

# Housing Focus

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



## Message from the President: Jackie L. Newman

## June 2016



ILNAHRO would like to extend a warm **'welcome'** to our new HUD Acting Director, Office of Public Housing, Dana Kitchen. The members of ILNAHRO look forward to our continued work with the HUD office leadership and staff.

### *Here is a little about Director Kitchen*

Dana joined PIH in Minneapolis in 2007 as a PHRS. She is a graduate of HUD's Leadership Development Program and spent many years with HUD concentrating on the HCV Program and assisting Region V in jumpstarting the Utilization efforts. In 2014, Dana officially took on the Division Director position for Minneapolis PIH. Prior to joining HUD, she worked for Metropolitan Council HRA, home of Minnesota's biggest voucher program. She worked with HCV and Public Housing programs, and the participants served at the HRA. She has also worked in property management and real estate offices. She is a graduate of the University of MN with a B.S. in Housing Studies, including a concentration in Community

Development, and an African/African-American Studies minor. Dana was born and raised in Wisconsin where her parents still live. Her sister, brother-in-law, and two beloved nephews reside in Ohio. Dana loves spending time with friends (and their current baby-boom of children), reading, and traveling.

ILNAHRO's Annual Conference packages were e-mailed last week. **We hope** that you will take time to **register** yourself and other staff to attend this information and technical guidance packed conference. There are lots of cutting edge sessions that we have planned just for you and we hope that you will get registered soon. ILNAHRO will only be as strong as its membership support. Come to learn, share and network.

Respectfully Submitted,

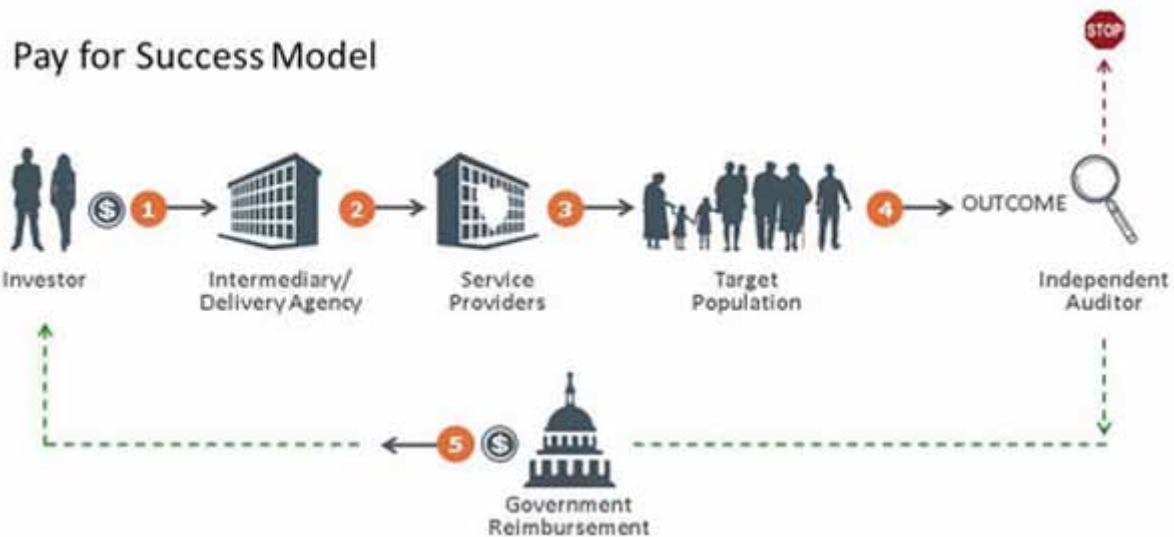
*Jackie L. Newman*  
ILNAHRO President

## 2016 IL NAHRO Conference Registration Information



# In **THE SPOTLIGHT**

## The International Research and Global Exchange Committee



The International Research and Global Exchange Committee is researching Social Impact Bonds and Pay for Success Models for NAHRO membership. This request came from an Illinois Member since the State of Illinois is a state that utilizes Social Impact Bonds and Pay for Success Models. As part of the research we would also like to align a network of agencies who have experience in either area. If you have utilized Social Impact Bonds and/or Pay for Success models please contact Ron Clewer NCRC Vice-President for IRGE at [rclewer@rockfordha.org](mailto:rclewer@rockfordha.org) or at 815-299-8019.



# Freeport Housing Authority surprises scholarship winners with more money

By Shelby R. Farrell  
Staff writer

Posted Jun. 16, 2016 at 7:39 PM

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FREEPORT — The [Freeport Housing Authority](#) gave a helping hand to 15 students looking to earn a better life through education at its fifth annual Dr. Flynn Scholarship Luncheon today.

Housing Authority Executive Director [Larry Williams](#) originally intended to hand out 20 \$1,000 scholarships, but increased the amount to \$1,300 for each student because the authority received fewer applications this year.

Preference was given to public housing residents. Applicants must be Freeport High School graduates, demonstrate proof of low income and submit an essay addressing how the scholarship will be used. The event also raised money for future scholarships.

Eight [Workforce Development Institute](#) students received \$300 scholarships for institute studies; they will graduate in about a month. [The Housing Authority](#) also made a surprise [\\$500 donation to the Billionaire's Club](#), which Freeport High School student Robert Walker created this year to help younger students with homework.

