



## President's Corner

Sharon Carlson, President

This year begins with many challenges facing our industry and with 2024 being a presidential election year, one of the biggest challenges will be engaging with elected officials. As an apolitical organization, it isn't lost on us that our officials will likely be distracted by politics. Nevertheless, a serious approach to housing and the myriad problems society faces must be a priority. As housing professionals, we are expert problem solvers related to our individual programs. We adapt based on local priorities, have different policy approaches, encounter different public opinion, and have individual visions. These are differences that can be attributable to the unique communities in which we operate; i.e. size and scope of programs, urban or rural locations, and political

arena, among others. However, the common thread that binds us is the founding principles on which our industry was launched 90+ years ago. Assisting eligible people to have access to decent, safe, and affordable housing has always been the basis of our shared mission. We are all in this together.

As one of NAHRO's largest regions, we must begin strategizing on how we best utilize our founding principles to better assist in solving the numerous problems facing society. As a lone industry, we cannot be successful in eradicating all that plagues modern-day life. We can do our part by maintaining the commitment to principles and collaborating with experts and partners in other essential industries. NAHRO does this well. We need to do more by discussing and working for policy provisions that will result in decreased

## 2024 Calendar

**April 8-10, 2024**  
**Washington**  
**Conference**  
**Hyatt Regency**  
**Washington, DC**

**May 1-May 3, 2024**  
**2024 NCRC & OHAC**  
**Conference**  
**The Summit**  
**Cincinnati, OH**

**May 1, 2024**  
**NCRC NAHRO**  
**Board Meeting**  
**Cincinnati, OH**

**September 26-28, 2024**  
**National Conference &**  
**Exhibition**  
**Marriott Orlando**  
**World Center Hotel**  
**Orlando, FL**

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dependence on all federal programs, to help us effectively and efficiently manage with limited funding availability. It is becoming less feasible that we will be able to continue to sustain programs while federal policy provisions result in increased funding requirements. Housing policy needs to change.

Conversations held with peers and acquaintances encountered during meetings, conferences, and training seminars over the past several years has framed this dialogue. Pressures and burdens imposed by legislative and regulatory change combined with societal anxieties have led to some in our industry leaving the housing business entirely, and some have expressed no interest in participating as members of our organization. When asking a colleague about becoming involved, the main response most of us will receive is one of feeling overwhelmed. It is necessary now to embrace our counterparts

with support and share our common mission, especially for those who are new to the field. With the loss of historical knowledge, we need to mentor, bring in new ideas and energy, and enlist participation to ensure NAHRO and our businesses are sustained for at least another 90 years. Once again, the invitation is open for all leaders to step up, share knowledge and experience, reach out and mentor, and recruit! For those with a desire to become leaders, accept the invitation to become involved and don't hesitate to ask for support. Everyone is asked to roll up their sleeves and get to work. We have a challenging road ahead of us, especially in the short term, and it will take all of us.

Thank you for taking time to consider these thoughts. Your commitment and inspiration are appreciated.

Happy New Year to all!



## Senior Vice President Report

### James Dewey, SVP

#### **Introduction and Welcome:**

Although most of you know who I am, I would like to take a moment to tell you of my commitment to NCRC NAHRO over the last 12 years. In 2011 I was appointed to the board as an at-large member and remained as such until 2017 when I became President of the Michigan Chapter of NAHRO and also the Legislative Vice President for NCRC. I served as the Legislative VP for two terms before becoming NCRC's VP of Housing in 2021. I also serve on the Board of Governors for National NAHRO and have been since 2021.

This term I have accepted the nomination of NCRC Vice President to work alongside our newly elected President Sharon Carlson. I am

excited for this opportunity to help lead NCRC NAHRO for the next 4 years and to set new standards for us all. I feel my role is to support our President in the areas she plans to focus her efforts on during her term as our President and to support each and every one of you as board members.

I want to welcome each of you to the NCRC NAHRO Family. We all take our roles with NCRC seriously and have made a commitment to NCRC to keep us strong and influential in the affordable housing industry. NCRC plays a key role between National NAHRO, NAHRO State chapters and all NCRC NAHRO members and your commitment to our organization is appreciated.

NCRC is fortunate that we are represented by our newly elected National President, George Guy. With George being a NCRC member, and

past president he will bring an insurmountable amount of knowledge to NCRC during his term, and we will have an open pipeline to take our issues straight to the national level.

Those of you that have served for many years like me and those of you who are serving for the very first time to help lead NCRC, I say WELCOME to NCRC!



## Housing Committee

*Rick Moore, Vice President of Housing*

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### CONTINUING RESOLUTION

President Biden enacted a short-term continuing resolution to avoid a government shutdown after signing the bill that was sent over by Congress. The continuing resolution first passed in the House with a vote of 336 to 95 with the Senate passing 87-11. The measure takes a laddered approach by bifurcating the deadlines. The first continuing resolution expires on January 19<sup>th</sup> and includes HUD funding and several other agencies. The second continuing resolution will expire on February 2<sup>nd</sup>. The extended continuing resolution funds agencies at Fiscal Year 2023 levels and provides additional time for the House and Senate to pass the 12 appropriations bills for Fiscal Year 2024.

### EMERGENCY VOUCHER REALLOCATION

HUD issued Notice 2023-31 to explain the process of revoking and reallocating Emergency Housing Vouchers (EHVs) for the 2024 calendar year. HUD previously provided a process in Notice 2022-22 to revoke and reallocate EHVs to PHAs that had no leasing activity as of

2022 calendar year end. This revocation will target PHAs that have ten or more available vouchers and less than 75 percent utilization as of February 25, 2024. Vouchers that have been issued to families but not leased will not be recaptured. Affected PHAs will be required to return all unspent EHV service fees as well as preliminary and issuance fees. HUD will reallocate EHV awards to PHAs that have demonstrated capacity to administer the program successfully.

