowa.”

Michelle Schnier, Director of Housing and Support Services at the East Central Intergovernmental Association/Eastern Iowa Regional Housing Authority, said: “The receiving PHA housing assistance payments (HAP) are, on average, higher than the state of Iowa. An example of this is we currently have one family that has ported to Minnesota with a HAP of \$1,983 per month. The net result is over 4 times higher than our average HAP, causing four less families in the state of Iowa to receive assistance per month. With over 3,800 families on the wait list, coupled with the lack of affordable housing, it causes a hardship for the families in the state of Iowa to receive assistance when they most need it. The EIRHA fully supports the *Rural Housing Accessibility Act*, sponsored by Senator Ernst, which would require certain PHA’s to absorb port-in vouchers and limit billing initial PHA’s beyond 12 months.”

The *Rural Housing Accessibility Act* directs the Department of Housing and Urban Development (HUD) to require receiving PHAs with adequate funding available to absorb all port-in vouchers. The bill mimics a 2012 HUD proposal, requiring PHAs that (1) utilize less than 95% of their available budget authority, and (2) have leasing rates under 95%, to “absorb incoming portability families until the percentage of available budget authority used or the leasing rate is at least 95 percent.”

It would also limit billing to initial housing agencies to a maximum of 12 months. Without imposing any new restrictions on portability for voucher recipients, this bill would protect resources intended for rural communities and help address some of the housing challenges facing rural America.

Our other topic of discussion was the “outdated” Davis-Bacon Act of 1931. The **Davis–Bacon Act** of 1931 is a [United States federal law](#) that establishes the requirement for paying the local [prevailing wages](#) on [public works](#) projects for laborers and mechanics. It applies to “contractors and subcontractors performing on [federally funded or assisted](#) contracts in excess of \$2,000 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works”.¹

Senator Grassley & Senator Ernst have introduced [S.805 - Davis-Bacon Repeal Act](#).



MINNESOTA CHAPTER
Dara Lee, President

We hope you had a wonderful time in the Twin Cities, had the opportunity to network in-person, and took away a lot of useful information from the

conference. We greatly appreciate the patience and support that NCRC has shown to MN NAHRO as this conference was postponed and postponed again due to covid. We hope it is worth the wait!

We had some terrific speakers including NAHRO President Patricia Wells and HUD Midwest Region Administrator Diane Shelley. The purple and paisley Prince-themed scholarship event was a success. The funds are going to a great cause. The pub crawl through downtown St. Paul was also well attended. At the banquet on Tuesday evening, we will had the opportunity to see our friends and peers be honored for the amazing work they have done in our industry as well as enjoy some improv entertainment.

In April, MN NAHRO held a successful Executive Director Boot Camp that was extremely well received. We Minnesotans were joined by members from Iowa, Wisconsin, and Illinois. We plan to repeat this event and hope you can all join us in the future. It is designed for both new and “seasoned” directors. MN NAHRO also is planning maintenance, commissioner, and HUD 4350 trainings to occur this summer and fall as well as our October fall conference.

Our members have been busy advocating at the state level since January. The Minnesota Legislative session is scheduled to wrap up on Monday, May 23. We still do not know the outcome for the large ticket housing items being discussed. We are fairly confident that there will be additional General Obligation bonds for rehabilitating public housing, but there are no guarantees until all the deals are done! Minnesota has a record \$9 billion budget surplus this year, and it will be crushing if housing loses out like it did with the demise of Build Back Better at the federal level. Although this was a set-back, we still are better able to meet the needs of our communities with this federal fiscal year’s funding than we have in a long time. We are grateful to our own Jennifer Keogh for the leadership she provides at the national level.



MICHIGAN CHAPTER, Sharon Maki, President

Michigan NAHRO held our spring conference in Ann Arbor in April. Gary Valentine and the conference committee did an incredible job. We have yet to return to pre-Covid level of registrations but are well on our way. We now look forward to the fall conference in Boyne Mountain Resort, September 7th -9th.

Michigan has scheduled several Commissioners’ Fundamentals and Ethics Seminars throughout the state. The next will be offered on July 18-20 at Port Huron Housing Commission Re-Investment Center in Port Huron.

Commissioners and Executive Directors throughout the NCRC are encouraged to enroll in this training. One of the three terrific trainers from Michigan will conduct the training. Please see the MI NAHRO website to enroll. The MI NAHRO board is currently working on job descriptions for the vice-presidents and committee chairs. A clearly laid out job description will greatly improve the transition process when new officers and committee chairs take on their new roles.

I hope to increase the involvement of regional VPs. I believe their involvement will help to improve communication from the National level to the smallest housing commission in the most remote area of Michigan. When we work together, we can make a big difference.

Thank you everyone for your dedication and service to NAHRO. NAHRO members have made a huge difference throughout the affordable and public housing industry. Let’s continue to be the change agents we know we are.



**OHIO CHAPTER
Ben Jones, President**

OHAC continues its efforts to support the mission of fostering and promoting affordable housing in the State of Ohio through: Education and training of its membership and the public; Exchange of information and concerns; Mutual support; and Collaborative efforts.

The OHAC Conference for Spring 2022 was held in-person on May 4th – 6th, at the Sheraton Suites in Cuyahoga Falls, Ohio. The conference was well attended with over 200 attendees. The agenda included sessions on Finance Workshop with Jason Casterline of BDO; Blended Income & Rent Calculation Training with Dennis Morgan; “Getting Set-up in Secure Systems” Training with Cleveland HUD Staff; Fair Housing & Housing: Legal & Evictions with housing legal guru, Bill Willis; PIC

Training with Cleveland HUD Staff; “How to Prepare for an Audit” by Meghan Poth of Wilson, Shannon & Snow; “According to Reliable Sources; A Directors’ Discussion Forum”; and HCV Panel/Round Table Discussions with Mike LaRicca, HCV Program Analyst, with the Office of PIH Washington, D.C. and Jonathan Zimmerman (virtually). In addition to great training there was a notable vendor and sponsor presence.

