

# Housing Focus

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



## Message from the President: Jackie L. Newman

## April/May 2016



“Welcome” to our new Board members!! Already, they have been busy at work on behalf of the Public Housing Authorities and Community Development Organizations of the State of Illinois. We are looking forward to their expertise and resources they are bringing to the Board of ILNAHRO. Again, welcome new ILNAHRO Board members.

Thank you so much to everyone who responded to the training survey initiated by ILNAHRO advising us of workshop topics you would find most useful and beneficial for the upcoming ILNAHRO Annual Conference. **We heard you** and we are in ‘high gear’ planning an incredible annual conference scheduled for August 17-19, 2016 in Rockford, Illinois. Please be on the lookout for ILNAHRO’s conference registration forms. We will e-mail registration forms and they will be available for download at [www.ilnahro.org](http://www.ilnahro.org).

As some of you are aware, ILNAHRO is partnering with the Illinois Housing Development Authority (IHDA) and the Illinois Association of Housing Authorities (IAHA) to conduct a statewide PHA survey to better inform the state’s overall planning efforts, as well as for the future development of affordable housing programs, policies, and initiatives. You should have received an e-mail from ILNAHRO earlier this month.

The deadline for completing the survey is right around the corner, we sincerely hope (if you have not done so already) that your PHA participates in this information-gathering effort. It should result in being mutually beneficial, and will better inform State officials and other interested parties on the significant work being carried out

by Illinois PHAs. Please contact Megan Spitz at IHDA (312-836-5235, [mspitz@ihda.org](mailto:mspitz@ihda.org)) if you need any additional information about completing the survey, or Shelly Perkins (DeKalb Housing Authority, [sperkins@dekcohousing.com](mailto:sperkins@dekcohousing.com)) if you have any questions about how to complete parts of the survey. The Survey Monkey survey is available here: <https://www.surveymonkey.com/r/L2KKCYQ>. **Please complete your survey by May 31, 2016.** Thank you in advance for your cooperation and assistance on this matter. We look forward to hearing from you.

**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 Focus, goal is to provide 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.

Finally, we hope to see you at **NAHRO’s Summer Conference July 15-17, 2016** in Portland, Oregon. The **2016 NAHRO Summer Conference** is a can’t-miss event for housing and community development practitioners. The conference will feature educational sessions focused on current and emerging industry issues; a showcase of innovative programs and services from award-winning agencies; housing and community development tours of the local Portland area; and productive industry networking events. There are lots of sessions planned just for you and we hope that if you have not registered, that you will get registered soon!! Come to learn, share and network.

Respectfully Submitted,  
*Jackie L. Newman*  
ILNAHRO President



# In **THE SPOTLIGHT**

## Welcome New IL NAHRO Board Members!



**David Young** is Housing Action's Director of Training, which helps members better serve their communities through staff development and programmatic improvement, and the Housing Action Illinois Intermediary, which streamlines administrative functions for housing counseling agencies in Illinois and Indiana.

David brings over 20 years of community development experience to Housing Action Illinois after previous positions as a CDC Executive Director, real estate developer, property manager and housing counseling group education leader. David is especially interested in using his past ED experiences as a resource for current and future executive directors.

A native of Buffalo, New York, David is an Urban Studies graduate of the University of Rochester, and has completed training through the National

Development Council, NeighborWorks America and the Institute of Real Estate Management.



### **Kate Brown, Senior Research Specialist.**

Ms. Brown is a Senior Housing Research Specialist with the Building Research Council/School of Architecture at the University of Illinois at Urbana-Champaign Campus, where she has worked on various affordable housing projects over the last 20 years. She is the project manager for the Illinois PHA Efficiency Living Program which provides energy cost reduction measures and incentives to eligible PHAs to reduce energy consumption and costs. The program also provides advice and analyses enabling public housing authorities in the State of Illinois to increase their economic viability through the efficient use of energy resources. She is a graduate of Syracuse University's Maxwell School of Citizenship and Public Affairs. She holds a Master's Degree in Regional Planning and a Bachelor of Arts in Political

Science. Ms. Brown has experience in housing policy, energy efficiency of buildings, and technical assistance. Her projects include: work for HUD's Office of Affordable Housing Preservation Energy Innovation Fund Demonstration Grant and HUD's Office of Native American Programs.



### **Felicia Davis**

I have worked in the Housing industry for over 15 years. In my newly appointed role of Assistant Executive director, I am responsible for assisting in the improvement of the agency's overall operations through assessment of current processes, procedures and systems within each division.

A proud member of Rock River United Way, IAHA, NCHM, Stephenson County Big Brother/Big Sister, NAHRO, NCRC, Rock River Homeless Coalition, National NAHRO Member Services Committee, and Emerging Leaders Subcommittee Member.

I look forward to serving as Secretary on the IL

NAHRO Board of Directors!





### **Paul E. Bollinger, CEO, CPM, ARM, Peoria Housing Authority**

Bollinger has worked in various positions within housing authorities and HUD, rising from laborer to regional asset manager at the Lucas Metropolitan Housing Authority. He also served as deputy director of the Southern Nevada Regional Housing Authority in Las Vegas before he moved to the Detroit Housing Commission and to HUD in November 2015.

Paul holds professional certifications including Certified Property Manager (CPM), Accredited Residential Manager (ARM).

Bollinger earned his Bachelor of Science in Healthcare Administration/Management from Mercy College of Northwest Ohio.



### **Karen Davis**

Mayor Langfelder recently appointed Karen Davis as Director of the Office of Planning and Economic Development. In this position she oversees the city planning initiatives for housing and business development. She has been passionately involved in Community and Economic Development activities over the last 20 years while holding executive level positions within Corporate America and with Socially Responsible not-for-profits focusing on strategic innovative solutions to propel Community and Economic Development initiatives.

