

Housing Focus

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



Message from the President: Jackie L. Newman

NAHRO's Legislative conference is approaching quickly. As you know it is scheduled for April 10-13, 2016 in Arlington, VA (just outside Washington D.C.). This conference is a great opportunity for PHAs and CD organizations to connect with key Congressional offices. These meetings provide an invaluable opportunity to meet with your Congressional Office with a unified voice and message educating and informing members of Congress on the critical role that affordable housing and community development programs play in their districts. NAHRO's Washington Conference is a great opportunity to learn about the latest from Capitol Hill, HUD and the White House as we prepare for 2016 and beyond.

This month, I had the opportunity to meet with Senator Durbin and Mr. Bill Houlihan while the Senator was in Springfield. In addition to 'thanking' the Senator for his continued support of Affordable Housing Issues and support of President Obama's FY 2017 Budget proposal; we had the opportunity to discuss other housing related issues inclusive of but not limited to: RAD, the Regional Housing Demonstration initiative, Tax Credits, Flint, Michigan, and the Senator is concerned about the lead levels that may exist in Public Housing properties. Thank you to all who provided me with topics and areas of concern to discuss with the Senator. He was very supportive and understanding towards the issues facing both Affordable Housing and CD organizations.

Our goal as your State Board is to always ensure that we advocate for the issues that are important to you. We want to ensure that information shared is beneficial and that we are creating opportunities for engagement by all Housing Authorities and Community Development Organizations. Each month, Housing

February 2016

Focus, will provide you information from National and ensure legislative issues warranting advocacy and feedback are forwarded to you promptly; so please ensure your e-mail addresses are up-to-date with ILNAHRO.

Thank you for your advocacy on Legislative and State issues as it continue to be increasingly important that we ensure our voice is heard. So, we encourage each PHA & CD Organization to continue 'making the case for affordable housing'. Connect with your Congress member and ensure that you invite lawmakers to tour your developments. When your representatives are home; schedule meetings with them while they are in their District Office and use the facts from your community to educate representatives and their staff.

Respectfully Submitted,

Jackie L. Newman
ILNAHRO President

ILLINOIS



NAHRO
building communities together

In **THE SPOTLIGHT**

HUD hosts the first Regional Housing Mobility Program Practitioner Convening

Cindy*, an unemployed Rockford Housing Authority public housing resident, recently received employment training from job placement from the Freeport Housing Authority for a Rockford hospital, moving into a Rockford Housing Authority Project Based assisted home near her new job that is owned by the Winnebago County Housing Authority's nonprofit. She was able to walk only fifteen minutes to work and without the additional challenges of commuting time and additional childcare expense. She was able to see the immediate difference in her life and the real ability of moving to self-sufficiency.

Cindy is a dramatic example of what can be realized with regional planning and collaboration for family mobility and affordable housing development, and an example of the positive lifetime economic impact that can be realized for her children as found in the 2015 Chetty Harvard mobility study. On January 21st and 22nd, HUD hosted a two day mobility convening at HUD Headquarters or public housing authorities and their partners from Baltimore, Chicago, Denver, Minneapolis, Philadelphia, St. Louis and Rockford--represented by the Rockford (RHA), Housing Authority of the City of Freeport (HACF), Winnebago (WCHA) and Boone County Housing Authorities (BCHA).

For the past several years the Rockford area housing authorities have partnered closely to both create new affordable housing development opportunities and mobility to help families locate to employment, education and supportive services with self-sufficiency opportunities; a 121 unit Low Income Housing Tax Credit (LIHTC) and Rental Assistance Demonstration program rehab with layered resident services, a 20 home foreclosure

acquisition and employment program; and a partnership to assist a Rockford hospital with a campus home recovery and public housing resident employment program as a few examples.

