

# Housing Focus



Addressing the needs of Housing Authorities & Community Development Organizations in Illinois

**Message from the President:  
Jackie L. Newman**

**Get Ready!! Get Ready!!  
Get Ready!!!**



**It's almost here!!! We are only a few weeks away** from the annual conference and we are extremely excited about the action packed conference agenda!!

**If you have not done so already, there is still time to get registered.** You don't want to miss this extraordinary opportunity to network, interact with panel session leaders, glean from the experts and strategically position your Community Development organization or PHA towards a future of greater success!!

**Our host PHAs**, (Rockford, Winnebago & Freeport) are eagerly awaiting your arrival and are looking forward to showcasing the cutting

**August 2016**

edge housing initiatives and partnerships that are happening in their area. HUD officials will be on-site leading workshop sessions and interacting with conference attendees, as well.

**I look forward to seeing you in Rockford** in a few weeks. Again, if you have not registered, please don't delay – register today!! ILNAHRO will only be as strong as its membership support. Come to learn, share and network. Can't wait to see you there!!

Respectfully,

*Jackie L. Newman*  
ILNAHRO President

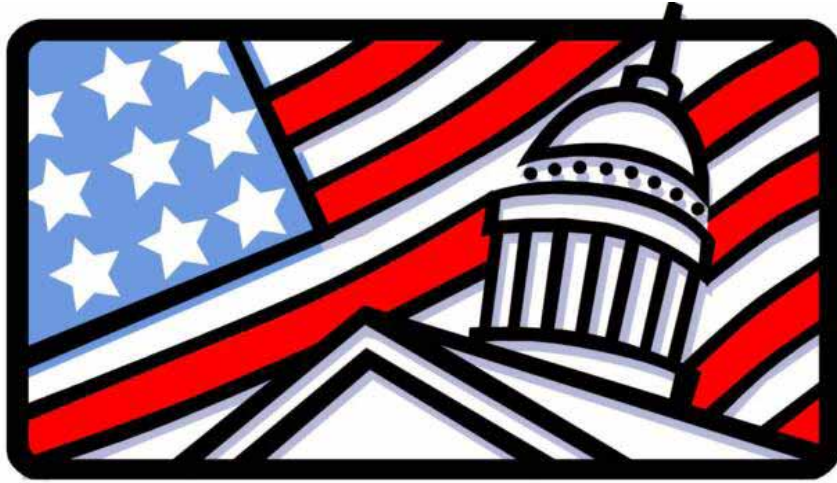
**2016 IL NAHRO Conference  
Registration Information**

**ILLINOIS**



**NAHRO**  
*building communities together*

# In **THE SPOTLIGHT**



## **Action Alert!**

### **Remember to Thank Your Legislators for Passing a Housing Reform Bill (H.R. 3700/S. 3083)!**

The first week of NAHRO's August recess advocacy campaign is nearly over. Thank your legislators today for approving the Housing Opportunity Through Modernization Act (H.R. 3700/S. 3083), which President Obama signed into law last week. You can send a thank-you letter via our online advocacy center.

NAHRO supported many of the reforms within the bill since its inception. NAHRO President Steve Merritt testified at a hearing in the House Financial Services Committee on the bill in October 2015 and NAHRO joined a broad coalition of housing stakeholders pushing for the passage of the bill, which sent several letters to Capitol Hill and held meetings with Congressional staff.

The bill provides PHAs with effective tools and mechanisms to improve the operation of their programs and expands the suite of tools available to PHAs to manage and preserve their portfolios. For more information, please see our previous Action Alert and Direct News items on the bill.

Thank you so much for your participation in the first week of this critical August recess advocacy campaign! Next week, be prepared to ask your legislators to take action on the Small Housing Agency Opportunity Act (S. 2292, H.R. 4816).



# Chicago Launches Subsidized Housing Program for Human Trafficking Survivors

July 27, 2016

By Mary Ann Wren, Program Analyst Region 5

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Over the next three years the Chicago Housing Authority will provide 60 subsidized housing vouchers specifically for survivors of human trafficking in Chicago, the first program of its kind.

The program is a partnership with the Chicago Housing Authority (CHA), the Administration for Children and Families Region 5 Immediate Office of the Regional Administration (IORA) and the Region 5 Department of Housing and Urban Development (HUD). In the [Federal Strategic Action Plan on Services for Victims of Human Trafficking in the United States](#) launched in 2014, ACF committed to partner with HUD to identify and remove the barriers for human trafficking survivors to qualify for available housing. Angela Green, ACF Region 5 Regional Administrator, said the biggest issue impeding the recovery process for survivors is the need for immediate stable housing coupled with targeted

ongoing supportive services.