### NSPIRE

HUD has finalized the procedures for NSPIRE under the Housing Choice and Project Based voucher programs which became effective October 1, 2023. However, PHAs may continue to use HQS or other alternate inspections in lieu of implementing NSPIRE until October 1, 2024. This will allow PHA inspectors to be trained and inspection software updated. PHAs were required to notify HUD if they wished to delay NSPIRE implementation, however, they must also notify HUD when the new inspection protocol is implemented for their agency.

# IRGE Committee

## Jeffery du Manoir, Vice President of IRGE



The International Research and Global Exchange Committee's whitepaper, "Embracing Indigenous Wisdom to Build More resilient and Adapted Communities" was just published in the most recent NAHRO Journal of Housing and Community Development. It is also available here on the NAHRO website: <https://www.nahro.org/about/nahro-leadership/national-standing-committees/international-research-and-global-exchange-committee/> The Committee is meeting regularly and realigning for the 2023-

2026 term with key focus on supporting the membership's International Research Needs, Preparing for travel exchanges (details to come on these opportunities) and further building upon the aforementioned Whitepaper. We are in the final stages of establishing three new Memoranda of Understanding with global organizations to further the sharing of best practices from around the world.



# Community Revitalization & Development Report (CR&D)

*Taryl Bonds, Vice President of CR&D*

## [HUD Releases Notice on Use of CDBG Funds](#)

On October 26, HUD's Office of Community Planning and Development (CPD) issued Notice CPD-2023-10, which updates and expands the use of funds for the Community Development Block Grant (CDBG). The notice includes guidance meant to assist grantees in properly using CDBG funding that complies with regulatory eligibility and national objective requirements. It supersedes Notice CPD-07-08, including language that focuses on how grantees can use funds to support and promote equity in their communities. The purpose of the updated notice is to align the use of CDBG funds with HUD strategic goals. These goals consist of supporting underserved communities, ensuring equitable access to and increased production of affordable housing, promoting homeownership, and advancing sustainable communities. The

notice encourages the use of CDBG funds that directly support the Housing Supply Action Plan that was announced by the Biden-Harris administration in 2022.

## [HOTMA Sections 102 and 104 Compliance Date Extended for CPD Programs](#)

On December 8, HUD published a notice that extends the compliance date to January 1, 2025 for Community Planning and Development (CPD) grantees implementing Housing Opportunity Through Modernization Act (HOTMA) requirements. HUD extends the compliance date for grantees of the HOME Investment Partnerships Program (HOME), Housing Trust Fund (HTF), Housing Opportunities for Persons With AIDS (HOPWA), Community Development Block Grant Program (CDBG), Emergency Solution Grants (ESG), Continuum of Care (CoC) programs, and CPD programs funded through competitive process.

### HCV Homeownership Changes

HUD has taken a few actions to promote the HCV Homeownership program. First, HUD has restored the bonus to HAs for each voucher homeownership closing to \$1,000, an amount that had been reduced to only \$200. While still limited and after-the-fact, this change may make establishing or expanding HCV homeownership programs more attractive to HAs. HUD has also provided updated education and guidance documents on the program

at HCV Homeownership, and has proposed modifications to the 203(k) rehabilitation loan program that would increase availability of this resource for HCV homebuyers. The HCV Homeownership Program is an option that authorizes local public housing authorities to establish programs that permit voucher holders who meet certain eligibility criteria to utilize their monthly rental assistance towards a mortgage payment ([24 CFR 982.625- 982.643](#)).

## Professional Development Committee

*Matt York, Vice President of Professional Development*



### **Training and Certification Opportunities:**

NAHRO continues to offer training opportunities that can be found at the NAHRO website under the Training and Certification tab. The link to this page is: <https://www.nahro.org/certification-training/> For more information contact Professional Development via email at [ProfessionalDevelopment@NAHRO.org](mailto:ProfessionalDevelopment@NAHRO.org) or call at 202-580-7211.

When you activate the link, four headings will come up with the information about training and certification programs that may be helpful when searching for the training that fits your needs.

#### **1. NAHRO Certification Programs**

- There are 22 Certification Programs under four sub-headings.
  - NAHRO Commissioner Certification
  - NAHRO Housing and Voucher Professional Certifications
  - NAHRO Inspection Certifications
  - NAHRO Management Certifications
- Continuing Education Units – explanation of calculation and availability of CEUs.
- Listing of Certified Individuals - as



the title implies, a list of individuals that have completed Certification programs, just in case you would like personal feedback on the value and importance of Certification.

#### **2. Training and Services**

- About Faculty
- Salary Studies – NAHRO can perform a salary study specific to your geographic region helping with topics such as merit pay, wage increase and salary scales.
- Request Private Training
- Training Cancellation Policy

#### **3. Training Calendar**

- List of Upcoming Training and Conferences
- Eligible for Revenue Sharing? YES

#### **4. Faculty Portal** – Currently looks to be under construction and revision.



## Member Services Committee

*Dara Lee, Vice President of Member Services*

Greetings!

At the national level, in October, Shaunte Evans was elected Chair and Beverly Banks was elected Vice Chair of the national NAHRO Member Services Committee. The committee met on December 4 to discuss membership dues and provide input for the strategic planning meeting held the following week.

A few items of importance at the NCRC level:

1. Each State Chapter President – please appoint at least one member to the Membership Services Committee and email (or have them email) me their contact information.
2. Nominate individuals for the Earnest J. Bohn Education Scholarship award. The application is on the website and is due on **APRIL 1, 2024**. Our children and residents who are pursuing a post-secondary education deserve our time and support. Everyone is extremely busy, but our purpose is to serve and help build a better future for all. Please take the time to prioritize this nomination.

Winners at the regional level advance to the national level where they have the opportunity to receive significant funding through the NAHRO-LDG awards.