Prior to accepting the city position, Karen was Senior Vice President and Regional Community Affairs Manager of Regions Bank, where she directed the community and economic development initiatives across the Midwest.

Karen, with the help of designated staff, identified and promoted programs/services that fostered and spurred community and economic development in Illinois, Indiana, Missouri, Iowa, Kentucky, Texas, and Arkansas geographies.

Before Regions Bank, Karen served as Executive Director of the Springfield Urban League Community Development Corporation (SULCDC). There she orchestrated the development of single family affordable housing units. The units were subsequently sold to home buyers participating in the SULCDC comprehensive first-time home ownership program. Karen also spearheaded a Federally Funded "Youth Build" Program that taught at-risk youth construction skills while building affordable housing and studying to ascertain their GED.

Karen received both a Bachelor of Arts Degree in Management and a Master of Arts Degree in Community Development from the University of Illinois. She received a certificate in Affordable Housing Finance from the National Development Council and studied affordable housing in Birmingham, England while working on a certificate in Urban Development from the University of Illinois-Chicago. She holds licensure as an Illinois Realtor and as an Insurance Producer in Illinois and Missouri.

Karen is Vice Chairman of the Illinois Housing Development Board (IHDA), President of the National Association of State Housing Boards (NCSHB), board member of North Side Community Housing, and board member of The Urban League of Metropolitan St. Louis.

She has been featured in the Who's Who in Black St. Louis Publication, the St. Louis Business Journal, the St. Louis American, and the Sentinel Newspaper.

Karen received the Excellence in Business Award from the St. Louis American and the Child Advocate Award from the Annie Malone Organization. She was nominated for the Athena Award from the Springfield Chamber of Commerce and is a graduate of Leadership Springfield.

A native of Springfield, Illinois, Karen is the mother of two children, Tiffany and Kurt. Tiffany is a School Psychologist in Atlanta, Georgia, and Kurt is the Deputy Director of Job Corps in Boise, Idaho.



# HUD News

## HUD AWARDS \$1.6 BILLION FOR LOCAL HOMELESS PROGRAMS

### Funding support to thousands of local homeless housing and service programs

WASHINGTON – U.S. Department of Housing and Urban Development (HUD) Secretary Julián Castro today awarded \$1.6 billion in grants to provide funding to 6,400 local homeless housing and service programs across the U.S., Puerto Rico, Guam and the U.S. Virgin Islands. [View a complete list of all the state and local homeless projects awarded funding.](#)

The *Tier 1 Continuum of Care* (CoC) grants announced today support the Obama Administration’s efforts to end homelessness by providing critically needed housing and support services to individuals and families experiencing homelessness. HUD will award approximately \$300 million in “Tier 2 grants” in the spring to support hundreds more local programs.

“A safe, stable home is the foundation for opportunity in all of our lives,” said Secretary Castro. “That’s why we’re continuing to challenge communities to deploy proven strategies to help people experiencing homelessness find a place to call home. Through unprecedented partnership among every level of government and private, non-profit and philanthropic organizations, we know this goal is not just aspirational – it’s achievable.”

“More than 20 communities and two entire states have leveraged the leadership of their continuums of care to build systems that have ended homelessness among our nation’s veterans,” said Matthew Doherty, executive director of the U.S. Interagency Council on Homelessness. “Working together with state and local leaders, CoCs continue to prove that a combination of the right strategies, enough resources, and urgent action can end homelessness in America for everyone.”

This year’s grants are being awarded in the most competitive environment HUD has experienced in the Continuum of Care grant program. To compete most effectively, communities made very challenging decisions, often shifting funds from existing projects to create new ones that will have a more substantial and

lasting impact on homeless populations.

In 2010, President Obama and 19 federal agencies and offices that form the U.S. Interagency Council on Homelessness (USICH) launched the nation’s first-ever comprehensive strategy to prevent and end homelessness. [Opening Doors: Federal Strategic Plan to Prevent and End Homelessness](#) puts the country on a path to end veterans and chronic homelessness as well as to end homelessness among children, family, and youth.

HUD estimates there were 564,708 persons experiencing homelessness on a single night in 2015. Since 2010 local communities around the country reported a decline by more than 72,000 persons, an 11 percent reduction. In addition, veteran homelessness fell by 36 percent, chronic homelessness declined 22 percent and between 2010 and January 2015, family homelessness declined by 19 percent, while the estimated number of unaccompanied homeless youth and children was 36,097.

Across the nation, local homelessness planning agencies called ‘Continuums of Care’ recently organized volunteers to help count the number of persons located in emergency shelters, transitional housing programs and living unsheltered on the streets. Continuums of Care will report these one-night ‘point-in-time counts’ later in the year and will form the basis of HUD’s 2016 national homeless estimate.

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# HUD News

<b>FY2015 Continuum of Care Tier 1 Grant Awards</b>	
<b>State</b>	<b>Total Funding Awarded</b>
Alaska	\$2,877,527
Alabama	\$14,627,367
Arkansas	\$4,018,098
Arizona	\$32,844,900
California	\$274,934,740
Colorado	\$23,866,725
Connecticut	\$32,676,285
District Of Columbia	\$20,026,186
Delaware	\$5,803,074
Florida	\$72,976,825
Georgia	\$33,034,173
Guam	\$1,056,701
Hawaii	\$10,535,048
Iowa	\$7,236,843
Idaho	\$2,990,745
Illinois	\$88,653,252
Indiana	\$15,905,989
Kansas	\$7,512,780
Kentucky	\$17,100,861
Louisiana	\$26,873,018
Massachusetts	\$60,159,287
Maryland	\$37,269,545
Maine	\$9,656,188
Michigan	\$56,055,618
Minnesota	\$24,842,486
Missouri	\$26,233,236
Mississippi	\$4,718,822
Montana	\$1,767,211
North Carolina	\$18,392,688
North Dakota	\$1,923,067
Nebraska	\$6,000,134