The effect of regional programs and housing development and family mobility opportunity led to the Rockford area housing authorities work with HUD to apply for the nation's second Regional Housing Initiative (RHI) demonstration program. The current Chicago area RHI lets agencies create a Project Based Voucher (PBV) pool that leverages additional PBV for agencies with few available vouchers and an Illinois Housing Development Authority LIHTC application bonus for developers to create affordable housing. A regional housing wait list makes it possible for families to locate into opportunity areas which could otherwise have jurisdictional and voucher affordability barriers. The Rockford area was selected by Econometrica, Inc. and BRick Partners LLC as part of the HUD requirement to present two profiles of project based regional housing programs—one of which was initiated voluntarily for their study to HUD. The Rockford area regional approach was similar to the challenges and aspirations of the Chicago area program, but sufficiently different in size, capacity, organization and history to give a useful peer study at the convening.

The slideshow, agenda, studies, presenters and videos of the convening can be found at the new HUD mobility resources page by googling "HUD mobility resources."





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Bruce Rauner, Governor

For Immediate Release
Friday, February 19, 2016

Illinois Housing Development Authority Board Names New Executive Director

Industry Executive Brings Decades of Experience in Housing Policy, Finance and Development

CHICAGO – The Members of the Illinois Housing Development Authority (IHDA) today voted to appoint Audra Hamernik as the new executive director of the state’s housing finance agency. Hamernik has more than 20 years of public and private industry housing experience, bringing a strong background in housing policy, finance and development to the position.

“Audra Hamernik has a distinguished career with a successful track record in affordable housing development and administration,” IHDA Board Chairman Joseph P. Galvan said. “She is a proven manager who has consistently generated positive results for public and private entities across the state, and her advocacy will be a valuable asset to the Authority as we expand opportunities for homeownership, affordable rental housing and community development throughout Illinois.”

As principal of A. Hamernik & Associates, Hamernik led a consulting firm that advised local governments and not-for-profit agencies on affordable housing development, financial feasibility, development design and funding strategies. Under her leadership, the firm secured over \$100 million in financing and equity for clients. Hamernik was also the Executive Director and Founder of Bluestem Housing Partners, a not-for-profit organization that developed over 300 affordable apartments for working families. In these roles she is credited with the creation of successful business proposals to banks, private foundations, and state and federal funding sources, as well as the coordination of complex financings that layered public and private funds to build high-quality, affordable housing. Prior to founding Bluestem, Hamernik served as Assistant Community Development Director for the Village of Villa Park and as Senior Planner for DuPage County. She was raised in Goreville, a small town in Johnson County in far southern Illinois, and earned her bachelor’s and master’s degrees in Urban and Regional Planning from the University of Illinois at Urbana-Champaign.

As Executive Director, Hamernik will be responsible for the efficient operation and growth of the Authority as it works with public and private investors, developers, lenders, community organizations and other government agencies to finance quality affordable housing across the state. She will assume her new role immediately.

U.S. Department of Housing and Urban Development (HUD) Rated Lake County Housing Authority “High Performer”

By Community Contributor Joyce E. Mason SPHR

February 5, 2016 ([Grayslake, IL](#)) - The Public Housing Program of Lake County Housing Authority (LCHA) has been rated a High Performer by the U.S. Department of Housing and Urban Development (HUD) earlier this week. This is the highest honor that can be bestowed on a public housing authority. The Public Housing Program earned a score of 90 out of 100 on the Public Housing Assessment System (PHAS) for the 2015 fiscal year. PHAS ratings are based on four indicators: physical, financial, management and capital fund.

LCHA’s Public Housing Program now joins the Housing Choice Voucher (HCV) as a federally recognized high performer. LCHA’s HCV Program has been designated a High Performer each year since 2004.

Patrick Bruno, LCHA Board Chairman commented that “David’s leadership to address this challenge and create these results with his team has been outstanding. It’s the priority of the board to ensure that our clients are receiving decent, safe and sanitary housing, along with the agency being managed at an optimal level.”