Mary Howard of the CHA agreed. “There is a significant lack of housing for people who are leaving their situation. It’s much analogous to victims of domestic violence when there wasn’t safe housing many years ago.” Local social service agencies will identify potential participants and refer them to CHA. The service providers will maintain supportive services to the survivors to ensure stability during their recovery process

Human trafficking survivors are often still at risk for further exploitation. A stable housing environment with access to supportive services will allow them to rebuild their lives and forge a path to freedom, independence, and self-sufficiency.

## CHA AWARDS \$268,000 IN SCHOLARSHIPS TO 230 CHA RESIDENTS TO SUPPORT COLLEGE AMBITIONS

July 13, 2016 09:48 AM



The Chicago Housing Authority announced today that it has awarded 230 prospective and current college students with \$268,000 in scholarships for the coming school year. The scholarship winners were notified on July 5 and can use the funds for the 2016-2017 school year to cover costs including tuition, fees,

room and board, books and other eligible expenses.

Open to all eligible CHA residents or Housing Choice Voucher holders, the recipients are selected through a competitive process that includes the evaluation of essays, grades and community service. 208 of the recipients will receive \$1000 awards; 20 will receive \$2500 and, for the first time, two students will receive \$5,000 Leaders in Community Service scholarships, created in honor of CHA staff members who passed away in 2015. One winner will be a college freshman this fall and the other is a current college student.

“I am delighted that the CHA is able to once again provide this support to our college students so they can focus on their studies, goals and ambitions rather than worry about how they are going to pay for school,” said CHA CEO Eugene Jones, Jr. “These awards are always important, but even more so in our Year of the Youth, where



in 2016 we are focused on providing as many resources and opportunities for our young people as possible.”

Jones said that the awardees this year are as diverse as the city with the youngest recipient being 17, the oldest 65 and the average recipient being age 23. CHA scholarships are open to all eligible CHA residents including adult learners who are working to improve their own and their families’ lives.

“I am impressed and inspired by these students – both the young and the old,” said Jones who will get to meet many of the recipients personally at the CHA’s ‘Take Flight’ college send-off event in August.

Jones explained that while scholarships have long been available to CHA residents, three years ago the agency took the program in-house to better understand and refine the opportunities available to students. Since that time, CHA has awarded \$850,000 to 534 recipients, who in turn attend colleges across the city, state and nation. 99 are returning scholarship winners whose achievements and hard work have resulted in ongoing support from CHA.

Scholarship winner Danielle Coker attends Vanderbilt University in Nashville, Tennessee and is a returning scholar entering her third year in college. While the university provides great support for students in need, it didn’t cover all of her expenses and the CHA award has helped. “There was a gap that the CHA scholarship has filled, so that I wouldn’t

have to take out any loans for undergrad. It is a stress-reliever, especially considering all of these horror stories I hear about students paying off loans for the rest of their lives. It’s a stress-reliever for my family, too,” said Coker, who lives in the Bronzeville community.

Coker is double-majoring in Communications and Human and Organizational Development. She hopes to go to law school after graduation to become either a corporate or family services attorney.

Scholarships, however, are not the only way CHA encourages and supports the attainment of college degrees. CHA also offers a paid summer internship program to eligible undergraduate and graduate students, and offers students the opportunity to leverage their scholarships by combining funds with other support. The Partners in Education program for example allows students to take summer courses at City Colleges of Chicago for free and transfer those credits to the college or university they attend. On average, students save \$1,600 in tuition, books and fees for one three credit hour course, and the majority of CHA Scholarship awards are \$1,000.

The CHA scholarship application process opens each year from mid-January to mid-May, with awards provided for the following fall semester. More information is available by visiting the CHA website at <http://thecha.org/education>.

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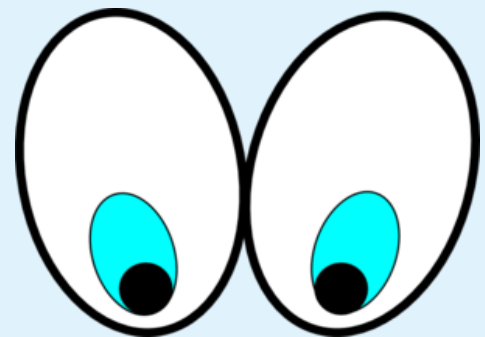
## On the Lookout!