New Hampshire	\$5,598,837
New Jersey	\$34,096,167
New Mexico	\$7,386,095
Nevada	\$11,912,368
New York	\$166,642,297
Ohio	\$78,088,441
Oklahoma	\$6,544,711
Oregon	\$22,450,788
Pennsylvania	\$82,665,023
Puerto Rico	\$17,348,018
Rhode Island	\$3,592,530
South Carolina	\$8,180,784
South Dakota	\$1,126,640
Tennessee	\$17,113,485
Texas	\$71,522,655
Utah	\$7,735,254
Virgin Islands	\$39,177
Virginia	\$23,471,202
Vermont	\$1,904,447
Washington	\$49,049,935
Wisconsin	\$19,721,208
West Virginia	\$5,938,355
Wyoming	\$187,953



# Community Development Update: April 21, 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.

## **Thank You for Attending the NAHRO Washington Conference!**

Thank you to all who attended the Washington Conference earlier month. The beginning of 2016 marks the midway point in the 114th Congress and the end of President Obama's final term in office. This year will be one of contemplation and change. As the nation considers the future and votes to make changes, public housing authorities and redevelopment agencies will continue to make real, lasting impacts on the local level to ensure that all Americans have decent, safe, and affordable homes.

NAHRO's [2016 Legislative & Regulatory Agenda](#), which debuted at the conference, seeks to define our association's key priorities for the upcoming year. NAHRO has constructed this guide to serve as a launching pad for members to craft their own advocacy strategy and materials, creating a backdrop against which members can highlight their own local knowledge and priorities. Members may access conference presentations online at the [NAHRO Knowledge Center](#).

## **HUD CPD Update**

[Additional Transition and Implementation Guidance for Uniform Requirements](#): On April 13, HUD CPD published Notice CPD-16-04 responding to questions about the transition and implementation of 2 CFR part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Requirements) for CPD programs. Uniform Requirements is codified through a joint [interim final rule](#) published in 2014 by the Office of Management and Budget (OMB) and the Federal award-making agencies. The rule promulgates the President's executive order to increase the effectiveness and efficiency of Federal financial assistance by streamlining guidance on administrative requirements, cost principles and audit requirements for recipients. Notice CPD-16-14 addresses additional issues specific to CPD programs, including the following topics: the rule's effective date for each CPD program; procurement standards and exceptions; effect on agreements between the recipients of certain program grants and other entities (including subrecipients); clarifications on program income, single audits, and indirect cost issues; and monitoring for compliance.

[HUD Memo on Incorporating AFFH into Citizen Participation Plan](#): On March 14, HUD published a memo to all CPD formula program grantees and CPD field office directors on incorporating the Affirmatively Furthering Fair Housing (AFFH) community participation requirements into the Consolidated Plan's citizen participation plan. The memo outlines the required revisions and additions to the consolidated plan process, the consultation process and the citizen participation plan requirements. Grantees must amend their citizen participation plan prior to the initiation of the Assessment of Fair Housing (AFH) process. AFFH community participation fact sheets are also available online for [consolidated plan participants](#) and [PHAs](#).

## **CDBG Updates**

[Urban County Qualification in the CDBG Program for FYs 2017-2019](#): On April 14, HUD issued Notice CPD-16-05 establishing the requirements, procedures and deadlines to be followed in the CDBG urban county qualification process for FYs 2017-2019. The Urban County qualification process for this period starts April 2016 and runs through September 16, 2016. Counties perusing qualification or

requalification of their urban county entitlement status, as well as existing urban counties that wish to include previously nonparticipating communities should review this notice.

## **HOME and Housing Trust Fund (HTF) Update**

**FY16 HOME and HTF Homeownership Value Limits:** HUD has issued new HOME and HTF Homeownership Value Limits (“95 percent limits”) for 2016 that are *effective May 2, 2016*. The 2015 HTF Interim Rule states that HUD will provide limits for affordable newly constructed housing and existing housing based on 95 percent of the median price for the area.

## **Homeless Assistance Updates**

**2015 Continuum of Care Maps Available:** HUD’s new maps portray the geographic boundaries for CoC areas by year. To locate a CoC’s map, visit the HUD Exchange “About Grantees” page, search for a CoC. Once on a CoC page, select “View Jurisdiction Map” on the right side of the page to view the CoC level map and the state level map(s).

**Income Eligibility Calculator Expanded to Include ESG Program:** The Income Eligibility Calculator may now be used by CPD grantees to determine an individual’s or family’s income eligibility for the Emergency Solutions Grants (ESG) program. The calculator uses HUD’s FY 2015 Income Limits.

## **Research & Reports**

**The Health Inequality Project:** Dr. Raj Chetty, a Stanford University professor of economics, has published new research from the Health Inequality Project that examines the relationship between life expectancy, household income and geography. According to the research, between 2001 and 2014, higher income in the U.S. was associated with greater longevity, and the differences in life expectancy across income groups increased over time. Furthermore, differences in longevity across income groups decreased in some areas and increased in others. The differences in life expectancy were correlated with health behaviors and local area characteristics. The wealthiest American men live longer than the poorest men, while the wealthiest women live 10 years longer than the poorest women. Additionally, the gaps between the rich and poor are growing rapidly: over the last four years, the longevity of the richest Americans increased by about three years, yet the poorest Americans experienced no gains.

**State of Homelessness 2016 Report:** On April 6, the National Alliance to End Homelessness released its annual report that uses CoC point-in-time data to examine the nation’s trends in homelessness, populations at risk of homelessness, and homelessness assistance. According to the report, there were 564,708 people experiencing homelessness on a single night in January 2015. Thirty-three states and D.C. reported decreases in overall homelessness, with a majority of all states reporting decreases in major homeless subpopulations (veteran, family, and chronic). Sixteen states, largely in the South and Midwest, reported increases in overall homelessness. Meanwhile, rapid re-housing capacity grew dramatically across the country, with a 203 percent increase over the last three years. Permanent supportive housing also continues to grow by 6.3 percent over the last two years. Transitional housing continues at a downward trend, with 80 percent of all states and D.C. reporting decreases in program capacity and utilization rates at its lowest since 2007.

