



# ILNAHRO—Housing Focus

## FROM THE CHAPTER PRESIDENT

### Adrienne Todman Nominated as HUD Deputy Secretary



On March 24, the White House announced that NAHRO CEO Adrienne Todman [has been nominated](#) as Deputy Secretary of the Department of Housing and Urban Development.

NAHRO President Sunny Shaw said, “I speak on behalf of the entire NAHRO leadership when I say that we are so proud that NAHRO CEO Adrienne Todman was nominated to serve as HUD Deputy Secretary.

She is an experienced practitioner with vast knowledge of the affordable housing industry and a track record of operational and managerial excellence. We support her nomination and look forward to her next steps.”

Senator Sherrod Brown showed his support of the nomination with [this statement](#): “Adrienne Todman brings years of housing and community development experience from various perspectives – implementing national policy at HUD, running a large public housing agency, and working with practitioners across the country in her current role at the National Association of Housing and Redevelopment Officials (NAHRO) – that will serve the agency well as Deputy Secretary of HUD. Together with Secretary Fudge, she

will help the American people build back better by addressing the Coronavirus pandemic, our nation’s affordable housing crisis, working to make our communities more equitable, and resilient, and helping to make the dream of homeownership a reality for families across the country.”

#### About NAHRO

NAHRO, which was established in 1933, is a membership organization of 20,000 housing and community development providers and professionals throughout the United States. NAHRO members create and manage affordable housing for low- and middle-income families, and support vibrant communities that enhance the quality of life for all. They administer more than 3 million homes for more than 8 million people.

The senate has confirmed **Rep. Marcia Fudge** (D-Ohio) as the 18th secretary of the Department of Housing of Urban Development (HUD) with a strong bipartisan vote of 66-34. Secretary Fudge will be only the third woman to run the department. In her testimony ([testimony](#)) before the Senate Banking, Housing, and Urban Affairs Committee on January 28, 2021, then Rep. Fudge acknowledged that “...HUD—perhaps more than any other department—exists to serve the most vulnerable people in America. That mandate matters a great deal to me.”



Secretary Fudge, 68, served in the House from 2008 and is the former Mayor of Warrensville Heights, OH. The Congresswoman is a graduate of the Ohio State University and obtained her law degree from the Marshall College of Law at Cleveland State University. The Biden transition team site noted that she is a “longtime champion of affordable housing, urban revitalization, infrastructure investment, and other reforms to enhance the safety, prosperity, and sustainability of American communities.” Fudge represented parts of Cleveland and Akron and is a former chair of the Congressional Black Caucus (CBC).

PHADA Executive Director Tim Kaiser said the nomination was “most welcome and the association looks forward to working with the new Secretary and the new HUD leadership team.” PHADA Trustee Brian Gage of the Akron Metropolitan Housing Authority (OH) added that “Rep. Fudge has been a champion for low-income families in Northeast Ohio and across our nation. Under her direction, I am encouraged we can make progress towards ensuring that all of our communities have safe

Respectfully Submitted,

*Jackie L. Newman*

Jackie L. Newman  
ILNAHRO President

# Happy Retirement

## On to the Next Chapter for HUD Regional Administrator



Joseph P. Galvan from Leyden Township, Illinois was appointed as the Regional Director for the six states in the U.S. Department of Housing and Urban Development's Midwest Region on December 17, 2001. Mr. Galvan served as HUD's liaison to mayors, city managers, elected representatives, state and local officials, Congressional delegations, stakeholders and customers in Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin. During his tenure in this position, he worked diligently to deliver HUD programs and services to communities and evaluate their efficiency and effectiveness.

In 1997, Mr. Galvan was the President of Galvan & Associates, LLC, a minority-owned urban planning firm, where he directed planning and economic development projects for public and private sector cli-

ents. From 1984 to 1997, he worked as the Community Development Director for the City of Country Club Hills and the Village of Franklin Park and as the Community Development Planner for the Village of Maywood.

As you look over the many great accomplishments of Mr. Galvan, you will understand why there will be "big-shoes-to-fill" as he retires from his position with HUD as one of its Regional Directors.



Members of ILNAHRO and its membership wish to **CONGRATULATE** him on his retirement, and wish him nothing but the best as he goes into his next life chapter.

# In the Spotlight



## Housing Authority Chief Gets Award

George Guy, executive director of the Fort Wayne Housing Authority, is one of several people to receive a statewide award as part of the 30th annual Dr. Martin Luther King, Jr. Indiana Holiday Celebration, which will take place today. Guy received the Civil Rights Champion Award.