IL NAHRO is looking for a housing agency that might be interested in hosting the 2017 IL NAHRO Conference.

As a host agency you will be a part of the conference planning committee and help offer suggestions for session topics and presenters. This is a great opportunity for agencies to highlight the great things you are doing in your community.

If you are interested in being a potential conference host please contact Cheryl Anne Farmer at [info@ilnahro.org](mailto:info@ilnahro.org) by July 31, 2016.

Please contact [Cheryl Anne Farmer](#) or [Jackie Newman](#) if you have any questions.



# The International Research and Global Exchange Committee

## *A Committee member's experience*

Dan Trozzi, IRGE member

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As an individual who worked in several countries, experiencing everyday life as a resident not as a tourist, I was anxious to join NAHRO's International Research and Global Exchange (IRGE) committee to share my everyday experiences living and working abroad. What I learned was far more important from those on the committee and from NAHRO's international partners. I learned about the difficulties and obstacles they face on a daily basis to provide and manage affordable, sanitary housing and create viable communities on a global scale. I did not realize that many of the complexes I traveled past every day, in several of the countries I worked, were public and subsidized housing units until I joined the committee. Appearances and attitudes were very different than what I was exposed to here.

Many countries throughout the world face the same affordable housing crises we do but on a much different scale. Our goals are the same but some are face with much more critical demands such as supplying clean water and having a reliable infrastructure. There were many similarities but yet many differences. The challenges can be far greater for some of our international members than those we have to deal with here in this country. They may differ in magnitude but we are all driven by the same purpose: to provide affordable housing and decent living conditions for lower income and marginalized populations.

A major obstacle that almost all agencies are faced with in the world is shrinking funding resources primarily government. Government in many countries has been the primary source of funding for housing and community development agencies and many have significantly scaled back their funding as is the story here. Agencies are forced toward alternative sources and explore creative ways and methods to fund their programs. Many have found some but few are sufficient on their own to satisfy the need. It has caused disruptions for many providers and a decline in service levels. This alone tells the story why we need to have a global conversation and collaboration to learn from one another to help address these issues.



In my first term on the IRGE committee, I traveled to Medellín, Colombia to attend the World Urban Forum. Twenty years ago Medellín was one of the most dangerous cities in the world but after a drug cartel kingpin was killed, ethical and responsible political leadership transformed the city into a safe and vibrant one. I along with two other NAHRO delegates traveled throughout the city in total safety and joined the 22,000 representatives from 147 nations for the WUF, a UN Habitat Program. It was one of the more exhilarating and exciting conference experiences I have ever had and one of the most informative. To experience so many educational sessions from the world's top urban planning experts discussing sustainability, safety, environmental protection, health, sanitary water systems, renewability, diversity, evacuation plans and many, many other topics was inspiring. I was so impressed by the amount of information provided it was definitely an overload, and the people so intimately involved with these programs were just as impressive.

Most recently I traveled to Paris to attend and speak at the International Urban Development Association (INTA). This French based organization's members consist of executive level representatives from Africa, Asia, Indonesia, Europe, Canada, Australia, South America, the USA and other locations. It too was a very impressive conference. INTA has been associated with NAHRO for quite a few years as have organizations in many other countries. A few of those include: Canada, South Africa, Israel, the UK and Australia. This year the



IRGE is looking forward to the Habitat III conference in Quito, Equator. This is a conference that occurs once every twenty years. It should be another electric event to learn and gain from organizations from around the world to address the need to feed and house its growing population.

One important note on attending international conferences or other special events, IRGE members do this on their own dime. NAHRO does not cover an individual's travel or other associated expenses nor should the individual's agency be asked to reimburse foreign expenses. IRGE wants to avoid any appearance of impropriety and conflicts of interest.

Finally, the IRGE is "urging" all state and regional chapters to consider developing their own IRGE committees. All interests and needs today are global and with an international border, the PSWRC is a prime candidate for an IRGE committee. Besides partnerships with many international organizations, IRGE is involved in study exchanges, education, advocacy and advisory committees. I hope everyone will consider getting more involved in international housing and community matters and joining our International Resource and Global Exchange Committee.

# Thank You 2016 IL NAHRO Conference Sponsors

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# Community Development Update: July 22, 2016

This NAHRO *Direct News* item is intended to provide members with a brief overview of recent news and upcoming opportunities related to federal community development and affordable housing programs and policies. Please direct comments or questions to [Jenny Hsu](#), NAHRO's Community Development Policy Analyst.