This is the first time since 1998 that the Public Housing Program at LCHA has earned this designation, which allows less red tape and entitles them to be considered for additional grant funding. Executive Director/CEO David A. Northern, Sr. focused on earning this recognition as one of his goals through the NeighborWorks America Achieving Excellence Program in collaboration with [Harvard University](#)’s Kennedy School of Government, an 18-month educational program for senior leaders in organizations working to better their community. Northern was one of 50 leaders across the nation selected to participate in this program. At the beginning of the program, each participant selects a specific and significant challenge facing their organization for which solutions will not only dramatically change how their organizations do business, but also enable them to make lasting change in their communities. By the end of the course, each organization can expect to have achieved measurable successes to address that challenge. Northern is



David A. Northern, Sr., Lake County Housing Authority’s Executive Director/CEO (Posted by Joyce E. Mason SPHR, Community Contributor)

scheduled to graduate from the program on February 24, 2016, and is incredibly pleased by the outcome of his performance challenge.

“This program has helped our organization achieve something we have not done in over 18 years,” said Northern. “It has helped our whole team approach management more effectively, and made significant improvements to our Public Housing Program which will impact our clients and community. I commend all the staff at LCHA for this accomplishment because everyone worked together as a team.”

About LCHA: Lake County Housing Authority is one of the leading housing authorities in Illinois. Established in 1946, it provides housing and housing related services for over 13,000 citizens of Lake County. To learn more about Lake County Housing Authority, please visit our webpage at www.lakecountyha.org.

This item was posted by a community contributor. To read more about community contributors, [click here](#).

House passes public housing reform bill

By Cristina Marcos

The House approved legislation on Tuesday to reform federal housing programs for low and middle income families.

The measure, which includes multiple provisions to limit housing assistance to people considered to need assistance the most, passed easily by a vote of 427-0.

Under the legislation authored by Rep. Blaine Luetkemeyer (R-Mo.), public housing agencies would be required to conduct annual reviews of tenants' incomes. Any tenants found to have income that's more than 120 percent of the area median income for two consecutive years would have to be charged more rent or move out.

Families with net assets of more than \$100,000 would not qualify to rent a public housing unit.

House Financial Services Committee Chairman Jeb Hensarling (R-Texas) said the provisions would "ensure that the resources that are devoted to these housing programs are targeted to those who are most in need."

Passage of the measure came as the Department of

Housing and Urban Development (HUD) said Tuesday that it is [considering](#) evicting thousands of public housing residents who now earn too much money to qualify for assistance.

A July 2015 inspector general report found that as many as 25,226 families were living in public housing even though they over-qualified for assistance.

Current law allows over-income families to continue living in public housing as long as they met the income requirements upon moving in.

The measure includes language authored by Rep. Maxine Waters (D-Calif.), the top Democrat on the House Financial Services Committee, that expands public housing agencies' ability to use vouchers for creating units designated to serve populations such as the homeless, veterans and people with disabilities.

The nonpartisan Congressional Budget Office estimated that the legislation would save the government \$311 million over five years.

- *Tim Devaney contributed.*

HUD TAKES POSSESSION OF ALEXANDER COUNTY HOUSING AUTHORITY

Housing agency in Cairo, Illinois placed in receivership for gross mismanagement

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) today announced that it is immediately taking possession of the Alexander County (IL) Housing Authority (ACHA). HUD is taking this action following a years-long pattern of financial and operational mismanagement, poor housing conditions, and alleged civil rights violations against the households the local housing authority was responsible for assisting. Read HUD's letter to ACHA's board chairman Andy Clarke.

As an initial enforcement step, HUD is assigning two of its experienced public housing administrators to assume day-to-day control of the housing agency, effective today. These HUD administrators will have oversight responsibility of ACHA, and will serve as its two-member board of directors. This will be a seamless transition and HUD will communicate directly with ACHA residents and employees in the coming days. Read HUD's notice to tenants.

Lourdes Castro Ramírez, Principal Deputy Assist-

HUD News

ant Secretary for HUD's Office of Public and Indian Housing, said, "This immediate and prudent action is to ensure the health, safety and wellbeing of the families residing in ACHA communities. We came to this decision as a result of ACHA's failure to demonstrate substantial improvement in the physical, financial, operational and governance issues identified by HUD in 2013."