3. Nominate your mentors, peers, mentees, and board commissioners for the NCRC awards – the Charles A. Thompson Award for Distinguished Services; the Alvira B. Long Memorial Award; and the Rising Star Award. The applications are also on the website and due on **APRIL 1, 2024**. Do not be like me by letting the date pass again and regretting the failure to honor people who are so deserving of these recognitions.
4. Encourage your Emerging Leaders to take an active role in NAHRO to help them develop their skills, confidence, and networks so that they can be long-term contributors to our industry.
5. Please make sure to constantly gather and share feedback on how NCRC can provide the best information and service to the entire membership. I would love at least one suggestion from each of you.
6. Finally, pay your dues and make sure all your colleagues in your state do too!

## Vendor Liaison

**Kevin Decker, Vendor Liaison Chair**

Happy New Year! I would like to introduce myself as the newly appointed Vendor liaison for NCRC. I'm very blessed to lead the public entity team at Decker Agency. Our agency is proud to bring 25 years of public entity insurance to the fold, and our hope is to gain more experience in this new role.

Decker Agency is proud to be continuing the mission and vision of NAHRO as the new

vendor representative. Our Agencies' focus on integrity, transparency and professionalism match perfectly with the standards and practices that form the core of NAHRO.

Our goal at Decker is to continue to trod the path That NAHRO has created, and aid in growing that path moving forward. Being brand new to this position, I plan to do a lot of learning and a lot of question-asking, but look forward to this opportunity and a great 2024.



# Small Agency Advisory Committee

**Sharon Maki, SAAC Chair**

Hello NCRC members. I would like to take this opportunity to thank President Carlson for asking me to represent Small Agencies. I will do my best to show she made a good choice.

Small agencies have some of the largest challenges of any of the public housing agencies. They have small budgets, small staffs and large amounts of work. None of those are conducive to keeping up with the changes resulting from HOTMA, NSPIRE, AFFH, BABA...and on and on. Many of which have specific language for small agencies.

Each of our states have small agencies that require our support. Every state chapter has been charged to appoint a Small Agency Advisory Committee (SAAC) Chair. NAHRO recognizes being a SAAC chair is just one more thing on a very long list of duties for small agency staff. However, with support from other small agencies

and the tools and support to navigate all of the changes, your job could actually become less difficult and stressful. So, I encourage all state presidents to reach out to small agencies and get them involved. Involvement can be as little as a monthly zoom meeting that will keep you abreast of all the regulation changes we are seeing. As we all know, HOTMA has been a moving target. Without help, even the largest agencies are having a hard time keeping up.

If you have appointed a SAAC chair in your state, please provide the person with my email address [smaki@mqthc.org](mailto:smaki@mqthc.org) so I may contact them. If you haven't, please look around to see who may be willing to take on the challenge. I would like to have regular meetings with the state chairs and NAHRO to discuss challenges, changes, concerns and successes we are all experiencing. Remember, we are small but mighty!

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# Housing America Advisory Committee

*Anna Judge, Housing America Poster Contest Chair*



Happy New Year everyone! I am honored to Chair NCRC's Housing America Committee again this term, in addition to NAHRO's Housing America Advisory Committee.

2023 was a big year for our region in the NAHRO Merit Scholarship and What Home Means to Me poster contest. Let's make sure we spread the word on these two contests so that we can see even more entries in 2024!

**The deadline for both contests will be April 1, 2024!**

## **Regional Scholar is awarded NAHRO Merit Scholarship:**

Magdeline Swartz from the Port Huron Housing Commission, in Michigan, was our regional winner of the 2023 Ernest J. Bohn Scholarship being awarded \$1,000. In addition, Maddeline was awarded NAHRO's Merit Scholarship in the amount of \$1,000.

Magdeline is currently attending St. Clair County Community College completing her Licensed Practical Nursing degree. Please join me in congratulating Magdeline!

## **Regional "What Home Means to Me Poster Contest" entry makes her way into the NAHRO 2024 Calendar:**

The 2024 calendar winners were announced in New Orleans this past October.

Please join me in congratulating 16-year-old, My'Aire Louden, hailing from NiReach (Winnebago County Housing Authority) in Illinois, on creating her masterpiece, which will be found in the 2024 NAHRO calendar. Calendars can be ordered on NAHRO's website. Please consider ordering them for your offices and building community spaces. They tell great stories and make great gifts!





# Legislative Network Committee

*Alan Zais, Legislative Network Chair*

## The Tax Relief for American Families and Workers Act of 2024

bipartisan tax legislation containing our top two Low-Income Housing Tax Credit (Housing Credit) production priorities—restoring the 12.5 percent allocation increase and lowering the 50 percent bond financing threshold to 30 percent—passed the House by an overwhelming majority. Despite the strong show of bipartisan support from the House, the timing and process for consideration in the Senate remains unclear. The latest reports from our federal partners note that with everything else going on in the Senate they will not take up the tax bill before they begin a two-week recess next week, but there are some signs of life indicating the Senate may take it up later this month. One of the main questions is whether there will be a markup in the Senate Finance Committee, which could lead to amendments that will require a new vote in the House. Though the amendments discussed so far have mostly had to do with the Child Tax Credit, and no members have discussed amending the Housing Credit provisions, it's important we keep up our efforts to support the Housing Credit provisions as written in the tax bill.