Stay connected - make sure to follow the [NAHRO Policy Team Blog](#) and [@NAHROnational](#) on Twitter.

## NAHRO Updates Website Resource Centers!

NAHRO has revamped the Policy and Programs Resource Centers located on the NAHRO website. These pages will be regularly updated to provide the latest in-depth NAHRO analysis, policy fact sheets, and information on federal regulations and notices for the selected issues important to members. The Resource Center currently has dedicated pages on: Community Development; Public Housing; Section 8; Moving to Work (MTW); Rental Assistance Demonstration (RAD); and Affirmatively Furthering Fair Housing (AFFH). Access all the Resource Centers at: <http://www.nahro.org/resource-center> (login required).

## Highlights from the Resource Centers

- ***Rental Assistance Demonstration (RAD) Toolkit***: Located in the [RAD resource page](#), the NAHRO RAD Toolkit serves as a primer for PHAs interested in learning more about RAD. This educative tool will provide PHAs with program background, a step-by-step outline of the conversion process and compliance, and additional resources important to understanding how to close a transaction.
- ***White Paper: Many Paths, One Destination – New Directions and Opportunities in Ending Homelessness***: Located in the [Community Development resource center](#) is a NAHRO white paper examining current PHA collaborations in Housing First Models and future directions for successful collaborative programming. Case studies in the paper include: effectively ending veteran homelessness in Houston, Tex.; implementing Medical Respite to save lives and reduce costs in Fargo, N.D.; and a model for working with chronic homeless encampment settings by the City of West Sacramento, Yolo County, Calif.
- ***AFFH Decision Tree Chart***: In response to requests from members, NAHRO has created a decision tree chart showing the timelines for Assessment of Fair Housing (AFH) submissions under the Affirmatively Furthering Fair Housing (AFFH) Final Rule. HUD grantees may use this chart to simplify the process of determining the appropriate AFH submission. This chart is located on the [AFFH resource page](#).

## NAHRO Comments Broadband Infrastructure Proposed Rule

On July 18, NAHRO [submitted comments](#) in response to HUD's [proposed rule](#), titled "Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing." This rule would require, with limited exceptions, broadband infrastructure to be installed at the time of new construction or substantial rehabilitation for HUD-funded or -supported multifamily rental housing. NAHRO's comment letter expressed overall support for the practicality of installing broadband infrastructure whenever feasible. However, NAHRO also expressed concerns over whether the rule would require rural and underserved communities to participate in planned obsolescence, since installed infrastructure may become obsolete by the time Internet connections are brought to those areas. The

letter recommends that HUD emphasize addressing the “last mile connection,” and for HUD coordinate with United States Department of Agriculture (USDA). Additionally, the letter appeals for additional federal funding and support to accompany the rule.

## **NAHRO Comments on Proposed Rule to Modernize the Consolidated Plan**

On July 18, NAHRO [submitted comments](#) in response to HUD’s [proposed rule](#), titled “Modernizing HUD’s Consolidated Planning Process to Narrow the Digital Divide and Increase Resilience to Natural Hazards.” The rule seeks to modernize the consolidated planning process (24 CFR 91) by adding two new concepts to the ConPlan’s Housing Market Analysis: 1) broadband access needs and 2) vulnerability of housing units to increased natural hazard risks. In NAHRO’s comment letter, the association agreed that the analysis of broadband access could exist within the realm of the ConPlan goals. However, it is disingenuous for HUD to mandate this requirement without supplementary funding or support so that states and local governments could address their findings. Furthermore, NAHRO expressed disagreement over adding natural hazard risks analysis to consolidated planning, since this type of analysis would be more impactful under other government programs that directly deal with infrastructure repair and natural hazard mitigation (which many communities already do).

## **HUD News**

[HUD Partners with Comcast to Expand Internet Essentials Program](#): On July 15, HUD announced that it was teaming up with Comcast to expand Comcast’s Internet Essentials program. After this expansion, all public housing and HUD-assisted residents that are within Comcast’s service area are eligible to apply for Internet Essentials. Internet Essentials is Comcast’s high-speed internet adoption program for low-income families. An estimated 2 million HUD-assisted homes will now be eligible for low-cost internet service.