Illinois state Rep. Brian Stewart, R-Freeport, a former Freeport Housing Authority resident, was the keynote speaker at the event.

“The scholarship is only the beginning,” Stewart said. “It’s how they use that to impact their lives and our communities’ lives. That’s where it really counts. It’s only the means to an end.”

Recent Freeport High School graduate Ja’Mil Brooks-Brown, 18, was among the eight public housing residents to receive scholarships. An aspiring writer, she plans to use her scholarship at [Highland Community College](#) and then attend a four-year university.

She will start a job at Wendy’s this week, but said the scholarship will help take some financial pressure off her parents.

“I do want a better life,” she said. “I think there’s something to get out of life, not just sitting around and not doing anything. There are better jobs.”

*Shelby R. Farrell: 815-232-0133; [shelby.farrell@journalstandard.com](mailto:shelby.farrell@journalstandard.com); [@s\\_rosefar](mailto:@s_rosefar)*



PHOTOGRAPHER/THE JOURNAL-STANDARD

Fifteen students receive \$1,300 scholarships at the Freeport Housing Authority Dr. Flynn Scholarship Luncheon on Thursday, June 16, 2016. SHELBY R. FARRELL/STAFF



STAFF PHOTOGRAPHER/THE JOURNAL-STANDARD

Freeport native Quynnetta Sanders sings at the Freeport Housing Authority Dr. Flynn Scholarship Luncheon on Thursday, June 16, 2016 at Highland Community College. SHELBY R. FARRELL/



he lived in Freeport’s housing developments and offered the students advice. SHELBY R. FARRELL/STAFF PHOTOGRAPHER/THE JOURNAL-STANDARD

State Rep. Brian Stewart, R-Freeport, delivers the keynote address at the Freeport Housing Authority Dr. Flynn Scholarship Luncheon on Thursday, June 16, 2016. He reminisced about the days when



2016. SHELBY R. FARRELL/STAFF PHOTOGRAPHER/THE JOURNAL-STANDARD

Larry Williams surprises scholarship winners with more money and also made a donation to the Billionaire’s Club at the Freeport Housing Authority Dr. Flynn Scholarship Luncheon on Thursday, June 16,



# Plan for ‘affordable’ housing meets resistance in East Dundee

[Erin Sauder](#) Elgin Courier-News

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A proposal to put a three-story, 70-unit affordable senior living apartment complex in East Dundee met resistance Monday from residents and local officials.

East Dundee Village Administrator Bob Skurla said Jim Bergman, the developer behind the River Haven and Gardiner Place affordable housing campus at the northwest corner of routes 25 and 72, is proposing a similar concept on property adjacent to Summit School, at 611 E. Main St.

Federal tax credits enabled Bergman to get the other project, dedicated primarily for veterans and low-income seniors, off the ground. Skurla said the new project also would seek tax credits.

“That’s something that is done on a competitive basis. If he does not get the tax credits it’s not going to be built as an affordable housing project,” Skurla said.

He said the proposal would be geared strictly toward seniors.

“If the village is amenable to seeing that project built there, the Village Board would have to take some steps to move into that direction. It’s not zoned for that density. The village owns half of that particular site so the Village Board would also have to authorize that sale. It’s not a foregone conclusion that project would ever get built,” he said.

Bergman was not available for comment late Monday.

On Tuesday, Skurla said Bergman can’t file for his tax credits without a resolution or letter of support from the Village and with demonstrated control of his site.

“I have not heard from him directly but it would be impossible for him to file without those two items,” Skurla said. “And you heard the Board’s decision last night. I did advise Bergman by email but have not heard back. He was invited to look at a market rate apartment building on the same site but that is not his forte.”

Trustee Rob Gorman said during the meeting that he is not in favor of the proposal.

“I think the next building needs to be something that fits the needs of the community,” he said. “We have a lot of people retiring that would like to go into something like that. But the concept of using tax credits to build this says 80 percent of this community (make too much and) could not live there.”

Trustee Jeff Lynam said the state mandates municipalities to make a certain amount of affordable housing available based on population.

“East Dundee has already met that requirement with River Haven and Gardiner Place so I don’t really have the appetite for another development like that,” he said.

His preference, Lynam said, would be that the village instead concentrate on bringing commercial development to that area.

“If we want to talk about housing there, it would have to be market-rate. But I think there are other uses for that property,” he said.

Trustee Dan Selep said the proposal would allow the village to sell the property.

“In a perfect world it may not be the right building but I don’t see another offer on the table,” he said.

Trustee Allen Skillicorn said the development would back right up to some backyards.

“The reality is we should just throw this (proposal) in the trash,” he said. “That’s what I would recommend. Single-family homes with a three-story building there just doesn’t work.”

Trustee Kirstin Wood said a commercial development would lead to the same issues.

“So in my mind we need to have a conversation of what is appropriate for that area,” she said. “This needs to be thought out thoroughly before we approach any developers.”

Gorman suggested village officials ask Bergman to consider a different business model.

“I think it’s clear we would prefer something the community at large can use at a market-rate,” Gorman said.

Several audience members said they do not want an apartment complex in that area.

“Why do you have to build anything there?” asked resident Meredith Johnson. “Why can’t you leave it where it is?”

Village President Lael Miller said officials have the option of accepting or rejecting a proposal.