## **Grants & Opportunities**

- **HUD Research and Evaluation, Demonstration, and Data Analysis:** Deadline June 6, 2016
- **HUD Jobs Plus Initiative Grant:** June 13, 2016
- **HUD CDBG for Indian Tribes and Alaska Native Villages Grant:** Deadline June 14, 2016
- **USDA Community Connect Grant Program:** Deadline July 17, 2016



# Community Development Update: May 23, 2016

## **FY 2017 Senate T-HUD Appropriations Bill; HOME Amendment**

On May 23, Sen. Feinstein (D-CA) filed a bi-partisan amendment (“Feinstein-Portman Amendment”) to the Senate’s FY 2017 T-HUD appropriations bill that would allow HOME grantees with HOME funds that are set to expire in FYs 2016, 2017, 2018 and 2019 under the program’s 24-month commitment deadline to maintain access to those funds. It is NACHRO’s [position](#) that the 24-month commitment deadline is a burdensome requirement, due to the recent regulations implemented by HUD requiring grantees secure all project financing prior to a commitment of HOME funds. The 24-month commitment deadline is an unnecessary interim step towards the completion of a project by the 4-year deadline, and its elimination would greatly improve the program’s accountability and administration. The Feinstein/Portman Amendment was adopted en bloc last week as a part of the manager’s package and last Thursday, the Senate voted to approve their FY 2017 T-HUD Appropriations Bill. NACHRO thanks the Senate for supporting the suspension of this burdensome HOME requirement.

## **Sen. Cantwell Introduces Legislation to Improve the LIHTC Program**

On May 19, 2016, Sen. Maria Cantwell (D-WA) and Sen. Orrin Hatch (R-UT) [introduced](#) a bi-partisan legislation titled the Affordable Housing Credit Improvement Act of 2016. The bill offers numerous changes to the Low-Income Housing Tax Credit (LIHTC) program that have long been supported by NACHRO and industry partners, including a 50 percent expansion in LIHTCs, the inclusion of income-averaging for affordable housing developments, and establishing a minimum 4 percent rate for acquisition and bond-financed developments. Overall, the bill would help create or preserve approximately 1,300,000 affordable homes over a 10 year period – 400,000 more units than is possible under the current program. NACHRO staff will provide a deeper analysis of the bill in the oncoming days.

## **NACHRO Comments on the AFFH Assessment Tool for Local Governments**

Today, NACHRO submitted a comment letter to HUD in response to the Department’s Affirmatively Furthering Fair Housing (AFFH) Assessment Tool for local government’s information collection. While NACHRO remains firmly committed to the goals of the Fair Housing Act and our mandate to affirmatively further fair housing, the letter details NACHRO’s concerns over the administrative burden that the Assessment Tool will create. The letter urges HUD to propose additional funding in its FY 2018 budget request, so that states, local jurisdictions, and public housing authorities may have the resources to develop, complete and begin to implement their Assessment of Fair Housing (AFH). NACHRO’s letter also urges HUD to provide further technical assistance to grantees and to issue guidance on what a joint or regional AFH collaboration will look like. NACHRO’s comments will soon be accessible on [NACHRO’s policy and correspondences webpage](#).

## **HUD Update**

[HUD Proposes Rule Requiring Broadband Infrastructure in New Construction and Substantial Rehabilitation](#): On May 18, HUD published a proposed rule that would require the installation of broadband infrastructure at the time of new construction or substantial rehabilitation for multifamily rental housing that is funded or supported by HUD. In those cases where installation of broadband infrastructure may not be feasible, the proposed rule provides limited exceptions to the installation requirements. Once the rule passes the proposed stage and becomes a final rule with an effective date, HUD intends to apply the rule to projects that that not yet established their budgets and had funding approved. HUD is seeking comments on the proposed rule by July 18, 2016. NACHRO members are asked to share their comments or concerns with Jenny Hsu at [jhsu@nahro.org](mailto:jhsu@nahro.org).

[HUD Proposes Rule to Modernize the Consolidated Planning Process](#): On May 18, 2016, HUD CPD published a proposed rule for 60-day public comment that seeks to “modernize” the consolidated planning process (24 CFR 91). The rule would require States and local governments to analyze the broadband needs of housing occupied by low- and moderate-income (LMI) households, including those in rural areas. The rule would also require jurisdictions to assess the vulnerability of housing units occupied by LMI households to increased natural hazard risks, particularly risks associated with climate change. Finally, the proposed rule would broaden the list of organizations that must be consulted during the consolidated planning process by adding agencies engaged in broadband access activities and natural hazard risk activities. The rule would not mandate jurisdictions to take actions to address its findings. HUD is seeking comments on the proposed rule by July 18, 2016. NACHRO members are asked to share their comments or concerns with Jenny Hsu at [jhsu@nahro.org](mailto:jhsu@nahro.org).



[CPD Income Eligibility Calculator](#): On May 18, HUD updated the Income Eligibility Calculator to incorporate the FY 2016 Income Limits for all programs *except for the HOME program*.

## **CDBG Updates**

[HUD Notice on Reporting Requirements for the State PER](#): On May 5, HUD issued Notice CPD-16-10 which provides guidance on the submission of the Performance and Evaluation Report (PER) State CDBG program grantees. The notice clarifies the relationship between the State PER and the CAPER, changes to submission procedures, IDIS enhancements, implementation of new grant-based accounting regulatory requirements, and additional information about the reconciliation of IDIS reports.