[\\$5 Million Available for 2,000 Project-Based HUD-VASH Vouchers](#): On July 1, HUD published a list of forty-two PHAs that received a combined total of \$5 million in extraordinary administrative fees for their HUD-VASH programs. The funds were awarded to agencies that are taking aggressive efforts in housing veterans. Activities that these agencies are performing and will continue to perform with these funds include marketing campaigns to recruit landlords; hiring temporary staff to provide housing search assistance; expediting document processing; inspecting units; issuing vouchers; and executing leases.

[HUD Awards \\$8 Million in Choice Neighborhoods Funding](#): On June 28, HUD awarded \$8 million in Choice Neighborhoods Planning grants to 10 communities across the nation. The Choice Neighborhoods Initiative (CNI) helps struggling neighborhoods with severely distressed public housing or HUD-assisted housing by comprehensively investing in the community’s housing, residents and neighbors. Planning Grants, which assist communities in developing their comprehensive neighborhood revitalization plan or “Transformation Plan,” is one of two types of grants offered through the Initiative. Read comprehensive summaries of the Choice Neighborhoods Planning grants [here](#).

## **CDBG Updates**

[Transfer of NSP Program Income FAQs](#): On July 11, HUD released a series of FAQs regarding the transfer of NSP program income. The FAQs will assist grantees with the policy and procedural considerations when using the option to transfer program income. In addition, HUD will soon publish NSP Program Income Transfer Procedures designed to guide grantees through the mechanics of completing the transfer in the DRGR system and the IDIS system. HUD has also established a mailbox at: [nsp-questions@hud.gov](mailto:nsp-questions@hud.gov) for questions regarding the transfer of program income and grant closeout efforts.

## **Homeless Assistance Updates**

[FY 2016 CoC Program Competition Preliminary ARD Report](#): HUD has posted the preliminary reports that provide the dollar amounts for each Continuum of Care (CoC) for the Preliminary Pro Rata Need (PPRN) that



was finalized during the FY 2016 CoC Program Registration, and the preliminary Annual Renewal Demand (ARD) based on the final HUD-approved GIWs as of June 27, 2016. HUD will post the Final CoC ARD Report in August 2016 which will include the final PPRN and final ARD as well as the ARD at 93 percent, CoC Planning, and Permanent Housing Bonus amounts that are available for each CoC.

[HUD Data Standards Tutorial](#): HUD has posted the first set of Homeless Management Information System (HMIS) Data Standard Tutorials that explain in detail the HMIS data elements found in the [HMIS Data Standards Manual](#). These tutorials are designed as a resource for HMIS Lead agency and local CoC project staff who seek a more detailed understanding of each data element.

[Administration Releases Next Steps for Addressing Youth Homelessness](#): Last June, the White House hosted the second Policy Briefing to End Youth Homelessness. This recently published summary of the meeting summarizes the conversations that occurred and next steps for reaching the goal to end youth homelessness.

[CSH Moving On Toolkit](#): The Corporation for Supportive Housing (CSH) has developed a new toolkit for supportive housing providers, CoCs, PHAs and local/state government agencies and other organizations that would like to plan, develop, sustain and evaluate Moving On initiatives within their communities. Moving On initiatives provide tenants who are able and want to move out of supportive housing with a rental subsidy and assistance transitioning to a new apartment. HUD has provided public support for Moving On but current initiatives only exist on a small scale through scattered pilots.

## **Other Community Development Updates**

[New Guidance on the Review Process for Assessments of Fair Housing](#): HUD has published a new document that will assist program participants in understanding how the Department will conduct its review of an AFH and apply the two standards established in Section 5.162 of the AFFH Final Rule. HUD will not accept an AFH if: 1) The AFH is inconsistent with fair housing or civil rights requirements; or 2) The AFH is substantially incomplete. The document also describes the general principles that will guide HUD reviewers as they apply the two standards and additional information related to HUD's review. Also included are examples of reasons that HUD will not accept an AFH, an explanation why the AFH would be substantially incomplete or inconsistent with fair housing or civil rights requirements, and the corrective action HUD will take.

## **Research & Reports**

[HPRP Year 3 Summary and APR Narrative Analysis Reports](#): The final two reports that provide an overview and analysis of HUD's Homelessness Prevention and Rapid Re-housing Program (HPRP), a \$1.5 billion grant program authorized by Congress in 2009, are now available. The program provided 535 state, local, and territory government jurisdictions with funding to be expended over a 3-year period. In total, this program assisted over 1.3 million people experiencing a housing crisis or homelessness. These reports provide a resource for communities as a HPRP resource for lessons learned and to inform the development of local programs in the future.