“The reality is we have a vacant piece of land we don’t want to own and mow every week. Anybody has right to buy a vacant lot and come to us with an idea,” he said.

Wood said the responsibility lies with both residents and the village.

“I know it’s upsetting when you have a new development coming into your neighborhood, but I think we should all be cognizant that if we move somewhere and there’s a vacant lot next to us there’s potential for it to be developed,” she said.

Miller said the proposal is only in the discussion stage.

“We consider every single option that comes on the table,” he said. “Just because it’s an option doesn’t mean the village is going to do anything but discuss it.”

Skurla said he’s also been in communication with other developers in the past week who are interested in building multi-family, market-rate housing developments in the village.

“One is 100 units and the other is approximately 200 units. Would they consider this location for a market-rate apartment complex? They said they would consider it,” Skurla said.

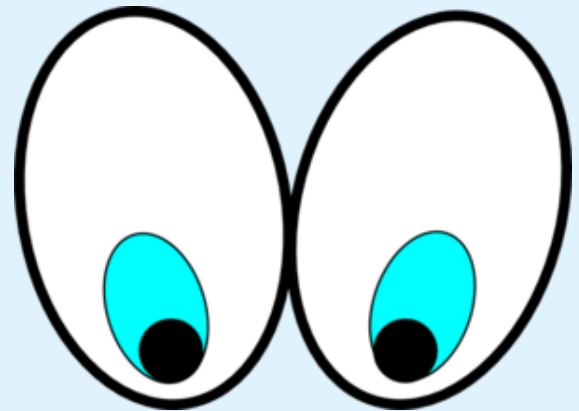
# On the Lookout!

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.



# Fill your free time during the State NAHRO Conference



With August and the 2016 State of Illinois NAHRO Conference right around the corner we want to welcome you to Rockford and give a “hometown view” of things to do while you are here for the conference! Of course you can venture to Trip Advisor to get a full update ([https://www.tripadvisor.com/Attractions-g36619-Activities-Rockford\\_Illinois.html](https://www.tripadvisor.com/Attractions-g36619-Activities-Rockford_Illinois.html)) but I often find real fun can be found when asking a “local” what places and events are special to them. Of course, each will have their own view; this is the Top Five Rockford Housing Authority Staff picks:

- Thursday night finds us at Dinner on the Dock! Along the shore of the Rock River enjoy, locally brewed beer, great food and live music at the Prairie Street Brewhouse, 200 Prairie Street, Rockford, 61107. More here - <http://www.psbrewhouse.com/events/>

- Looking for a great patio dining experience? Try Garrets, located just minutes from the hotel you can enjoy great food and drinks in a great atmosphere. Bring your clubs because they have a great driving range too! <http://www.garrettsrestaurantbar.com/>



- Stay Friday and enjoy City Market and/or Friday Night Flicks in downtown Rockford! Rockford City Market (located in downtown Rockford at the intersection of Water Street and Market Street) features local growers and vendors who sell natural products and unique retail items, live music, demonstrations and

kids’ activities. The Market starts at 3:30 pm every Friday. Free movies in Davis Park, just across the river starts at dusk as City Market concludes. <http://www.rockfordcitymarket.com/>

- Just about 20 minutes from the hotel, the 95th Annual Winnebago County Fair kicks off in Pecatonica, Illinois. August 16-21, 2016 hosts a great deal of entertainment. Fair schedule can be found here <http://www.winnebagoountyfair.com/index.php/fair/schedule-of-events>
- Surround yourself with nature in an outdoor setting that inspires the mind & energizes the soul at the internationally renowned Anderson Japanese Gardens. From brush painting to Tai Chi check out the line up at <http://www.andersongardens.org/>

For the real authority, the Rockford Area Convention and Visitor’s Bureau has a full listing of “to dos.” The Rockford region is a Real. Original. City of Gardens and rivers, and a wonderful place to spend a life - or a weekend. Request your visitors guide at [www.gorockford.com](http://www.gorockford.com). We look forward to seeing you in Rockford! Ron Clewer, CEO Rockford Housing Authority.





# NATIONAL PUBLIC HOUSING MUSEUM

## A first look at Telling Stories, Telling Belongings Rockford

Last night, over 50 members of the Rockford community came out to share their stories of living in Rockford. Located at the Fairgrounds Valley Community Center inside one of Rockford's housing developments, the event offered an opportunity for public housing residents, Rockford Housing Authority employees, and the broader community to connect through objects and anecdotes.



*A local teacher shares her "object" Ce-Ce, a student she mentored at a Rockford area high school.*

The third iteration of the Telling Stories, Telling Belongings programming, the event featured stories about a spatula, a candle, a phone, an egg timer, and even a newborn! Together the diversity of stories and the wealth of perspectives in the room enhanced the free-flowing atmosphere of the space and the informal interactions among guests.

The Museum would like to thank our program partners, CEO Ron Clewer of the [Rockford Housing Authority](#) and President & CEO Anne O'Keefe of the [Rockford Area Arts Council](#) without whom this event could not have been possible.

Stay tuned to [our website](#) as we continue to process the photos and footage of the event.