[HUD Guidance on Duplication of Benefits for Certain CDBG-DR Grantees](#): On May 12, HUD issued Notice CPD-16-09 which provides guidance to recipients of CDBG disaster recovery grants (awarded under the Disaster Relief Appropriations Act, 2013) that also received unanticipated assistance from the Small Business Administration's disaster loans (pursuant to the Recovery Improvements for Small Entities After Disaster Act of 2015). This guidance applies only to grantees the States of Connecticut, Rhode Island, Maryland, New York, New Jersey and the city of New York.

## **HOME Updates**

[Guidance on How to Establish Utility Allowances for HOME-Assisted Rental Units](#): The latest HOMEfires guidance by HUD reviews the HOME Final Rule's provision requiring PJs to use the HUD Utility Schedule Model (HUSM) to determine the utility allowance (UA) for HOME-assisted rental units. In 2015, HUD released a corrected version of the HUSM. PJs must now immediately begin to take steps to implement the UA requirements for projects to which HOME funds were committed on or after August 23, 2013 and which are completed and occupied. PJs must instruct owners of these projects to comply with the UA requirements at lease renewal, or as soon as is practicable. Alternatively, a project-specific methodology may be used to determine the UA, and the guidance provides a list of acceptable methods. A PJ must request a waiver if the UA requirement of another funding source (e.g., Housing Choice Vouchers) conflicts with the HOME UA requirements and the PJ wishes to use a UA that is not permitted.

[HUD Publishes 2016 HOME Income and Rent Limits](#): Effective on June 6, 2016. It should be advised, all CPD programs included in the Consolidated Plan should be using the HOME income limits under which extremely low-income families are identified by the 30 percent income limits as opposed to the Section 8 limits which are adjusted for poverty.

[New HOME Monthly Reports Available](#): Current as of 4/30/16 and 5/2/16. Reports cover HUD Initiated Activity Cancellation Reports; National Production Reports; Deadline Compliance Status Reports; and Expiring Funds Reports.

## **Housing Trust Fund Update**

[Sample Allocation for HTF Grantees](#): HUD has published a sample form for HTF grantees to submit their HTF allocation plans. Grantees can submit their FY 2016 HTF allocations plans in a different format or use this sample form. HTF allocation plans which are due to both the local HUD CPD Field Office and to HUD's Office of Affordable Housing Programs by August 16, 2016.

[How to Establish a Maximum Per-Unit Development Subsidy Amounts for HTF Projects](#): A new HTF FAQ describes how States should establish the maximum per-unit development subsidy amount for HTF projects. Each HTF grantee is required to establish "reasonable" maximum limitations and the FAQ offers three factors to consider when determining limits: 1) amounts should be adjusted for number of bedrooms and for the geographic location of the projects; 2) amounts should be based on actual total development costs; and 3) amounts should reflect the costs associated with meeting all applicable HTF program requirements and other federal requirements (e.g., accessibility for special needs population). Alternatively, grantees may choose to use existing limits for developed for other federal programs.

## **Homeless Assistance Updates**

[CoC Competition in Focus: Creating a Systemic Response to Homelessness](#): On May 5, HUD announced that leading up to the publication of the FY 2016 Continuum of Care (CoC) Program Competition NOFA, HUD CPD's Office of Special Needs Assistance Programs (SNAPS) will publish *CoC Competition Focus* messages online. Each HUD message will delve into one of HUD's six policy priorities for the FY 2016 CoC Program Competition, which include 1) Creating a systemic response to homelessness, 2) Strategically allocating resources, 3) Ending chronic homelessness, 4) Ending family homelessness, 5) Ending youth homelessness, 6) Ending veteran

homelessness and 7) Using a Housing First approach. With the exception of the new priority of creating a systemic response to homelessness, all of the FY 2016 competition policy priorities have been carried over from the FY 2015 competition.

## Research & Reports

[Are Homeless Families Connected to the Social Safety Net](#): Published by the Department of Health and Human Services, OPRE, and Abt Associates, this report uses data from HUD's Family Options Study, which tracked how approximately 2,000 homeless families in emergency shelters across 12 U.S. communities responded to various homelessness interventions (Housing subsidy, Community-based rapid re-housing, Project-based transitional housing, and Usual care). The report finds homeless families in shelter are seemingly as connect to the safety net as other poor families, and that homeless families that participated in TANF cash assistance, public health insurance programs, and SNAP at similar or higher rates than other deeply poor families in the same community. Additionally, almost two years after being in shelter, most families were no longer homeless, but remained in poverty and continued to receive public benefits.

## Grants & Opportunities

- [Community Compass Technical Assistance and Capacity Building Program Grant \(HUD\)](#): Deadline July 19, 2016
- [Choice Neighborhoods Implementation Grant Program \(HUD Technical Correction\)](#): Deadline June 28, 2016

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# Housing Agency Picks Replacement for Top Post

Fri, 04/22/2016 - 7:00am | Tracy Crane



DANVILLE — A Vermilion County native is poised to take over as the next executive director of the Danville Housing Authority.

Officials with the local agency, which oversees public housing in Danville, introduced Jaclyn Vinson as the next leader Thursday

night during a meeting of the authority's board of commissioners.

Vinson, a Schlarman High School graduate, currently works for the city of Danville as director of the Metropolitan Planning Organization, which focuses on transportation projects. She worked on the city's housing task force, which last year released a comprehensive report on housing in the city — most notably, public housing — and recommendations for improvements.

Steve Clark, interim director of the housing authority, said her employment contract is being

finalized and hasn't been signed, but that he didn't foresee any issues.

Vinson plans to start some time in May, giving her time to work out an exit strategy from her current position.

As executive director, she will replace Greg Hilleary, whose contract the board opted not to renew when it ended in December.

After Thursday night's meeting, Vinson said she sees a lot of potential for the housing authority. She'll miss her job with the city but likes the immediate effect she could make for those who need housing.

"Housing has such an important role in our community, neighborhoods," she said. "It's vitally important to the health of our community."