ACHA entered into a contract with HUD on September 5, 1972, to provide public housing to qualified households. While ACHA has 494 public housing units in its inventory, HUD's recent reviews of vacant and occupied units found unacceptable living conditions, including evidence of roach infestations, mold, electrical and plumbing issues, and non-functioning appliances. HUD conducted multiple reviews since September 2013 and issued numerous findings related to the poor housing conditions. Despite multiple efforts by HUD to have the ACHA remedy these deficiencies, ACHA took little or no corrective action, thus presenting an emergency and immediate threat to the health and safety of the tenants.

In addition, ACHA entered into a voluntary agreement with HUD in August of 2015 to address several civil rights findings made by HUD's Office of Fair Housing and Equal Opportunity. On January 21, 2016, HUD issued a letter to ACHA noting that it is in violation of its civil rights requirements and the terms of the Voluntary Compliance Agreement, and required a Designated Housing Plan addressing the wait list, maintenance employee assignments and pay, lease enforcement, and employment of a permanent Executive Director.

Because ACHA failed to resolve its systemic operational problems, lacks effective leadership and is in default of its obligations under HUD regulations, the Annual Contributions Contract (HUD grant agreement with ACHA), and Federal statutes, HUD declared ACHA in substantial default of these obligations. HUD will exercise all rights and options available under the ACC, Federal statutes and HUD regulations. As an initial step and effective February 22, 2016, the ACHA Board of Commissioners and its individual members are removed and relieved of their duties as commissioners.

HUD AWARDS \$1.8 BILLION TO IMPROVE, PRESERVE NATION'S PUBLIC HOUSING

Housing authorities will use funding to modernize housing for families, seniors

WASHINGTON – U.S. Department of Housing and Urban Development Secretary Julián Castro today announced HUD is allocating more \$1.8 billion to public housing authorities in all 50 states, as well as the District of Columbia, Guam, Puerto Rico and the U.S. Virgin Islands to make needed capital improvements in their properties. See attached funding chart and view funding by public housing authority.

The grants announced today are provided through HUD's Capital Fund Program, which offers annual funding to approximately 3,100 public housing authorities to build, repair, renovate and/or modernize the public housing in their communities. These housing

authorities use the funding to complete large-scale improvements such as replacing roofs or making energy-efficient upgrades to replace old plumbing and electrical systems.

To help provide residents with decent, safe and sanitary housing and respond to the growing demand for affordable rental housing, the Obama Administration proposed the Rental Assistance Demonstration (RAD), a comprehensive strategy that complements the Capital Fund Program and offers a long-term solution to preserve and enhance the country's affordable housing stock, including leveraging public and private funding to make critically needed improvements.

“HUD has a responsibility to provide public housing residents with a quality and safe roof over their heads,” said HUD Secretary Julian Castro. “This funding, in addition to assistance from the private sector through HUD’s Rental Assistance Demonstration Program, will help housing authorities address longstanding capital improvements and preserve and enhance America’s affordable housing.”

For more than 75 years, the federal government has been investing billions of dollars in developing and maintaining public housing – including providing critical support through the Capital Fund grants announced today. Nonetheless, there has been a net loss of over 135,000 public housing units since fiscal year 2000, representing an average loss of approximately 9,000 units annually.

In 2011, HUD released Capital Needs in the Public Housing Program, a third-party independent study that

estimated the capital needs in the public housing stock in the U.S. The study found the nation’s 1.1 million public housing units are facing an estimated \$25.6 billion in large-scale repairs. Unlike routine maintenance, capital needs are extensive improvements required to make the housing decent and economically sustainable, such as replacing roofs or updating plumbing and electrical systems to increase energy efficiency.

Since Congress authorized the RAD demonstration in November of 2011, early results show it is generating significant additional capital for public and assisted housing. HUD has made awards to 60,000 public and assisted housing units in more than 340 different projects across the country. Through these awards, housing authorities have proposed to generate approximately \$3 billion in capital repairs by leveraging private debt and equity, which will preserve or replace distressed units and support local jobs in their communities – all without additional federal resources.