## Appropriations Update

Congressional leaders have reached a topline spending agreement for each of the 12 appropriations bills, including spending for THUD. While the spending levels are not publicly available, funding levels for the Department of Homeland Security (DHS) were leaked and suggest that DHS will receive a significant spending boost in FY24 above what was proposed in the Senate's draft bill. The increased funding for DHS puts even more pressure on the already inadequate funding for HUD. As proposed, neither the House nor Senate draft THUD spending bills provide funding that is substantial enough to renew all existing HCV contracts: under the House bill, an estimated 112,000 vouchers would be lost upon turnover,

while under the Senate bill, an estimated 80,000 vouchers would be lost. Congressional leaders have until March 1 to reach an agreement on, draft, and pass a final FY24 funding bill for HUD. If they fail to do so, they will need to pass another short-term continuing resolution (CR) to extend government funding or risk a partial government shutdown. Our national partners are asking us to urge our members of Congress to fund housing, community development, and homelessness programs at the highest level possible in FY24, including the highest possible funding for:

- HUD's HOME Program Investment Partnership Program
- HUD's Section 4 Capacity Building Program
- HUD's Community Development Block Grant Program
- HUD's Native American Programs
- HUD's Tenant-Based Rental Assistance
- HUD's Project-Based Rental Assistance
- Treasury's Community Development Financial Institutions Fund
- USDA's Section 521 Rental Assistance
- USDA's Section 515 Rental Housing Direct Loans

## Advocacy Center

Please remember to Visit the NAHRO Advocacy Center webpage and support our families, our agencies and our communities. I will be sending out ongoing alerts <https://www.nahro.org/advocacy/advocacy-and-congressional-resources/action-alert-center/>

## Washington Conference

Please be sure to join your state's Advocacy group for the April NAHRO Washington Conference. State Presidents—please let me know if you do not have anyone to represent your state on the Hill, and I will be happy to coordinate with you for your State's needs and serve a your representative voice. And please remember to order some of the What Home Means To Me NAHRO calendars as gifts with your legislators.

# Regional Service Officer Report

Cheryl Anne Farmer, RSO



**IT IS THAT TIME OF YEAR AGAIN. GET YOUR SUBMISSIONS IN!**

## What Home Means to Me Poster Contest!

The “What Homes Means to Me” poster contest is for youth, Kindergarten through Grade 12, who live in affordable and assisted housing. The NCRC NAHRO regional council will recognize our region’s three winners (one from each age group) at the regional conference in Cincinnati, OH on May 2, 2024. Those 3 winners will then be sent on to the national level for consideration.

## NCRC NAHRO Conference Scholarship Applications

The NCRC Board of Directors has approved a scholarship opportunity for one attendee for the upcoming 2024 Annual NCRC NAHRO Conference hosted by OHAC which will take place in Cincinnati, Ohio on May 1-3, 2024.

## Ernest J. Bohn Scholarship Applications

NCRC NAHRO is pleased to announce the availability of its annual Ernest J. Bohn Education Scholarships. Two successful candidates are eligible for scholarships in the amount of \$1,000.00 or \$500.00 respectively. Scholarship funds may be used for any expenses directly related to post-secondary education (tuition, room/board, books, etc.).

## Charles A. Thompson Memorial Award for Distinguished Service

The Charles A. Thompson Memorial Award for Distinguished Service recognizes an individual who has exhibited outstanding leadership qualities, involvement in his/her community and sincere interest in the citizens served. Application must be received by April 1, 2024.

## Alvira B. Long Memorial Award

The Alvira B. Long Memorial Award honors a current commissioner, or one who has served within the past 12 months, who has demonstrated excellence in advocating for and developing the financial, political, and community support necessary to ensure the continuation and expansion of housing or community development programs. The award was established in the name of Alvira B. Long to provide a living acknowledgment of the outstanding contributions she made to the housing field. Each nominee must be an individual or associate member of NCRC and National NAHRO and have contributed in the areas of community leadership, advocacy, and public relations as well as to the activities of NAHRO. Application must be received by April 1, 2024.

## Rising Star Award

The Rising Star Award recognizes an individual at the regional level, who has been involved at the NCRC or National NAHRO level for 4 years or less and has distinguished themselves as an emerging leader. Nominations must be submitted by someone other than themselves and award winners can only receive the award one time in their career. Application must be received by April 1, 2024.



**Jewell Walton**

Vice President of Public Partnerships

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📍 566 W Lake St, Suite 400

# 2024 NAHRO WASHINGTON CONFERENCE

**April 8-10**

Hyatt Regency Washington on Capitol Hill | Washington, D.C.



**Join us at NAHRO's 2024 Washington Conference, taking place April 8-10, at the Hyatt Regency Washington on Capitol Hill, in Washington, DC!**