# NAHRO National Resident Roll of Achiever Award presented to Winnebago County Housing Authority team member Towana Williams!



Congratulations to Winnebago County Housing Authority team member Towana Williams, who was presented the National NAHRO Resident Roll of Achiever Award during the April 11<sup>th</sup> NAHRO Legislative Conference!

With concerted effort, Ms. Williams moved from a life of underemployment and unemployment, relying on public housing assistance, to a career on public housing that is the result of a unique agency partnership of two PHAs.

Ms. Williams had worked occasional factory jobs that did not provide self-sufficiency, when she decided to apply for the Freeport Housing Authority's Workforce Development Institute, which has been featured on ReThink and a NAHRO Merit Award winning program. Learning the valuable skills of the program, Ms. Williams was hired as the Executive Assistant with the neighboring Winnebago County Housing Authority.

Ms. Williams had to overcome the initial financial obstacle of commuting 60 miles each day to her new job, along with the WCHA's requirement that she complete the program, which made it necessary for her to work days, commute and attend the classes at night for 14 hour days, which she managed while also maintaining a household for five children.

Ms. Williams successfully completed the course, in which she was recognized by Congresswoman Cheri Bustos and State Senator Steve Stadleman for her extraordinary efforts. She has now been employed by WCHA for over a year during which she has served as a speaker of her experience with the Rockford Health System employment

and housing integration program (a Freeport Housing Authority, Rockford Housing Authority and Winnebago County Housing Authority partnership), the United Way and WDI graduating classes so others may be inspired by her story.

Ms. Williams has since been able to move from public housing into her own private residence. With the skills of WDI and her initiative, Ms. Williams brings a care and empathy to a role where she is often the first impression of the housing authority. In a November, 2014 correspondence, an applicant took the time to write of their appreciation of Ms. Williams taking time to help them understand the programs and how they could best be served. Ms. Williams epitomizes what should be expected of our public housing programs, which includes hiring public housing residents. Ms. Williams also epitomizes what we can learn from the residents we serve, which is their ambition and resiliency not only in self-sufficiency yet also in the empathy and care they can bring to all we serve.

Ms. Williams story is also possible through the partnership of several housing authorities in a program that can be replicated for greater public housing resident employment opportunities.

***Do you have a noteworthy resident that you would like to have recognized?***

**Stories from real people** communicate the value of your work and put a human face on your organization. The NAHRO National Roll of achievers is an easy-to-use recognition and community relations tool for your agency. Adding your residents to the Roll of Achievers provides recognition for them, and a great way to promote your work in your local community. To register





a public housing tenant, Section 8 resident, or other HUD program beneficiary who has made noteworthy efforts to improve as an individual or as a member of the community, just complete the registration form at <https://www.nahro.org/node/74>.

NAHRO will send a certificate of recognition, suitable for framing. The certificate can be given personally or presented in a formal recognition ceremony. NAHRO will add your resident and their story to their national database, and may use your residents story to help support legislative efforts. You may also choose to recognize the recipient in your newsletter, with local press coverage, or as part of a specific theme like seniors housing or safe neighborhoods.



### **Lange Award Nominations**

The National NAHRO International Research and Global Exchange Committee is requesting your help with submitting nominations for the 2016 John D. Lange Award. The annual award furthers the work of NAHRO and recognizes a person in the housing and community development field who has made an outstanding contribution toward international understanding and exchange of international experience. To learn more of the Lange Award, its history and how to nominate, please visit <http://www.nahro.org/lange>.

### **NAHRO Legislative Update**

The Senate Appropriations Committee adopted their FY 2017 302(b) allocations, unfortunately cutting funding for the Transportation, Housing and Urban Development (THUD) bill by over \$800 million or nearly 1.5%. This, coupled with an estimated \$400 million -\$500 million hole in the THUD budget due to a combination of inflation and a downturn in FHA revenues, could leave us with an approximate \$1.2 billion gap in the Senate's THUD budget.

Though the THUD bill was cut, the bills that were clear winners in the allocation race were largely defense or security-related bills, which isn't entirely unsurprising during an election year. The bills that received increases are: Homeland Security; Commerce, Justice, and Science; Military Construction and Veterans Affairs; Defense; and Energy and Water. The bills that were cut are: Agriculture; Financial Services; Interior and Environment; THUD; and State and Foreign Operations (though the State and Foreign Ops non-discretionary budget remained level).

The announcement of the allocations was a part of an aggressive push this week in the Senate to approve all its appropriations bills before departing for the August recess on July 15. Last week, Majority Leader Mitch McConnell (R-Ky.) filed several House spending bills to act as shells for appropriations bills to get around the constitutional mandate that spending and tax legislation originate in the House. Today, Majority Leader McConnell filed cloture on the Energy and Water bill to set a vote as early as Monday evening, which would be the earliest the Senate has ever begun its appropriations work on the floor. THUD is traditionally one of the first bills to be considered and it is likely we will see draft text in the next few weeks.

The House, on the other hand, opted not to approve their full 302(b) allocations at a full committee mark-up yesterday, partially because of the House Freedom Caucus members who oppose the overall spending level of \$1.070 set by the budget deal in November. The committee advanced its MilCon-VA bill, only revealing the allocation for that specific bill. House Speaker Paul Ryan (R-Ohio), meanwhile, is continuing to push for the adoption of a budget resolution at the \$1.070 level. Until a budget resolution is adopted, it is possible that the House will continue to gradually unveil their allocations bill by bill.

### **Earth Day**

Residents of the Winnebago County Housing Authority's Collier Gardens Apartments celebrated Earth Day on April 22<sup>nd</sup> with a breakfast and then cleaning the neighborhood grounds, ending with an appreciation lunch from the housing authority!



# City to receive \$630,000 for blight removal

BY JENNIFER BAILEY [jbailey@dancomnews.com](mailto:jbailey@dancomnews.com) , Feb 27, 2016

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DANVILLE — With a list of dilapidated structures that need to be torn down, city officials recently received more funding for the task.