[The Bollinger Foundation Accepting Scholarship Grant Nominations](#)

Posted: 2/19/2016

Earlier this week, The Bollinger Foundation announced it is accepting nominations for scholarship grant awards for children of at least one deceased parent. The Foundation awards scholarship grants annually to families in which the deceased parent worked or surviving parent continues to work in the field of public housing, affordable housing, community development, or economic development. Grants are primarily awarded for educational expenses, including special education needs, school materials, and college tuition. The deadline for submitting nominations is May 6, 2016.

The Bollinger Foundation was created in 1989 in the memory of Steve Bollinger, who was Assistant Secretary for Community Planning and Development at the U.S. Department of Housing and Urban Development from 1981-1984. To date, the Foundation has awarded over \$898,000 to over 150 families through the scholarship grant program.

To learn more or nominate a family for the grant, please click [here](#).



The National Council of State Housing Agencies, known as NCSHA, is a national nonprofit, nonpartisan association that advocates on behalf of HFAs before Congress and the Administration for affordable housing resources. It represents the HFAs of the 50 states, the District of Columbia, New York City, Puerto Rico, and the U.S. Virgin Islands. Visit us on the web at ncsha.org.

Rockford Housing Authority Announces Redesigned Website Launch

Rockford Housing Authority is pleased to announce that it has launched its new, fully redesigned website, Rockfordha.org. The new site has been built in response to the changing of internet usage and capabilities. It features extensive content that pertains to RHA's mission and their services offered. Please visit Rockfordha.org

"We had to reevaluate the use of our website and how our previous site compared to other organizations like us," said Ron Clewer, CEO of RHA, "the needs of online visitors have changed so, we too have changed to meet those needs."



The new website includes more accessible information in:

- Housing Options for future and current residents
- Neighborhood and Community Development
- Events and Calendars for residents and community members
- Landlord Information
- Section 8/ Housing Choice Voucher
- The mission and goals of RHA



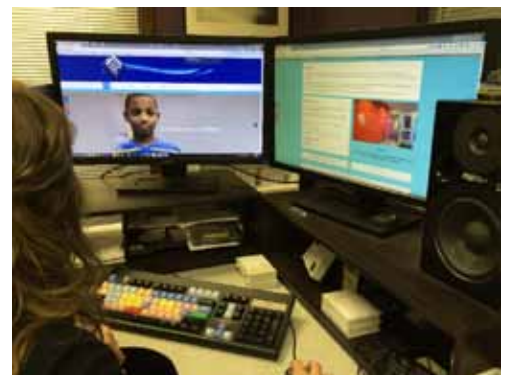
RHA's new website is designed to provide intuitive and simple guidance via mobile devices while still employing all of the conveniences of viewing on a desktop. The site is able to assist current residents, landlords, as well as future residents, landlords, and community members in making well-informed decisions about the unique community goals and needs.



"It isn't enough anymore to have a website full of information, but to show the characteristics and traits of the community we are working to build, through our website," said Clewer.

Rockford Housing Authority's new website will be updated frequently with information regarding housing, community events, business activity, and milestones within RHA and the community. Visitors are asked to please explore the new website and to sign up for the emailing list to receive newsletters and other announcement from RHA throughout the year.

For more information or call Ron Clewer at (815) 489-8750.



Why losing a home means losing everything

How the housing market exploits the poor — and keeps them in poverty.



First, the kitchen sink stopped up. And when that happened, Doreen’s family began washing dishes in the bathtub. Then food scraps clogged the tub, too, which meant that everyone had to bathe with water boiled in the kitchen that they flushed down the toilet. Then the toilet quit working, too.

Doreen, one of the impoverished Milwaukee tenants in sociologist Matthew Desmond’s new book [“Evicted: Poverty and Profit in the American City.”](#) enters an unwinnable war over the plumbing. Sherrena, her landlord, won’t fix it. A couple months go by. Doreen calls a plumber herself and deducts the cost from her rent. Then Sherrena threatens to evict her, because now she’s behind on what she owes. The two strong-willed women lock in conflict, one trying to protect her family, the other her profit margin.