[Send Red, Not Blue: The Homeless Resident](#): Published by HUD CPD's Office of Special Needs Assistance Programs (SNAPS), this report provides recommendations on how to improve communication between local homeless services providers, disaster preparedness planners, and homeless residents themselves. The report draws on the knowledge of two communities located in Florida that have experienced frequent hurricanes and have served the homeless during a disaster. Experiences were explored through a variety of data gathering methods, including focus groups of service providers and of homeless individuals. One key finding from the focus groups was that homeless persons on the street are more likely to listen and follow disaster response messages conveyed by firefighters and emergency medical technicians (EMTs) than from police officers.

[Giving Due Credit: Balancing Priorities in State Low-Income Housing Tax Credit Allocation Policies](#): Published by Enterprise, this report examines the state policies for distributing Low-Income Housing Tax Credits through

qualified allocation plans (QAPs) and identifies the best approaches for allocation credits in a cost effective manner that still develops and preserves affordable housing in high opportunity areas. A webinar on this report can be found in the “Training & Events” section of this newsletter.

## Grants & Opportunities

- [Rural Capacity Building for Community Development and Affordable Housing Grants \(HUD\)](#): Deadline Sept. 13, 2016.
- [FY2016 Continuum of Care Program \(HUD\)](#): Deadline Sept. 14, 2016.
- [Capacity Building for Community Development and Affordable Housing Grants \(HUD\)](#): Deadline Aug. 9, 2016.

## Training & Events

### *In-Person*

- [HUD Rental Housing Compliance Training](#)
  - o Sept. 27, 2016, Los Angeles, CA (at capacity, waitlist available);
  - o Aug. 10, 2016, New York, N.Y.

### *Online*

- [The Needs of Female Veterans Experiencing Homelessness](#): July 26, 2016 at 2:00 PM (EDT).
- [Giving Due Credit: Balancing Priorities in State Low-Income Housing Tax Credit Allocation Policies](#): Aug. 3, 2016 at 2:00 PM (EDT).

### *Recorded*

- [HUD HOME Underwriting and Subsidy Layering Guidelines](#): Published 7/13/16.
- [HUD ESG Program: Revising IDIS Vouchers for the ESG Program](#): Published 7/21/16.
- [HUD NSP Program Income Transfer and Closeout Effort Overview](#): Published 7/15/16.
- [HUD’s Section 108 Loan Guarantee Program as a Financing Tool “Program Design & Application Process:”](#) Published 7/11/16.
- [HUD 2016 CDBG-DR Environmental Review Webinar](#): Published 6/29/16.
- [HUD Submitting Your System Performance Measures Report in HDX](#): Published 6/21/16.

**TOMORROW** ↑

**TOWARDS** ↑

**TOGETHER** ↑

**IL NAHRO** ↑

# Save the Date

IL NAHRO Annual Conference

**August 17-19, 2016**

Radisson Hotel  
Rockford, IL



**MOTOR CITY CASINO**

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# 2016 National Conference & Exhibition Imagining America's Promise

October 14-16

Hyatt Regency New Orleans • New Orleans, LA

## **2017 National NAHRO Conference Dates**

### **Washington Conference— March 26-28, 2017**

Crystal Gateway Marriott Hotel  
1700 Jefferson Davis Highway  
Arlington, VA 22202

### **Summer Conference - July 16-18, 2017**

Indianapolis Marriott Downtown Hotel  
Indianapolis, IN

### **National Conference & Exhibition - October 27-29, 2017**

Pittsburgh, PA

Conference will be held at the David L. Lawrence Convention Center  
Hotels: Westin Convention Center Pittsburgh Hotel and the Omni William Penn Hotel

Have you visited the **Advocacy Action Center** lately?



There are a few **TAKE ACTION** items featured that you may want to check out.

<http://www.nahro.org/nahro-advocacy>



# ADVERTISING RATE SHEET

The Illinois Chapter of NAHRO is a professional membership association of housing and community development agencies and individuals. All editions will be sent by e-mail to the entire IL NAHRO membership and posted on the IL NAHRO website.

The newsletter is put out 10 times a year. January, February, March, April, May, June, July/August, September, October and November/December. Our current subscription list encompasses over 130 members/individuals.

**Submission deadlines are 20<sup>th</sup> of each month.**

The advertising rates for the newsletter are as follows:

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