The Illinois Housing Development Authority (IHDA) this week announced the city will receive \$630,000 to clear blight, restore property prices and stabilize neighborhoods. The funding is part of \$10.5 million to Illinois communities.

To help communities and homeowners recover from foreclosures, IHDA created the Blight Reduction Program in 2014 under the Hardest Hit Fund Program and funded through the Troubled Asset Relief Program, a U.S. Department of the Treasury managed resource dedicated to foreclosure prevention and neighborhood stabilization. This funding represents the second round of Blight Reduction Program resources committed by IHDA, according to a press release.

Danville Planning and Urban Services Manager Chris Milliken said the city needed a not-for-profit to partner with for the funding and is doing so with Habitat for Humanity of Danville. If the Vermilion County Land Bank was already in place, then it could be in the not-for-profit role, Milliken said.

He said the not-for-profit's role is to help re-use the the properties faster.

The funding allows up to \$35,000 be spent per unit, which would mean 18 structures or units, not larger than a four-unit structure, could be demolished.

“Realistically, we could do more demolitions ... as many as 40,” Milliken estimates. There also is money set aside for maintenance of the lots and administration costs.

Milliken said Habitat's role is “very limited,” but Habitat will want some of the lots for its own housing projects.

“We were very happy to partner with the city,” said Habitat director Paul Sermersheim.

Milliken added the areas for the demolitions include some where Habitat has worked, such as around

Garfield Elementary School and Lincoln Park.

The areas identified with the grant were west of Vermilion Street and south of Voorhees Street, which includes the Madison Square, hospital and west downtown areas.

“These are all eligible areas to go into,” Milliken said.

The process will include purchasing the properties, dealing with tax delinquencies, demolition work and turning over properties to Habitat for its control.

Milliken said it could be up to six months before the funding is released, based on past funding rounds. Other funding the city has identified for upcoming demolitions is \$210,000 in Community Development Block Grant funding.

“It's a small drop in the bucket,” Milliken said.

“The Blight Reduction Program is a great tool that allows us to put federal funds to work in Illinois communities,” said Audra Hamernik, IHDA executive director, through a press release. “Our goal, when choosing the awardees is to collaborate with communities that have a demonstrated need, but also have elements in place that we can build upon to ensure our investment makes the greatest impact possible. Through BRP, we are able to address the economic, public safety and quality of life issues abandoned and foreclosed properties impose on our communities and our citizens.”

Municipalities partner with a local non-profit to identify abandoned properties causing blight for demolition. Once a property has been demolished, municipalities are reimbursed using Hardest Hit Fund resources, with a maximum of \$35,000 per unit. Eligible expenses include acquisition, closing costs, demolition and lot treatment/greening. All funds are allocated as a three-year forgivable loan and must be committed by Dec 31, 2017.

On average, homes located on the same block as a foreclosed property can drop \$8,000 to \$10,000 in value. According to the Center for Community Progress, for every dollar spent to clean and green vacant properties, neighbors experience a \$224 increase in housing

wealth and the community sees an additional \$7.43 in tax revenue.

Some communities are using BRP to spur other worthwhile community projects. The South Suburban Land Bank and Development Authority together with the Cook County Sheriff's Office implemented a program that provides job training and enlisted inmates to demolish vacant homes in Park Forest. Winnebago County and not-for-profit Comprehensive Community Solutions connected their Blight Reduction Program participation with a job training program for unemployed and underemployed at-risk young adults to deconstruct vacant homes and become more self-sufficient.

The devastating impact of the financial crisis on the

housing market has required a multifaceted approach to help homeowners and communities recover. In addition to providing resources for communities to address blighted properties, IHDA has also helped prevent additional foreclosures through temporary mortgage assistance for homeowners. IHDA also introduced the 1stHomeIllinois mortgage program to provide down payment assistance to help attract new buyers and reinvigorate the housing market in 10 targeted counties hit hard by foreclosures.

IHDA is a self-supporting state agency that finances the creation and preservation of affordable housing across Illinois. Since its creation in 1967, IHDA has allocated \$14.6 billion and financed about 245,000 affordable housing units for residents of Illinois.

## Lead Based Paint Senate Bill 2631 – More harm than good? A must read...

Ron Clewer, CEO Rockford Housing Authority



On March 3, 2016 Senator Richard Durbin (IL) introduced S2631 to amend the Residential Lead-Based Paint Hazard Reduction Act of 1992 to define environmental intervention blood lead level, eliminate visual inspections, and for other purposes. If you were at the NAHRO DC Legislative Conference the question, "When will HUD lower blood levels to match the CDC levels" was asked in an open session. The answer wasn't clear.

In the January/February 2013, Mother Jones article "Lead, America's Real Criminal Element," Kevin Drum cites, "New research finds lead is the hidden villain behind violent crime, lower IQs, and even the ADHD epidemic. And fixing the problem

is a lot cheaper than doing nothing." There is much research in this area and all points to the harmful effects of lead on our nation's children.

HUD's own website states, "Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves and blood. Lead may also cause behavioral problems, learning disabilities, seizures and in extreme cases, death.

### DID LEAD MAKE YOU DUMBER?

Even low levels have a significant effect.

Blood lead level in  $\mu\text{g}/\text{dL}$  (children under 6)

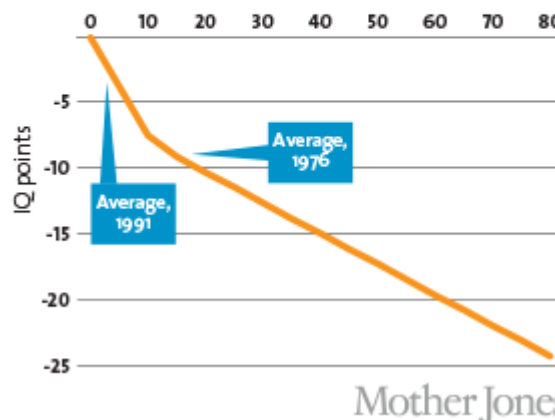


Figure 1 - Rick Nevin, Center for Disease Control

In February of 2000, the President's Task Force on Environmental Health Risks and Safety Risks to Children, issued a federal strategy to eliminate childhood lead poisoning by targeting lead based paint hazards. Sixteen years later we are still working at this important effort.