The deteriorating scene in Doreen’s cramped apartment — later the pots pile up, and the roaches come, and the cooking stops, and the kids’ grades fall and the depression sets in — builds up to the central insight of Desmond’s research: Eviction isn’t just a condition of poverty; it’s a cause of it. When stable housing is elusive, everything else falls apart. Tenants preoccupied by eviction lag at work and lose their jobs. Or they have to move farther from work and lose their jobs. Or they miss the welfare appointment reminder that was mailed to an address where they no longer live, and they lose their welfare, too.

Then they *really* can’t pay the rent. And so they’re evicted again.

Desmond’s research on this grim spiral has already garnered the Harvard associate professor a [MacArthur “genius” award](#). And it has the potential to fundamentally shift how we think about the role of housing in creating and perpetuating poverty. But Doreen and Sherrena’s plumbing impasse also gets at

another sharp insight that Desmond digs into in the book’s final pages: Poverty is a relationship, he writes, involving the poor and rich alike.

There is no slum without the slumlord. No eviction without the sheriff’s deputies who carry it out. No extractive market without the government policies that protect a landlord’s right to maximum profit on a decaying apartment (in Milwaukee, it’s legal to rent out a property that vPoverty and power are intertwined in ways that leave the poor victim to exploitation — “now there’s a word,” Desmond writes, “that has been scrubbed out of the poverty debate.”

“We have this conversation about inequality today, but it’s mostly about the middle class and the rich, and it’s as if the poor — their lives aren’t bound up with the rest of us,” Desmond says in an interview. “I think housing disabuses you of that. You have to understand the role the landlords are playing in shaping neighborhoods, how they potentially expand or reduce inequality, how their profits are a direct result of some tenant’s poverty. It’s hard to argue otherwise when you see it up close.”

His book, which comes out March 1, follows eight families in Milwaukee, including white tenants in the worst trailer park in town and black renters in the city’s North Side ghetto. They’re all bound by grinding poverty and the private rental market. Like the majority of poor Americans, none of them benefit from public housing or housing subsidies. In fact, if any of them ever got to the top of the long waiting list for Milwaukee’s public housing, their eviction records would disqualify them.

It becomes clear over time — Desmond lived alongside these families in 2008 and 2009, in addition to conducting extensive survey research and records requests — that eviction isn’t a one-off consequence that follows a life crisis like a lost job or sudden medical bill. Eviction is the crisis itself, begetting its own dire consequences.

“I viewed eviction in the way that I think a lot of Americans view eviction,” Desmond says of his thinking when he started this research. “Eviction is kind of like the period at the end of the sentence: You lose your job, and you get evicted.” That story’s not wrong, he says. “But it’s half the story.”

The families in the book (Desmond has changed their names) get trapped in a nightmare where everything revolves around the procurement of housing. Hunting for it is a full-time job, which makes having an actual job that much harder. The cost of storing possessions after eviction makes it near-impossible to scrap together money for the next deposit. So families choose between housing their stuff and housing themselves. Mothers take their children out of school to help search, because having a home is more important than getting an education, when you have to pick between those, too.

Small unseen expenses, like new shoes for a funeral, cost families their fragile shelter. Calling a building inspector gets them evicted. In one of Desmond's most damning discoveries, women who phone the police to report domestic violence wind up getting evicted, too. That's because Milwaukee has a "nuisance" ordinance that allows the police to penalize landlords when their tenants call 911 too often. The system encourages landlords to resolve the problem by evicting the "nuisances."

Near the bottom of this spiral, families compromise on lower and lower-quality housing, which the rental market readily serves up. Writes Desmond:

Some landlords neglected to screen tenants for the same reason payday lenders offered unsecured, high-interest loans to families with unpaid debt or lousy credit; for the same reason that the subprime industry gave mortgages to people who could not afford them; for the same reason Rent-A-Center allowed you to take home a new Hisense air conditioner or Klausner "Lazarus" reclining sofa without running a credit check. There was a business model at the bottom of every market.