*An event participant, Takisha Ellis shares a candle and explains why it is important to her.*

# Nearly half of Chicago residents can't afford where they live, study says

[Gail MarksJarvisContact Reporter](#) Chicago Tribune



A housing development is under construction on Cleveland Avenue near the former Cabrini-Green public housing complex in May 2015. A study released June 16, 2016, by the John D. and Catherine T. MacArthur Foundation found affordable housing remains a challenge for many in Chicago. (E. Jason Wambsgans / Chicago Tribune)

Almost half of adults living in Chicago are spending more than they can afford on their homes or apartments, and they have dealt with the burden by taking on second jobs, moving to less safe areas, or cutting back on food or the quality of their children's education, a [John D. and Catherine T. MacArthur Foundation study](#) released Thursday shows.

People "are having to make enormous sacrifices" to handle housing costs, said Julia Stasch, president of the MacArthur Foundation.

To identify "distressed homeowners and renters," researchers used a housing rule of thumb that requires

affordable housing to cost no more than 30 percent of a household's gross income. In Chicago, 48 percent of people said they were devoting more than 30 percent of their income to rent or a mortgage. In the suburbs, 40 percent were stretching beyond the manageable 30 percent limit.

According to the research, 11 percent of households in Chicago had cut back on healthy food, and 12 percent had made cuts in health care to afford housing. Another 11 percent moved to less safe areas.



## HUD Publishes Proposed Small Area Fair Market Rents Rule - June 16, 2016

Today, HUD published a proposed rule titled “Establishing a More Effective Fair Market Rent System; Using Small Area Fair Market Rents in Housing Choice Voucher (HCV) Program Instead of the Current 50th Percentile FMRs” in the *Federal Register*. The proposed rule would replace the current policy of basing payment standards on 50th percentile fair market rents (FMRs) in certain areas in order to deconcentrate poverty with a policy of using small area fair market rents (SAFMRs) in certain metropolitan areas according to criteria set by HUD. Comments to HUD on the proposed rule are due by August 15, 2016. Previously, NAHRO has voiced concerns about the impact of SAFMRs on tenants, some of whom will have lower payment standards; on landlord participation rates; and the administrative costs, among other concerns.

There are several major changes that this rule would institute. The proposed rule would end the current 50th percentile rent system. In its place, it would institute a system where rents are determined on the basis of SAFMRs. It would define SAFMR areas as the U.S. Postal Service ZIP code areas within a designated metropolitan area. The proposed rule would impose a set of criteria for determining which areas would use SAFMRs. These criteria are the following:

1. There are at least 2,500 Housing Choice Vouchers (HCVs) under lease in the area;
2. At least 20 percent of the standard quality rental within the metropolitan area is in zip codes where the SAFMR is more than 110 percent of the metropolitan FMR; and
3. The measure of the percentage of voucher holders living in concentrated low-income areas relative to all renters within these areas over the entire metropolitan exceeds 155 percent.

Under this proposed rule, all PHAs administering HCV programs in areas that meet the above criteria, including small PHAs, would be subject to the requirement to use SAFMRs. PHAs that are not based in metropolitan areas

may still use SAFMRs after seeking approval through written request to their local HUD field office.

For those PHAs that are using SAFMRs because they are in a designated metropolitan area or have opted to use SAFMRs, the proposed rule would also apply to project-based vouchers (PBVs) where a notice of owner selection was made after the effective date of SAFMR designation. All previous PBV voucher projects will be allowed to use the current metropolitan-wide FMR unless the owner and the PHA mutually agree to use the SAFMR.

For those areas that are currently using 50th percentile FMRs and have been designated for SAFMRs, they will transition to the SAFMRs upon the effective date of the SAFMR designation. Fiftieth percentile areas that are not designated to transfer to SAFMRs will remain under the 50th percentile FMRs until the expiration of their three year period at which time they will revert to the standard (40th percentile areas).

The Department is soliciting feedback on a number of issues. Some areas that HUD is requesting feedback on include whether PBVs that are still in the pipeline should continue to use metropolitan FMRs; whether new proposed PBVs post SAFMR designation should use SAFMRs; whether SAFMR area selection criteria be codified in regulatory text or be published in annual FMR notices; whether there are additional policies or requirements that would mitigate the impact of large and abrupt decreases in the FMRs for certain ZIP code areas for families currently using a housing assistance payment (HAP) contract; whether the final rule should limit the potential decline in the FMR for a ZIP code area resulting from the implementation of SAFMRs to ensure that sufficient housing opportunities remain available to voucher holders; whether there are specific vulnerable groups in the voucher population for which different policies should apply; whether there are specific groups for which this policy would be burdensome; additional or different criteria for selecting which areas would be subject to SAFMRs; and how to reduce administrative

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burdens for PHAs.

The proposed rule would apply to the following HUD Metropolitan FMR Areas:

1. Atlanta-Sandy Springs-Marietta, GA;
2. Bergen-Passaic, NJ;
3. Charlotte-Gastonia-Rock Hill, NC-SC;
4. Chicago-Joliet-Naperville, IL;
5. Colorado Springs, CO;
6. Dallas-Plano-Irving, TX;
7. Fort Lauderdale-Pompano Beach-Deerfield Beach, FL;
8. Fort Worth-Arlington, TX;
9. Gary, IN;
10. Hartford-West Hartford-East Hartford, CT;
11. Jackson, MS;
12. Jacksonville, FL;
13. Monmouth-Ocean, NJ;
14. Nassau County-Suffolk County, NY;
15. New York, NY;
16. North Port-Bradenton-Sarasota, FL;
17. Oakland-Hayward-Berkeley, CA;
18. Oxnard-Thousand Oaks-Ventura, CA;
19. Palm Bay-Melbourne-Titusville, FL;
20. Philadelphia-Camden-Wilmington, PA-NJ-DE-MD;
21. Pittsburgh, PA;
22. Sacramento--Arden-Arcade--Roseville, CA;
23. San Antonio-New Braunfels, TX;
24. San Diego-Carlsbad-San Marcos, CA;
25. San Jose-Sunnyvale-Santa Clara, CA;
26. Tacoma-Lakewood, WA;
27. Tampa-St. Petersburg-Clearwater, FL;
28. Honolulu, HI;
29. Virginia Beach-Norfolk-Newport News, VA-NC;
30. Washington-Arlington-Alexandria, DC-VA-MD; and
31. West Palm Beach-Boca Raton-Delray Beach, FL.

#### Additional Resources:

- The full proposed rule can be found [here](#).
- HUD's press release on the rule can be found [here](#).
- NAHRO's previous comments on the HUD's Advance Notice of Proposed Rulemaking (ANPR) on SAFMRs can be found [here](#).

Questions? Contact Tushar Gurjal at [tgurjal@nahro.org](mailto:tgurjal@nahro.org).

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## NAHRO Submits Comments on HUD's UPCS-V Demonstration - June 20, 2016

On Friday, June 17, NAHRO submitted to HUD its comment letter on HUD's UPCS-V Demonstration. NAHRO encourages all interested parties to provide their comments to HUD and comments may be submitted until July 5, 2016. NAHRO's comments are split into four primary sections. They discuss concerns about the costs of transitioning to the UPCS-V protocol; concerns about the UPCS-V Demonstration; concerns about the protocol itself; and feedback on specific inquiries about the protocol. NAHRO hopes that HUD will carefully consider these comments as it moves forward with the UPCS-V Demonstration.

NAHRO believes that there will be a cost of switching from Housing Quality Standards (HQS) to UPCS-V. Although HUD has stated that the transition will be budget-neutral, absent additional evidence from HUD, NAHRO has difficulty believing this. If HUD continues to believe that the transition to UPCS-V will be budget neutral, then it should identify the variances in cost and how HUD believes the protocol will make up for them.

The comment letter also articulates NAHRO's concerns about the Demonstration. This includes the fact that the notice announcing the Demonstration asks for comments on the Demonstration while simultaneously asking for

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agencies to volunteer to participate in the Demonstration. This creates a situation where agencies would have to apply to the Demonstration without fully understanding what they are volunteering for and the specific privileges and responsibilities of participating in the Demonstration. NAHRO recommends that HUD first solicit comment on the Demonstration, finalize the Demonstration structure, then publish another notice asking agencies to participate in the Demonstration. Second, NAHRO is worried that some of the general participation requirements are tailored too narrowly and that they would exclude many small PHAs. NAHRO anticipates that small PHAs will have the greatest trouble implementing UPCS-V. It is essential that HUD include these smaller PHAs so that HUD knows that the UPCS-V protocol is workable for PHAs of any size. Additionally, NAHRO suggests increasing the number of the Demonstration spaces available to participants and also suggests finding money for additional electronic devices so that small agencies that want to participate, but cannot afford electronic devices, can still participate.

Additionally, NAHRO has concerns about the UPCS-V protocol itself. The first concern is about the “minimum, standardized list of life threatening items that PHAs participating in the Demonstration must treat as ‘24 hour’ deficiencies.” In many instances, this 24-hour period is not long enough to correct the deficiency. NAHRO recommends a time period of between five and seven days.

A second concern expressed by our members involves small agencies in rural areas. It is crucial that HUD take into account those agencies that operate in areas without wireless connections and make sure that UPCS-V is designed with contingencies for those who operate in those areas.

A third concern of NAHRO’s is that HUD not shift the responsibility of conducting inspections to outside contractors. NAHRO supports allowing those agencies with inspection programs to continue to operate those programs under any new UPCS-V protocol.

NAHRO also urges HUD to work with major software vendors as the protocol is being developed. This will ensure that the protocol can be usable by the all of the major software vendors when they are crafting their

custom software solutions.

NAHRO also provided responses to HUD’s specific inquiries. NAHRO believes that agencies that use contract inspectors should be able to participate in the Demonstration. NAHRO notes that one of the largest obstacles to the successful transition to the UPCS-V protocol from the HQS protocol is the cost of devices. NAHRO strongly recommends that HUD ask for the funding to pay for devices nationally in its next budget request and notes that it is not acceptable for HUD to ask PHA employees to use their personal electronic devices to conduct inspections. NAHRO also recommends that HUD use its flexibility in selecting PHAs to ensure a wide variety of PHAs with fewer than 550 units are able to participate.

Finally, NAHRO notes that there are several things outside of the UPCS criteria that HUD should consider when moving toward a single inspection protocol. First, HUD should give serious consideration to ensuring that there is adequate technical assistance for PHAs that are transitioning to the UPCS-V protocol. This technical assistance should encompass both in-person training and online training as well and include clear and concise written documentation. Second, HUD should make an effort at landlord outreach to alleviate any concerns that landlords may have about the new protocol. We have heard from our membership, especially those that operate in tight rental markets, that they are concerned that the transition to the UPCS-V protocol will drive landlords from the Housing Choice Voucher (HCV) program. NAHRO believes that HUD should be making a national effort to address landlord concerns about the protocol immediately. Finally, HUD should implement the protocol over a multi-year transition period, after the Demonstration ends. It should also make clear to stakeholders that it intends to implement a multi-year transition period after the end of the Demonstration.