When the northern Illinois HA delegation visited, Senator Durbin's office during the April NAHRO Legislative conference, an aid shared with us that the Senator's bill was not being supported by HUD. It was allegedly feared that by eliminating the visual inspection for lead based paint, this may affect the supply of affordable rental housing, particularly HCV supported housing. Much of this housing stock is pre-1978 and of the "lead era."

While I appreciate the strong concern over available affordable rental stock, if as a *houser* we are supposed to provide safe, sanitary and

affordable housing, isn't it incumbent upon us to make sure that housing is really safe and sanitary? Shouldn't we consider the effects of lead on children? What is the cost of a child's life? It is my position to support Senator Durbin and the advancement of S2631. It is also my position to advocate harder for rental stock that is not only affordable, but also safe and sanitary. As a member of NAHRO, I cannot help but think of our *What Home Means to Me* poster campaign... I don't believe I have yet seen a poster that said home means danger, or a source of poison. Let's keep it that way. If you support S2631 please contact your legislator(s). There are multiple solutions that will allow us to continue our work of housing those in need and ensuring a lead safe home in the process.

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## UPCS-V

### 858 Line items. Wow, That's Fantastic!

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Do not let the large number of line items intimidate you. In the end, the Pass/Fail items are very similar to the current HQS inspectable items. The difference is a very granular set of observed conditions. The reason for the proposed change is to improve the consistency of physical inspections and unify/merge HQS (Housing Quality Standards) into the UPCS (Uniform Physical Condition Standard) Inspection Protocol.

On April 7<sup>th</sup> & 8<sup>th</sup>, I had the opportunity to attend HUD's first presentation explaining UPCS-V and their plans for its implementation. Director of Compliance Dan Williams and REAC Quality Assurance Inspectors Joe Fichera and Rich Scalzo presented.

While the program is not ready for primetime, I must say I am encouraged by the possibilities. That in itself is a big step. I have been against the conversion from the start.

Some preliminary observations drawn from the presentation:

1. One key difference between HQS and UPCS-V is that UPCS-V defines all health and safety items as 24 hour defects. This include non-life threatening health and safety items as well as those items deemed life threatening. UPCS-V also defines missing CO detectors and fire extinguishers as fail items. These last two items will be advisory during the demonstration. The list of Health and Safety items is taken from the office of Healthy Homes.

2. This is very much a work in progress. The demonstration will begin sometime in the last half of 2016. The data will be analyzed, adjustments will be made and the results will be published for comment. Do not expect the program to be fully implemented until late 2017 or early 2018. This is subject to change. Mr. Williams promised there would be adequate time for implementation.
3. The list of deficiencies is very long because designers have tried to imagine every possible defect and provide a decision tree for each. These decision trees guide the inspector to the correct pass/fail decision as well as provide pre-written comments.

*Example:* Decision 1, Bathroom Sink; Decision 2, Sink is loose; Decision 3, Sink is Not in danger of falling; Decision 4, Pass with comment.

This should result in more consistent inspection results if used properly. As inspectors gain experience, they will not have to visit many of the decision trees. They will know that an observed item passes. At the same time, it provides many standards comments for both Fail and Pass with Comment observations.

A good point here is that comments are spelled correctly and legibly.

In theory, a brand new inspector should achieve the same result as an experienced inspector simply by following the decision trees.

4. Data gathering will be digital. The software for this is not yet complete so little information is available. HUD has promised to provide necessary interface information to all software vendors for integration to current management systems. The public software will be a boon to programs that are not yet digital.
5. Forget comparing unit scores with REAC scores. The proposed point system is a unit quality score and has nothing to do with passing or failing. A unit may have a very low score due to a lot of pass with comment items and still pass. It may also have a very high score and fail due to a

single fail item. It is hoped this will provide housing authorities with a useful metric for rent negotiations.

6. A dictionary of definitions, like that used for REAC, has been developed but is under review and has not been published. The presenters stated this would be published soon.
7. HUD is seeking agencies to volunteer for the demonstration. It was suggested that agencies might not want to commit their entire program to the demonstration. Suggestions included assigning particular inspectors, or particular sections of town. Presenters had no advice for how multiple standards would be administered by an agency.
8. I specifically asked, "Since HAP contracts state that the unit must meet HQS, how could a property owner be abated for not complying with UPCS-V?" The presenters had no answer for this important question.
9. There was no answer for how participation in the program would affect SEMAP scores. In fact, it appeared that there was very little discussion with the Housing Choice Voucher Program Department about this change or the demonstration.
10. No opinion was offered regarding the impact on affordable housing.
11. No advice was offered for dealing with Admin Plans.

In summary, we can only advise that you discuss program impacts with your HUD representative before committing to participating in the demonstration. To be sure, The Inspection Group, Inc. [www.theinspectiongroup.com](http://www.theinspectiongroup.com) (which has conducted >3 million UPCS and >1 million HQS dwelling unit inspections) is carefully watching this developing scenario. We will report back when more details become available.

Respectfully submitted;  
 Clarence Buck,  
 Senior Vice President  
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# Save the Date

IL NAHRO Annual Conference

**August 17-19, 2016**

Radisson Hotel  
Rockford, IL



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

Hilton Portland & Executive Tower • Portland, OR



2016 National Conference & Exhibition  
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October 14-16

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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>



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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.**

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