Doreen's building, as it turns out, is among Sherrena's most profitable. The landlord is a shrewd businesswoman. She sees opportunity in the foreclosure crisis, buying up "other peoples' failures" and converting them into lucrative rentals. She knows that a two-bedroom in Milwaukee's segregated inner-city rents for about as much as a two-bedroom in a nicer part of town. But properties in nicer neighborhoods cost more to buy, so the financial returns on rent in the ghetto are far better.

Sherrena knows she'll get a big payout every February, when desperate families behind on their rent turn over their Earned Income Tax Credits to her ([take note, Paul Ryan](#): "In many cases," Desmond writes, "this annual benefit is as much a boost to landlords as

to low-income working families"). She knows that it's often cheaper to evict a family than to pay for the repairs they demand. She knows that when a building is finally run into the ground, she can stop paying the property taxes and surrender it to the city.

Desmond's solution to all of this [isn't a new one](#): We should expand housing vouchers to cover every family living below a certain income threshold. Today, only about one in four poor families who qualify ever receives housing assistance in the U.S., because we simply don't fund enough of it. And we could expand aid to all of these families for less than what [we spend on the home mortgage interest deduction](#) that amounts to housing assistance for the wealthy.

Desmond's case for this idea, though, is the strongest yet. "It's just really clear to me that we can't fix poverty without fixing housing," he says. A universal voucher program, he argues, would be a jobs program, a public health intervention, a community investment and an education platform all tied into one. Frame it that way, and it might be the most effective thing we could throw at poverty. It's the thing anyone talking about poverty — including Hillary Clinton, Bernie Sanders and Paul Ryan — should be talking about.

What's more, a universal voucher program could potentially snuff out exploitation in the private rental market. It would give the poor market power to turn down unlivable housing. And it would force landlords to meet minimum housing standards. Today, many landlords avoid renting to voucher holders because they know the program comes with serious inspections — and because they know there are always more renters without vouchers or options.

"I don't want to sound Pollyannish about this," Desmond says. "I understand that poverty is never just poverty. It's often this collection of maladies, this compounded adversity. I'm not naïve about the problem. But I think that stable, steady housing is one of the surest footholds we could have on the road to financial stability."

It's not hard to imagine that Doreen's life might take a different path — picture the roaches retreating and the children's grades rising and a sense of order and worth returned to the home — if the matriarch weren't caught between a clogged toilet and a homeless shelter. Under Desmond's solution, giving her family that foothold would also mean scaling back Sherrena's profit. But isn't that a tradeoff we're willing to make?

iolates "basic habitability requirements," so long as you're up front about it).

2017



Reminder: All entries must come through the state and the regional level before they are forwarded on to the National level. If they are not, they will be disqualified.

Please download the application and narrative forms from the NAHRO website at:

Poster Contest Narrative Form

Poster Application

**DEADLINE
EXTENSION:
APRIL 1, 2016**

All STATE entries are due no later than Friday, April 1, 2016 and should be sent to the IL NAHRO office. Please see the instructions below.

NAHRO Poster Contest:

Each Commission or other interested parties are to submit their posters no later than Friday, April 1, 2016 to the IL NAHRO Office, 169 Templar Ave. Pinckney, MI 48169 to the attention of Cheryl Anne Farmer, State Coordinator. Please mark all entries "POSTER CONTEST".

Poster Specifications:

- Theme - "What Home Means to Me"
- Size - No larger than 22"x28"
- Media – Contestant may use any art media (marker, crayon, paint, textiles, etc.) but please consider that posters will need to be mailed and reproduced.
- All entries must be mailed flat.
- All contestants must sign a release making their entry the property of NAHRO and permitting du-

plication/publication thereof. The release should be secured to the back of the entry.

- Contestants name, grade level, contact information and housing authority must be written on the back of each entry in addition to being listed on the release form that is also attached to the entry.
- All contestants are asked to provide a short narrative on the inspiration, vision and importance of their poster design.
- NCRC and NAHRO is only responsible for returning the original poster to the national grand prize winner. NAHRO must receive request for returning poster by October 1, 2016.