**[Register Now](#)**

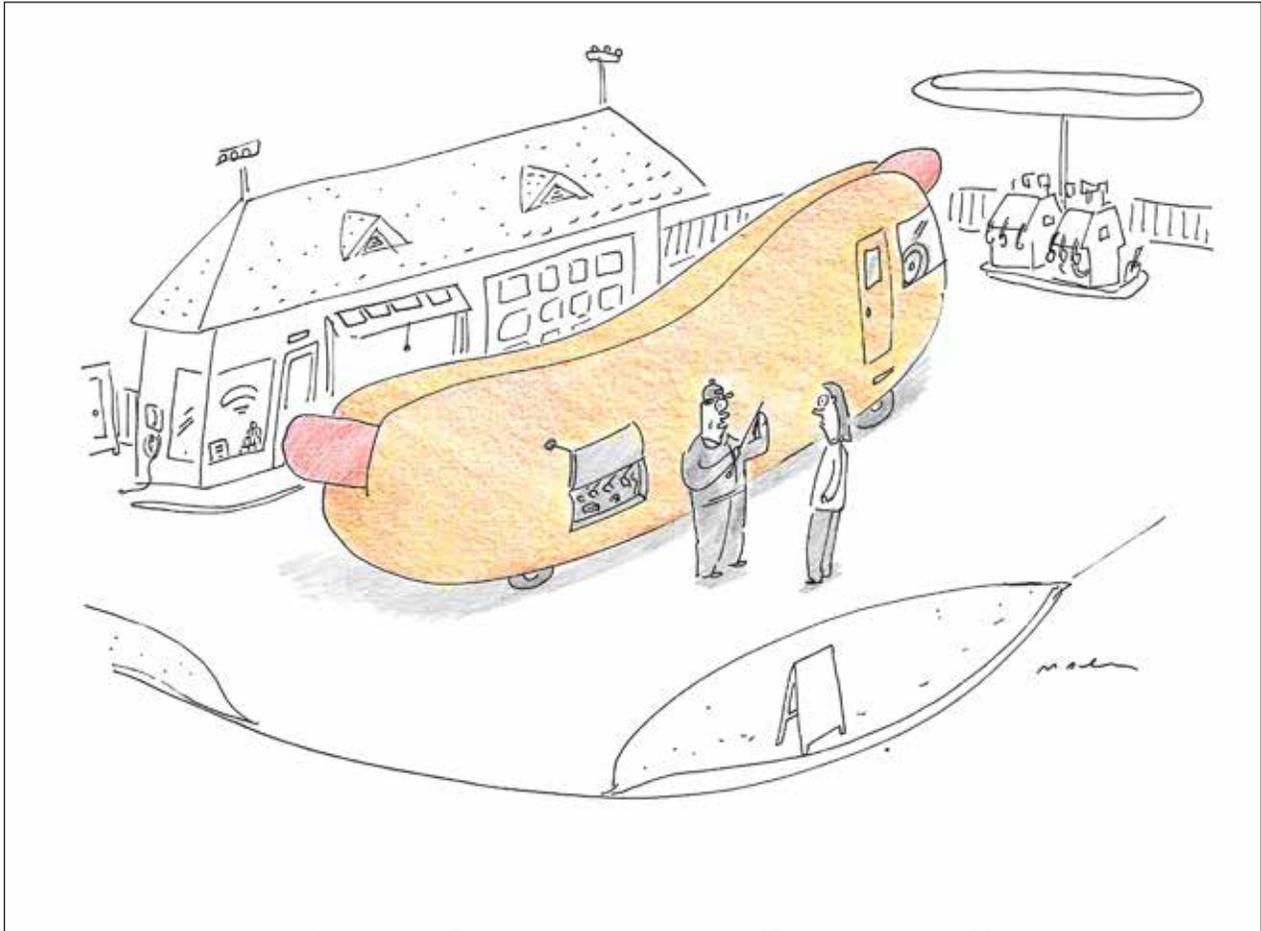
As our nation struggles with a growing affordable housing crisis and another Presidential election nears, there's no better time to join your fellow housers and community builders and meet with your Senators and Congresspersons.

The conference will include:

- NAHRO's up-to-the-minute Washington Report; HUD policy and program updates; and exciting guest speakers;
- The opportunity to take a NAHRO Professional Development course for commissioners (for an extra fee);
- A celebration of our Awards of Excellence winners; and our Legislator of the Year Award;
- And we'll make ourselves heard on Capitol Hill during NAHRO's Hill Day on April 10!

***Click for more information:***

- **[Registration](#)**
- **[Agenda at a Glance](#)**
- **[Leadership Meeting Schedule](#)**
- **[Hotel Information](#)**
- **[Travel Information](#)**
- **[NAHRO Capitol Hill Day](#)**
- **[NAHRO Professional Development Seminar](#)**



*“So, when did the ‘check mustard’ light come on?”*

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## Free Member Benefit for NCRC Members

Don't forget that you can advertise any job openings on the NCRC Website. Please submit your posting in word format to [rso@ncrcnahro.org](mailto:rso@ncrcnahro.org)

## Utilize our Member Forums

Have you visited our website, logged in and hopped onto one of our member discussion forums? This is a great way for you to network with colleagues from our 8 states. We currently have the following:

[General Forum](#)

[Small Agency Forum](#)

## Future National NAHRO Conferences

2024 Washington Conference

April 8-10

Hyatt Regency Washington on Capitol Hill

Washington, DC

2024 National Conference & Exhibition

September 26-28

Marriott Orlando World Center Hotel

Orlando, FL

2025 Washington Conference

March 10-12

Grand Hyatt Washington Hotel

Washington, DC

2025 National Conference & Exhibition

September 28-30

Phoenix Convention Center

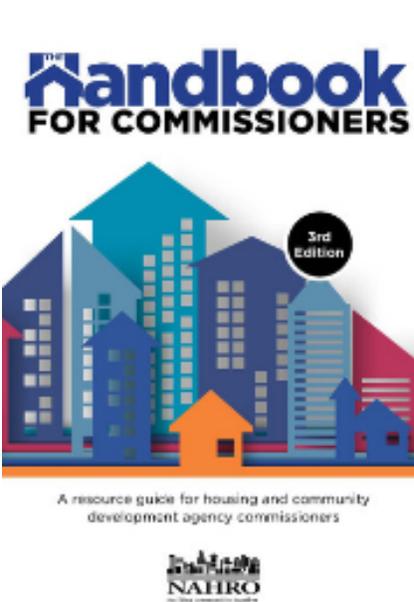
Phoenix, AZ

2026 Washington Conference

March 9-11

Grand Hyatt Washington Hotel

Washington, DC



# NEW EDITION!

## NAHRO's Handbook for Commissioners

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# STATE CHAPTER REPORTS

## ILLINOIS CHAPTER

Jackie L. Newman, President



### 2023 In Review

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



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

- Jayden Watts – K-5<sup>th</sup> grade
- J. D. Rae Gettings – 6-8<sup>th</sup> grade
- My’Aire Loudon 9-12<sup>th</sup> grade

*IL NAHRO State Poster Contest Coordinators are: Deb Alfredson from NiReach (Winnebago Housing Authority) and Latina Faulkner, from Springfield Housing Authority.*

IL NAHRO Members participated in NAHRO’S Legislative Conference held in Washington, D.C. March 2023.