You can read NAHRO’s full comments [here](#).

Questions? Contact Tushar Gurjal at [tgurjal@nahro.org](mailto:tgurjal@nahro.org).





# Community Development Update: June 10, 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, and be sure to follow [@NAHROnational](#) on Twitter for news on housing and community development initiatives across the country.

## Join Us in Portland for the NAHRO 2016 Summer Conference!

Register now for the 2016 NAHRO Summer Conference being held at the Hilton Portland & Executive Tower Hotel, in downtown Portland, OR, July 15-17. Early Bird rates have been extended through June 10 - register now and save \$100. The conference is a can't-miss event for housing and community development practitioners. It will feature inspiring speakers with unique connections to our industry and mission, including Ernie Hudson and Stacey Bess; 25+ educational sessions focused on current and emerging industry issues; a showcase of innovative programs and services from NAHRO's 2016 Merit Award-winning agencies; a local housing and community development tour coordinated by HomeForward, the largest provider of affordable housing in Oregon; and, as always, productive industry networking events.

Community development sessions available at the conference include:

- [Addressing Domestic Violence in Housing through Partnership](#)
- [Sometimes It Takes a Village: Let's Tackle YOUR Development Problems Together](#)
- [Fulfilling Several Needs While Creating Affordable Housing For Wounded Soldiers](#)
- [Employing Affordable Housing as a Catalyst for Redevelopment in Transit-Oriented Developments](#)
- [Building Balanced Communities: Equitable Housing and Redevelopment Portland Style](#)
- [NAHRO White Paper: New Models for PHA Engagement in Homelessness](#)
- [Roadmap to Community Revitalization](#)

To register, visit [www.nahro.org/summerconference](http://www.nahro.org/summerconference).

## Your Help Is Needed - Community Revitalization and Development Job/Position Descriptions

Help [NAHRO Certification](#)<sup>™</sup> and NeighborWorks America create a new certification for the industry. Simply send any (and all!) community revitalization and development job/position descriptions from your organization to NAHRO Certification<sup>™</sup>. The Certified Community Revitalization and Development Professional (CCRDP) Assessment Board will use the information to assist in creating an exam that is up-to-date and relevant in today's community revitalization and development industry. Email job/position descriptions to [certification@nahro.org](mailto:certification@nahro.org), FAX to 202-289-4968, or mail to NAHRO Certification<sup>™</sup>, 630 I ST NW, Washington, DC 20001. All information will remain confidential. Questions? Contact Blake Pavlik, Director, NAHRO Certification at [bpavlik@nahro.org](mailto:bpavlik@nahro.org) or 877-866-2476. Thank you!

## Obama Announces Final Nine Promise Zones

On June 6, the U.S. Departments of Housing and Urban Development (HUD) and Agriculture (USDA) [announced](#)

the final nine communities with targeted high-poverty neighborhoods that will participate in the Administration's Promise Zones Initiative. Selected out of 82 applications from 38 states and Puerto Rico, the communities will receive priority access to federal investments to help implement their community's revitalization plans. Designated communities will have the opportunity to work directly with federal, state and local agencies to grow their local economies, improve educational opportunities, reduce crime, and to leverage private investment to improve the quality of life of residents.

The final nine Promise Zone communities are located in: Atlanta, Georgia; Nashville, Tennessee; Evansville, Indiana; South Los Angeles, California; San Diego, California; Southwest Florida Regional Planning Commission; Spokane Tribe of Indians, Washington; Turtle Mountain Band of Chippewa Indians, Rolette County, North Dakota; and Roosevelt Roads, Puerto Rico. These new designees will join 13 others [previously selected](#) by the Administration in 2014 and 2015.

## **HUD and VA Awards \$38 Million in HUD-VASH**

On June 2, HUD and the U.S. Department of Veteran Affairs (VA) [awarded](#) almost \$38 million in HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program funding to housing authorities across the nation. HUD expects these funds to help more than 5,200 homeless veterans find a permanent home. View the list of awarded agencies and the number of vouchers provided [here](#).

## **HUD CPD Updates**

[Updates to the Consolidated Plan in IDIS Desk Guide](#): HUD has updated this guide with editorial changes for clarity. The newest version includes edits to the following topics: copying and amending the Consolidated Plan/Annual Action Plan; Consortia Instructions; Clarifications to Competing the CAPER; Creation of Con Plan Quick Guides.

[HUD Posts Consolidated Plan Quick Guides](#): New quick guides offer step-by-step instructions on tasks within the eCon Plan suite, including how to create and amend a Consolidated Plan for state, entitlement, and consortia grantees, how to create a Year 2-5 Annual Action Plan for state, entitlement grantees, consortia, and regional grantees, and creating a CAPER for All Grantees.

[Maximizing Investments Toolkit](#): A new comprehensive toolkit from HUD is now available that includes tools and guidance to help CPD grantees identify local housing and community development needs and determine how to effectively address those needs with available resources. The toolkit seeks to help grantees leverage their CPD investments and provides material on consulting with stakeholders, evaluating performance, determining needs and setting priorities, determining resources and setting goals, and administering programs.