Eligibility and Selection Categories:

Contest participation is open to all children residing in affordable housing assisted directly (i.e., public or Section 8-assisted housing) by or supported under community development and affordable housing programs (i.e., CDBG, HOME, LIHTC) administered by a national NAHRO member agency.

Three age categories of competition:

- Elementary - K to 5th grade
- Middle – 6th to 8th grade
- High – 9th to 12th grade.

The STATE winners for each age category will be announced at the ILNAHRO Conference on August 19, 2016. All submissions will be sent on to the regional level for judging.

The REGIONAL winners for each age category will be announced at the NCRC Annual Conference on April 28, 2016. The selected honoree in each age category will be submitted to the national competition by Friday, August 5, 2016.

Any questions, please feel free to e-mail at info@ilnahro.org or call 517.861.6198.

housing as a platform



CSH SUMMIT 2016

CSH Summit 2016 is tailored for leaders like you – interested in supportive housing as a platform for far-reaching change!

Supportive housing is in the mainstream and the reasons are clear: 1) it is a proven intervention; 2) it provides the stability people facing multiple challenges need to move forward; 3) it removes barriers for those struggling and assures access to critical life-building services; 4) it improves communities, and; 5) it works!

Our 2016 Summit builds on what we accomplished during the 2015 Summit and expands the dialogue surrounding supportive housing and its measurable impact on improved healthcare, better outcomes in treating substance use disorders, addressing the needs of those leaving institutions and hospitals, keeping families together, and giving our veterans the dignity they deserve.

The 2016 Summit features 9 tracks on the most pressing topics for supportive housing today. You can choose to attend an entire track or select the mix of sessions just right for you.

Our tracks include:

- Criminal Justice
- Supportive Housing Development
- Pay for Success
- Families and Youth
- Healthcare
- Tenant Success
- Rural Housing
- Supportive Housing Bootcamp - Training Center
- Ending Chronic and Veterans Homelessness

In addition to our tracks there are plenty of other opportunities to dive deeper into supportive housing through networking and pre-summit site visits.

Last year's attendance maxed out so don't delay. [Register today to attend the CSH 2016 Summit!](#)

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>

2016 National Conference Dates

Washington Conference— April 10-12; Arlington, VA (just outside Washington, DC)

Summer Conference - July 15-17; Portland, OR

National Conference - October 14-16; New Orleans, LA



Save the Date

IL NAHRO Annual Conference

August 17-19, 2016

Radisson Hotel
Rockford, IL



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 20th of each month.

The advertising rates for the newsletter are as follows:

<u>Finished Ad Size (width x length)</u>	<u>Cost per Issue</u>	<u>Cost for all 10 Issues</u>
Full Page – 7.5” x 10”	\$75	\$675
Half Page - 7.5” x 5”	\$50	\$450
Quarter Page – 3.5” x 5”	\$30	\$270
Medium/Small – 3.5” 3.5”	\$25	\$225
Business Card – 3.5” x 2.5”	\$15	\$135

<u>Website Company Link</u>	<u>Cost for Link – 1 year</u>
Banner Logo Link	\$100

If you are interested in advertising with us, please send a high resolution file (at least 300 dpi) to info@ilnahro.org by submission deadline indicated above. Acceptable files include: .tiff, .eps, .pdf or .jpeg or .png). If you have any questions please contact Cheryl Anne Farmer, State Coordinator at 517-861.6198 or by email at info@ilnahro.org.

Return form to IL NAHRO, 169 Templar Ave., Pinckney, MI 48169 or fax to 734-498-8415.

Company Name _____

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Ad Size: Full Page Half Page Quarter Page Medium/Small Business Card

Print our ad in the following newsletter issues:

- | | | | |
|-----------------------------------|--------------------------------|--------------------------------------|--|
| <input type="checkbox"/> January | <input type="checkbox"/> April | <input type="checkbox"/> July/August | <input type="checkbox"/> November/December |
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NCRC At Large Representative 4 year

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