- Board members were able to meet with Representatives from Senator Durbin’s, Senator Duckworth’s and Representative Nikki Budzinski’s office – thanking them for their support of affordable housing; discussing the President’s proposed budget; discussing affordable housing initiatives within respective districts; as well as sharing the dire need for the expansion, preservation and rehabilitation of additional affordable housing for the various populations, especially the unhoused with diverse challenges.
- IL NAHRO Board members have participated in several follow up meetings with the Senator’s offices since March.

Various IL NAHRO Board members continue to

actively serve on NAHRO’s Board of Governors.

At the 2023 Washington conference IL NAHRO Board members were hard at work when breaking news came from HUD’s General Deputy Assistant Secretary, Dominique Blom that HUD would not be moving forward with changing the ACC to a “skinny” ACC. The tireless advocacy work of PHAs continues to pay off as we advocate for our agencies to HUD.

### **Job well done Advocates!!**

- Various members of IL NAHRO Board continue to serve monthly on NAHRO sub-committees (Commissioners, Professional Development, IRGE, Diversity Equity & Inclusion, Member Services, Policy & Partnerships, etc.)
- IL NAHRO Board member(s) are currently participating in the Racial Equity Roundtable on Back Homelessness for the Governor of State of Illinois. This Task Force meets quarterly in Chicago, Illinois. One of the current focuses of the Task Force is to work with Continuum of Care providers to connect with Black unhoused people in Illinois. A report from the State of Illinois is forthcoming.
- IL NAHRO Board member(s) have been appointed by the Governor and are actively participating on the Illinois Affordable Housing Review Committee which advises on all affordable housing programs in the State.
- IL NAHRO Board members participated in the MTW Demonstration Annual session held in Washington, D.C. April 2023.
- IL NAHRO held its Annual Conference August 9-11, 2023 in Springfield, Illinois – “85 Years & Counting: A Celebration of Success”.
  - Conference attendance was up from 2022.
  - Workshop facilitators included Regional Administrator, Diane Shelley; HUD Director, Wil Dawson; NSPIRE –presented by HUD’s REAC Team from Washington, D.C.; FSS/ROSS staff from Washington, D.C.; NAHRO President-elect, George Guy.
  - For the first time – IL NAHRO sponsored an HCV & PH Certification training inside the



- annual conference.
- For the first time – IL NAHRO included a Human Resource Development professional development series
  - Employment Labor Law Update
  - Handling employee complaints
  - Investigations
  - Progressive Discipline
  - HR Trends
- Professional Development sessions included:
  - Adverse Childhood Experiences (ACES)/ Trauma Informed Care
  - A Fresh Look @ Repositioning: New Tools & Resources
  - ROSS Program – Best Practices
  - FSS Program Design – Best Practices

Elections for the 2023-2025 IL NAHRO Term were held at the annual conference.

- December 2023 – several IL NAHRO Board members participated in NAHRO's BOG Strategic Planning Retreat in Atlanta, GA along with other NAHRO and PHA professionals from across the country providing suggestions/ideas for charting the course for the current NAHRO leadership & administration for the next 2 years and beyond. Eugene Jones, CEO of Atlanta

Housing Authority and his administration hosted a remarkable on-site tour of ATL's facilities for NAHRO's BOG.

- Finally, IL NAHRO is gearing up to assist in serving as host for NAHRO's Summer Symposium scheduled for July 10-12, 2024 in Chicago, Illinois. Details coming soon. IL NAHRO President

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**IOWA CHAPTER**  
**Jodi Royal-Goodwin**  
**President**

In October, Iowa NAHRO seated new officers in 3 offices, and installed 4 new members. As the new president I have 2 observations. First, the first quarter in this role has flown by; and 2) I am super glad Marty is still around as past president to provide direction and feedback!

The Conference Committee continues to plan for the spring conference, Let's Face It Together. The conference will kick off April 22 with the annual lead refresher course and be followed by 2 full days of sessions on current hot topics, including HUD presentations on HOTMA, NSPIRE, Build America Buy America, the Capital Fund Program and a number of HUD's electronic systems as well as continued guidance on issues such as

human resources, fair housing, open records law, and financial management. The Professional Development Committee is also working to schedule more intensive training on HOTMA and NSPIRE in state for all of our members and Iowa housing authorities.

The Iowa Economic Development Authority and Iowa Finance Authority continue to allocate unprecedented resources for housing, both from ARPA and state resources, to address the need statewide. The Iowa Housing Trust Fund allocation to housing was increased for the first time in 2023, but at the same time the state adopted legislation that prevented municipalities from adopting source of income protections. Then, over the summer, the governor eliminated the Council on Homelessness, ending years of public-private coordination to serve those most in need. As we head into the 2024 Iowa legislative session this January, we will be watching for activity related to addressing affordable housing in Iowa.



**MINNESOTA CHAPTER**  
**Jill Keppers, President**

As we wind down 2023, the Minnesota Chapter continues to move full steam ahead in preparing for both the upcoming legislative session and the implementation of the \$1.3 Billion in housing programs

passed by the state legislature this past year. We have fund raised with our large member organizations to contract with "Section Eight Associates" (SEA) for consulting on the program development of "Bring It Home Minnesota," the new state voucher program set to roll out in 2024. We have established a work group to design the program in order to submit this to the Minnesota Housing Finance Agency (MN Housing) as a template for them to use as they implement the program. We are very fortunate to have a former HRA Executive Director who has been hired by MN Housing to oversee this program. Many of you may remember her, Jennifer Bergman.

At our December Board meeting, Board members volunteered for the various committees. One project this upcoming year is the updating of the resource library that Minnesota NAHRO keeps for its members to access. This resource library includes policies, sample letters, and other items that our agencies can use as they run their organizations. This resource is very helpful to members not only for HRA specific policies, but also for implementing new legislative changes. One such change effective January 1, 2024 in Minnesota is mandatory earned sick and safe time for all employees.