During the conference, five recipients received \$1,000 each from the William F. Gandert Scholarship. Two of the recipients were able to be present to accept their awards and speak about their future goals.

The OHAC Training & Conference Committee will soon begin planning for the 2022 OHAC Fall Conference which will be held, September 21 – 23 in Columbus, Ohio. OHAC will also be sponsoring a three-day HQS Training with Dennis Morgan, June 13 – 15 in Columbus, Ohio. A Maintenance Committee is in the works of being formed to resurrect the OHAC Maintenance Clinic, which we hope to plan for later in the fall of 2022.



**WISCONSIN CHAPTER
Sarah Boss, President**

Happy Spring to all NCRC/NAHRO members!

The Wisconsin Association of Housing Authorities has hosted two Board meetings this year. One in January and one more recently in April. The Board has been discussing training options,

hosting the combined Wisconsin/NCRC conference, filling a vacant Board seat, and the fall conference.

In April, WAHA hosted the annual Spring Training in Rothschild, Wisconsin. Attendees were able to participate in learning from Nan McKay and Associates, tenant/landlord laws, and Rural Development. WAHA also awarded two scholarships. One full-time scholarship and

one part-time scholarship. Congratulations to the very worthy recipients.

The annual WAHA Fall Conference will take place September 14-16, 2022, at the Lawn Lawn Resort in the City of Delavan. This year is the 50th year of the Wisconsin Association of Housing Authorities. We are excited to meet, share, learn and celebrate 50 years of dedicated work to affordable housing in our great state. We have many quality speakers and sessions organized as well as some fun stuff to do. A huge thank you to District 1 and our conference planner for organizing this event. Registration information will be posted soon on our website.

Our next Board meeting is scheduled for July 21st at 10:00 am. This is a conference call meeting.

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

Spotlight Your Peers with a NAHRO Award!



NAHRO'S INDIVIDUAL AWARDS
Get Recognized For Your Achievements



NAHRO offers a variety of awards and recognition to persons who have made outstanding contributions to the housing and community development field. **Applications for awards are due by Aug. 5**

Available awards include:

- NAHRO Outstanding Professional of the Year
- The International Research and Global Exchange Award
- Commissioner of the Year Award
- Emerging Leader Award

 **APPLY NOW!** To enter visit: www.nahro.org

Now more than ever, we as Housers must step up and go above and beyond during these unprecedented times. It's also equally important to stop and recognize those around us who continue to surpass the mark time and time again.

Do you know someone who is making outstanding contributions to the quality of life of their residents and staff through their service in the field of housing and community development? If so, consider applying for or nominating a colleague for one of NAHRO's prestigious awards! Winners will be announced during NAHRO's National Conference and Exhibition in San Diego on Sept. 22-24!

Applications are due by Aug. 5 – learn more about the types of awards offered below:

- **NAHRO Outstanding Professional of the Year:** This award highlights and rewards those who have achieved great **accomplishments!** Each nominee must have demonstrated an outstanding contribution to the nation's effort to provide "a decent home and a suitable living environment for every American family."
- **The International Research and Global Exchange Award:** This award highlights and rewards those who have made notable **contributions!** Each nominee must have direct affiliation with the housing and community development field and have made an outstanding contribution to international understanding in housing and community development.
- **Commissioner of the Year Award:** This award highlights and rewards those who exude **excellence!** Each nominee must be an individual or associate member of National NAHRO, have contributed to the areas of community leadership, advocacy, and public relations as well as to the activities of NAHRO and cannot be employed by the Housing Authority and serve as Commissioner simultaneously.
- **Emerging Leader Award:** This award highlights and rewards those with unwavering **dedication!** Each nominee must have been involved in NAHRO at the national, regional and/or chapter level for a minimum of five years and has distinguished themselves as an Emerging Leader. *(Note: self-nominations are not accepted for this award)*

If you have any additional questions regarding the NAHRO individual awards, please contact memberservices@nahro.org.

Sign Up for a Virtual Classroom Training Today!



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

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

The following Virtual Classrooms are coming up this summer:

7/12/2022 - 7/14/2022	Commissioners' Fundamentals Virtual Classroom James M. Inglis - Interactive Zoom Meeting
8/1/2022 - 8/5/2022	Housing Quality Standards (HQS) Virtual Classroom Kenneth Love - Interactive Zoom Meeting
8/9/2022-8/12/2022	Capital Fund Program James M. Inglis - Interactive Zoom Meeting
8/16/2022- 8/25/2022	Managing Public Housing Maintenance Darlene Kelly - Interactive Zoom Meeting
8/17/2022- 8/18/2022	FSS: A Holistic Approach to Client Engagement Deborah Jackson - Interactive Zoom Meeting
8/23/2022- 8/26/2022	Fair Housing Naomi Byrne - Interactive Zoom Meeting

[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!

Thank you for supporting NCRC NAHRO.



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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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Quarter Page 3.5" X 5"	\$235
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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.

If you are interested in advertising with us, please send a high resolution file (at least 300 DPI) to rso@ncrcnahro.org prior to the deadlines above. Preferred files include tiff, eps, or high resolution pdf. Please contact the NCRC NAHRO office at (734) 498-2493 or email to the above address with any questions or requests for further information.

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