## **CDBG Updates**

[PY 2014 CDBG Reports Now Online](#): CDBG Program year (PY) 2014 accomplishment reports, expenditure reports and performance profiles are now accessible online.

[Materials from HUD Section 3 Reporting for State CDBG Webinar](#): Resource materials are now available from HUD's recent webinar for State CDBG grantees on reporting Section 3 outcomes in version 2.0 of the Section 3 Performance Evaluation and Registry System (SPEARS). Materials include webinar slides, Section 3 Program Areas and Program Codes, a quick guide, FAQs, reporting periods and due dates.

[Notice for CDBG National Disaster Resilience Competition Grants](#): On June 7, HUD published in the *Federal Register* a notice that lists awardees of the NDRC Phase 2 competition, making almost \$1 billion available to areas impacted by the natural disasters addressed by the Disaster Relief Appropriation Act of 2013. There were 13 total NDRC awardees with New York City receiving the largest grant (\$176 million), followed by New Orleans, LA and the State of Virginia (\$141 million and \$120 million, respectively). Other awardees include: Shelby County, TN;

Springfield, MA; and the states of Virginia; Iowa; Louisiana; California; Connecticut; Tennessee; New York; and New Jersey. The notice also updates and republishes the competition's NOFA, detailing the program requirements applicable to grant recipients.

## **HOME Updates**

[CPD Income Eligibility Calculator](#): On June 7, HUD updated the Income Eligibility Calculator to incorporate the FY 2016 HOME Program Income Limits.

[HOME Monthly Reports as of 5/31/16 and 6/1/16](#): Available HOME reports include, HUD Initiated Activity Cancellation, National Production, and Expiring Funds.

## **Homeless Assistance Updates**

[HUD Reminder CoCs to Prepare to Submit System Performance Measures](#): Last month, HUD published a reminder to communities that CoC and HMIS Leads will soon be required to submit their CoC's system performance measures to HUD via the Homelessness Data Exchange. The portal for submissions is expected to open mid-June. In preparation, communities are encouraged to review the guidance available in the [System Performance Measures](#) resource center. The data provided by CoCs will soon contribute to each community's performance in future CoC Program Competitions.

[Title V - Federal Surplus Property Program to Assist the Homeless](#): HUD has redesigned and updated its Title V resource page to provide additional information on the Title V process, suitability listing, appeals process, and information on coordination and connection efforts. [New FAQs](#) are also available that address program requirements for federal landholding agencies and eligibility requirements for homeless service providers.

[USICH Releases Benchmark on Chronic Homelessness](#): The U.S. Interagency Council on Homelessness and its 19 federal member agencies have published specific criteria and benchmark for achieving the goal of ending chronic homelessness. The criteria focuses on describing essential elements and accomplishments of the community's response, while a benchmark is the indicator of how effective a homeless response system is.

## **Other Community Development Updates**

[HUD OIG Bulletin on Procurement and Contracting](#): On May 24, HUD's Office of Inspector General published an "Integrity Bulletin" that lays out the five procurement and contracting ground rules for HUD CPD grantees and subrecipients in order to mitigate waste, fraud, and abuse. The bulletin does not supersede any previous guidance, but highlights important requirements and self-assessment procedures during procurement and contracting activities. The five ground rules include: maintain separation of duties, provide competencies and trainings, insist on good record keeping, maximize competition, and uphold ethics and bar conflicts of interests.

## **Research & Reports**

[GAO Report on LIHTC Noncompliance Reporting and Data Collection](#): The U.S. Government Accountability Office (GAO) recently published a report on the topic LIHTC administration. The GAO was asked to review allocation agencies' oversight of LIHTC and identify any issues. While the GAO found that allocating agencies generally have processes to meet requirements for allocating credits, reviewing costs, and monitoring projects, the report indicated some concerns. These concerns include: More than half (out of 58) of the qualified allocation plans GAO analyzed did not explicitly mention all selection criteria and preferences the IRS requires; some agencies required letters of support from local governments for proposed projects which could have a discriminatory influence on the location of housing; and specific documentation to justify increases (boost) to eligible basis is not required. The GAO recommends that IRS clarify when agencies should report noncompliance and to participate in the Rental Policy Working Group to assess the use of HUD's database to strengthen IRS oversight.

[Healthy Aging Begins at Home](#): A recent Bipartisan Policy Center (BPC) report identifies the need for a national



response to prepare for the explosive growth in the U.S. senior population over the next 15 years. This growth will present unprecedented challenges for Americans, such the need for a much greater supply of homes affordable to the lowest-income seniors, the need to transform homes and communities so that seniors can age with options, better integration of health care and supportive services with housing, and the deployment of technologies on a far wider scale to help aging Americans. Among its policy recommendations, the BPC report recommends that USICH to adopt a goal to prevent and end homelessness among older adults and to fund federal rental-assistance programs at adequate levels, since these programs will serve increasingly larger numbers for low-income seniors.

### Grants & Opportunities

- [VA Grant and Per Diem Program Special Need Renewal \(VA\)](#): Deadline June 27, 2016
- [Rural Community Development Initiative \(USDA\)](#): Deadline July 22, 2016.