This past legislative session in Minnesota also brought many changes to tenant-landlord law. Minnesota NAHRO engaged with the Duluth, MN HRA's general counsel to provide training not only at our annual conference, but also via webinar to help agencies

prepare for the coming changes and those already implemented. Other trainings that were completed at the end of 2023 included the final virtual maintenance webinar and the final virtual commissioners' webinar. Both of these series of webinars were implemented in 2023 and were well received by our members.

As we approach 2024, we are poised to market both the "What Home Means to Me" poster contest and our state/regional/national scholarship opportunities. With the legislative changes in Minnesota for tuition coverage for income-eligible students attending a state college, MN NAHRO has changed their scholarship eligible expenses to include any expense that would be allowed under a 529 college savings plan. We believe it is important as "housers" to allow our scholarships to include payment of eligible housing expenses (among other 529-eligible expenses).

We also approved our 2024 lobbying contract and are sending out a survey to our members to assess their support of the various issues MN NAHRO is bringing forward this session. Our Day at the Capital is scheduled for February 28, 2024. Our conference schedule for the year has also been set:

- Executive Retreat – Eagan, MN – February 29-March 1;
- Housing Symposium – Grand Rapids, MN – May 20-22; and
- Annual Conference – Brainerd, MN – September 16-18.

Other virtual and in-person events will also be scheduled as presenters are booked including both HOTMA and NSPIRE training. Our membership drive is currently underway, and we will continue to strive to add value to our members through our educational offerings and lobbying for their interests.



**MICHIGAN CHAPTER**  
**Gary Valentine, President**

Greetings NCRC,

I am so excited to start the year off running.

First a little something about me. My career started in emergency medicine. I worked a year of EMS in Clare County before taking a full-time job in Montcalm County in EMS and later as a Paramedic Supervisor. After 10 years in this role, I decided it was time for a change and started a new career with the Greenville Department of Public Safety (Police/Fire/Rescue). I retired at the rank of Sergeant after 33 years, even doing a stint as Interim Director of the agency. I was fortunate to attend many management and leadership classes in my career. Upon my retirement, I started my own business doing primarily school safety, security, and

staff training, but have branched out to housing agencies, houses of worship and small office groups.

When I retired, I had no idea what housers did. I was taking a call my last week of work at one of our high rises and a lady who used to do transcription for the police department was working for our local housing commission, mentioned there was a board opening and introduced me to the Executive Director. I was invited to become a board member and appointed by our city manager for the position. I had no clue what I was getting into. Now 11 years later and with the support of some great and respected mentors, I have jumped in and now have the privilege of leading MI-NAHRO and in the process, breaking the mold. MI-NAHRO has never had a commissioner as Senior VP until our previous President Sharon Maki (and Jim Dewey) gave me a push and wanted me to run for and was elected to fill that position. We have never had a commissioner as President. I am proud to say that this term is another mold breaker. Not only am I a commissioner serving as President of MI-NAHRO, but we have another commissioner serving as Senior Vice President in Renee Smith from Ypsilanti Housing Commission. Previously, all these roles were served by Executive Directors. We were both supported and encouraged to take the leap and we are both happy to bring ideas and energy to the table. The point is we (commissioners) are not just commissioners. We are appointed overseers of our individual housing commission's/Authorities executive director. We set the tone for the agency, but it doesn't have to stop there. You can continue to grow with education and involvement and reach new highs not only personally, but also for the people we serve. We have several new board members that have stepped into new roles within the local, regional and national organization, and I have a feeling this is only the beginning as we move forward in growing the organization and remaining relevant to our members' needs.

To the Executive Directors, I have one thing to say. I (we) commissioners do not know all the ins and outs of your job, nor should we. However, we have many new and seasoned Executive Directors on board to offer insight to legislation that may impact local housing operations.

We had our fall that we partnered with another organization to make it a joint conference. Michigan NAHRO and the Michigan Community Development Association (MCDA) held their joint conference at Crystal Mountain. I can say that the conference feedback from each organization was deemed a resounding success. The MCDA president and I have both expressed a desire to explore doing more joint conferences.

As we move forward, Renee Smith, Senior Vice President, is leading the charge with the conference planning team and diligently working on our spring conference to be held in Port Huron, Michigan at the beautiful Blue Water Convention Center on April 17 – 19. You have an open invitation to attend, so put it on your calendar and I hope to see you there. Our goal for conferences is to provide break-out sessions that provide training that is relevant, impactful, and pertinent to your desires and needs. We will continue to support our commissioners and maintenance staff by offering supportive training. Additionally, we will be looking to provide requested training for other staff members. On the horizon after our spring conference, will be our 2024 fall conference at Boyne and in 2025, MI-NAHRO will be hosting the North Central Regional conference to be held at the Motor City Casino and hotel. More information will follow as we get closer. *Things are happening.*

On the national scene, congress still does not have its poop in a group and the ever-changing political landscape is impacting all of us personally, but also in our roles as housers. HOTMA, INSPIRE, Inspections, Capacity, Capital Needs, Capital Funds. These are all hot topic issues. Our parent organization NAHRO is actively involved on Capitol Hill working on behalf of us and the millions that we serve. Keep an eye out for notices from NAHRO via e-mail and the publication the Monitor. Again, your voice matters!

Renee Smith and I represented Michigan in Atlanta Georgia for the National Leadership retreat as other from NCRC were in attendance. We are on the ground floor working with NAHRO leader from across the country giving input in the development of the strategic plan to guide NAHRO for the next 5 years.

As we set the goals and objectives for our current MI-NAHRO term, I am reminded of the point former MI-NAHRO President Maki made that Michigan will be taking a close look at various pieces of legislation and look at how it impacts our operations, the impact on the people we serve and even the impact on people who don't need our services.