### Training & Events

#### *In-Person*

NAHRO & Quadel Consulting are pleased to offer special co-branded deliveries of [Quadel's Tax Credit](#)

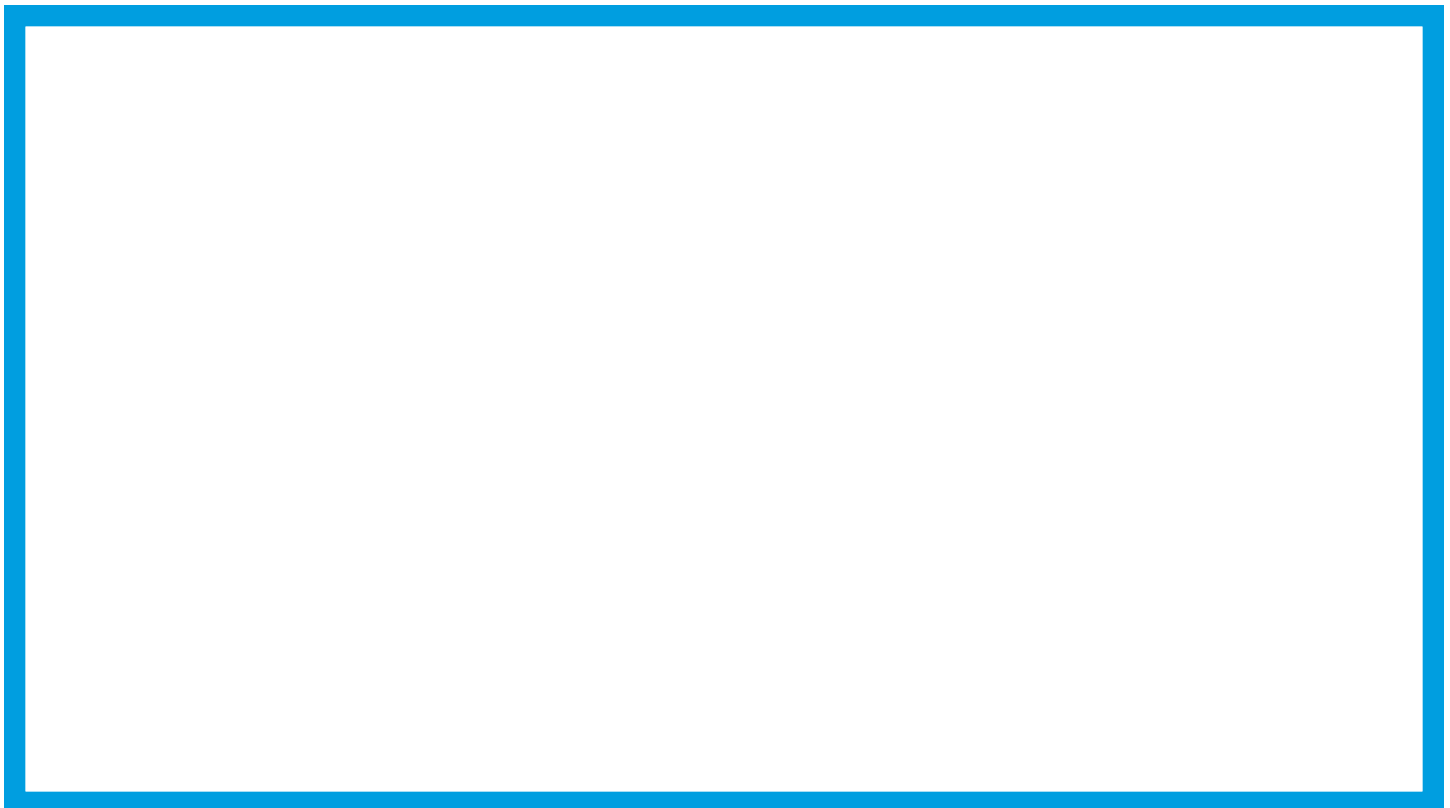
[Compliance Systems \(TaCCs\) course](#) at NAHRO Training Centers. The trainings offered through this exciting new partnership feature an exclusive discounted registration rate for NAHRO members. Upcoming NAHRO/Quadel TaCCs offerings are will take place in: Tampa, FL (August 30 - September 1, 2016) and Augusta, Georgia (September 27 – 29, 2016).

#### [HUD 2016 DRGR Workshops](#)

- Chicago, IL: June 14-15, 2016, 8:30-4:30 PM CDT
- New York, NY: September 7-8, 2016, 8:30-4:30 PM EDT
- Denver, CO: July 26-27, 2016, 8:30-4:30 PM MDT
- Ft. Worth, TX: August 9-10, 2016, 8:30-4:30 PM CDT

#### *Online*

- [HUD Housing + Employment Works: Employment Assessment in Coordinated Entry Systems](#): June 16, 2016, 1:00 PM – 2:30 PM EDT.
- [HUD Q&A Session – Con Plan Amendments Webinar](#): June 20, 2016





# Save the Date

IL NAHRO Annual Conference

**August 17-19, 2016**

Radisson Hotel  
Rockford, IL



**MOTOR CITY CASINO**

Detroit, Michigan

**MAY 3-5, 2017**



## 2016 Summer Conference Realizing America's Promise July 15-17

Hilton Portland & Executive Tower • Portland, OR



## 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, 2016**

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:

<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](mailto: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](mailto:info@ilnahro.org).

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

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