Recently, I read an article from the Ripon Forum by former Secretary of Housing and Urban Development Ben Carson and U.S. Congressman Andy Barr about the ongoing crisis of homelessness in America. Despite decades of effort and billions of tax dollars of the American taxpayers, the number of homelessness individuals continues to rise. The article states that more and more we are seeing the visible consequences of untreated substance abuse disorders, mental illness is having on individuals and the environment of our communities. The article goes on to take aim at HUD's Housing First approach

and its failed attempt in solving this problem. The Housing First approach is premised on the idea that by giving people housing without preconditions, the homeless individual will then have the means to stabilize his/her life. However, the problem with this approach is that it prioritizes permanent housing for the homeless without requiring them to address any of the underlying problems or the root causes, usually substance abuse and mental illness. The article goes on to talk about how they see the issue of Housing First. Rep Barr has presented the Housing Plus Act that he hopes to address some of the problems with Housing First. Although I have not read the act yet, I agree that Housing First does not really address the problems we see daily. I look forward to seeing what the Housing Plus Act addresses and if it moves toward legislation.

When I got involved with housing, mentors, and trainers at all levels, all said We are Houser's and that we are there to offer a Hand-Up and Not a

Handout. I think sometimes we may lose focus a little and try to be all things. Granted some folks due to no fault of their own need continued support. Yet others have bigger issues. However you look at it, we have our job of providing Fair and Affordable Housing to those in need and qualified. But we also need other organizations to get increased funding to provide wrap around services so that we can truly be offering a Hand Up for self-sufficiency so Public Housing is not a lifelong benefit. We want our citizens to be healthy, productive members. At MI-NAHRO, I hope we are that voice and remember we cannot do it all, it must be a team effort from all levels of both public and private organizations. Again, this goes back to advocacy and looking at legislation and the overall picture on how it impacts all our citizens.

In closing we all have a big job to do. Hold our heads high, let us continue to be leaders and change makers.



## OHIO CHAPTER Judith Carlin, President

The Ohio Housing Authorities Conference (OHAC) is excited to be hosting the 2024 NCRC/OHAC Spring Conference, May 1 – 3 at the Summit Hotel in Cincinnati, Ohio. Cincinnati is a beautiful city with lots to experience. We hope you will enjoy yourselves in Ohio.

The OHAC Training & Conference Committee has been busy planning for the upcoming spring conference. A few of the tentative topics the committee is working on procuring:

- *Finance Workshop*
- *HOTMA General Session*
- *Davis Bacon/BABA*
- *EVMS/2-Year Tool*
- *Portfolio Repositioning*
- *Development Process Presentation and Tour of Cincinnati MHA properties*
- *Fair Housing*

- *Planning for Success (Contingency Planning, Succession Planning & Best Practices)*
- *HCV, HOTMA & Portfolio Repositioning Round Tables*

The Committee is also tentatively planning stand-alone trainings including:

- HCV Executive Management Training (Nan McKay) – Mid-March 2024
- Procurement Training
- Systems Access Training – HUD (possibly at a Directors')

The OHAC 2024 Fall Conference will be held September 18 - 20 at the Hilton Polaris Hotel in Columbus, Ohio.

Judy Carlin, OHAC President, has assigned an Ad-hoc Committee, the State Auditor Committee, in addition to the standing committees. The committee will continue dialogue between OHAC and the Ohio State Auditor's Office to work on issues and challenges that have arisen with the housing authorities in Ohio, recently being audited by the state office.



**NEBRASKA CHAPTER**  
Rita Morales President



NE NAHRO had another successful fall conference under our belts! We had such an amazing conference and a stupendous turn out. There were a lot of new faces which makes me happy to see our great state participating and wanting to learn. I have faith that we will see amazing advances in leadership and trainings these upcoming years.

One of the awards given out at Fall Conference is the Emerging Leader award. This year, it was presented to an employee from Western Nebraska

named Marissa Lucius. These accomplishments make me excited to see what all can be done next.

Nebraska housing authorities are continuously learning all we can on all the HOTMA and NSPIRE changes. We are working to educate our landlords as to not lose them to all the changes and chaos.

I'm excited for the Chicago retreat and hope to see everyone there!



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**February 27, 2024 - February 28, 2024 EST**

Faculty: Darlene Kelly

**[Excellence in Customer Service](#)**

**February 28, 2024 - February 29, 2024 EST**

Faculty: Bobby Collins

**[Public Housing Manager](#)**

**March 05, 2024 - March 14, 2024 EST**

Faculty: Bobby Collins

**[Public Housing Occupancy, Eligibility, Income and Rent Calculation \(PHOER\)](#)**

**March 11, 2024 - March 15, 2024 EST**

Faculty: Marsha Parham-Green

**[Commissioners Guide to Monitoring & Oversight](#)**

**March 19, 2024 - March 21, 2024 EST**

Faculty: James Inglis

**[Get Your Team NSPIREd: Ensuring Your Public Housing Teams are Ready to Implement NSPIRE](#)**

**March 19, 2024 - March 20, 2024 EST**

Faculty: Darlene Kelly

**[Procurement and Contract Management](#)**

**March 25, 2024 - March 29, 2024 EST**

Faculty: Jim Inglis

**[Implicit Bias: What Is It and Why Does It Matter? and Privilege, Bias, and Debiasing Systems](#)**

**March 26, 2024 - March 27, 2024 EST**

Faculty: Lisa Baker

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Faculty: Dennis Morgan

**[HCV Portability](#)**

**April 02, 2024 - April 03, 2024 EST**

Faculty: Adel Hsu

**[Family Self-Sufficiency](#)**

**April 15, 2024 - April 19, 2024 EST**

Faculty: Adel Hsu

**[How to Effectively Manage Your Maintenance Program](#)**

**Tuesday, April 23, 2024 - Friday, April 26, 2024 EST**

Faculty: Wayne Hood

**[Executive Management and Leadership](#)**

**Monday, April 29, 2024 - Thursday, May 02, 2024 EST**

Faculty: Clif Martin

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

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