The award is presented to an Indiana resident whose work highlights the social justice and advocacy efforts King led. The celebration, which is hosted by the Indiana Civil Rights Commission and the Dr. Martin Luther King, Jr. Indiana Holiday Commission, will be online at noon. Register at Eventbrite.com.

Other award winners are Tamika Catchings, vice president of basketball operations and general manager of the Indiana Fever, Freedom Award; Robin E. Winston, Winston/Terrell Group in Indianapolis, Chairman's Award; and Shirley Weatherly, community activist in Anderson, Trailblazer Award.

### Fort Wayne Trails Get Record Usage

Trail use in Fort Wayne reached an all-time high in 2020, city officials said Wednesday. Data from 14 infrared trail counter that track usage shows 663,426 travelers along various parts of the trail system last year. It's a 17% increase from the previous all-time high in 2016 and a 45% increase from 2019.

As winter progresses, the city is reminding residents to be careful, particularly after snow and ice events. This can adversely affect bridges and boardwalks. If snow depth reaches 3 or more inches, the city will remove snow on heavily traveled sections of the trail network, especially near schools, parks, and popular destinations.

—Journal Gazette  
(Fort Wayne/Allen County)

**\*\*Remember--We can use your story...  
please submit to [brendab@sha1.org](mailto:brendab@sha1.org) by  
mid-week of each month.\*\***

## Illinois Could Soon Face Housing Crisis, So Why are so Many CHA Homes Sitting Vacant?

Chicago (CBS)—Illinois could face a housing crisis when the moratorium on eviction is lifted this month. But as CBS 2's Jim Williams reported Monday, thousands of Chicago public housing homes are off limits—even though they're vacant.

In Logan Square, where affordable housing is coveted and increasingly rare, a single-family house sits vacant. Attorney Cherie Travis is bewildered as to why. "That made no sense to me," Travis said. "There's government-owned property that the taxpayers own that's not being used." The home is indeed owned by the Chicago Housing Authority—the government agency charged with providing homes for low-income Chicagoans. "It looks like it's a really cute house," Travis said. And CHA records said that cute house has been unoccupied for three years.

Travis is herself a landlord. "Maybe a month goes in by between tenants. I mean, maybe I've got to do some repairs in between—maybe, you know, 30, 60 days," she said. "But three years?"

Travis filed a Freedom of Information Act request and learned the Logan Square home is on a long list of vacant properties owned by the CHA—single family houses, two- and three-flats, and big apartment buildings. Altogether, there are roughly 2,000 vacant CHA properties. This is in a city with a large homeless population.

"I was in a domestic violence relationship which caused me to become homeless," said Bonnie Contreras. Contreras, of the Group Chicago Union of the Homeless, told us she's been on a CHA waitlist for a home for years. "I would love it. I would love it right now," Contreras said, "because I'm tired of being Homeless."

We asked for an interview with CHA officials. Instead, CHA spokesman Matthew Aguilar emailed a statement.

*(continue on page 10)*

# How the Federal HOPE VI Program transformed a Westside Rockford Neighborhood



Rockford Star—Fifteen years ago, Katherine George was living on the south side of Chicago in fear of safety for her and her children. In an attempt to provide a better life for her family, she fled to Rockford where she discovered a public housing approach that hadn't yet been attempted in the area.

The close-quartered apartments of the former Champion Park on the city's west end had recently been demolished, and in their place stood a spacious neighborhood with multistory homes that resembled a traditional suburb more than public housing. "I did a walkthrough of one of the houses down the street and I said 'wow this is so beautiful. I love it.' And just said, 'I want one,'" George said.

It's been 15 years since Northern Illinois Regional Affordable Community Housing (NIREACH), formerly known as the Winnebago County Authority, started the HOPE VI program which redeveloped the former tightly packed Champion Park apartments into mixed-income, single-family housing and helped put 100-plus families, including George into their own home.

The program's federal grant concluded on New Year's Eve last year, and for Alan Zais, executive director of NI ReACH, HOPE VI stands a template for successful housing programs. "I think a good government agency is one that quietly does a job like that and is complimentary to our neighborhood and communities," Zais said.

The program started in 2002 and was made possible by an \$18.8 million federal grant that the organization had to apply for three times before they were eventually granted the funds. The program's goal was simple, to tear down the cluster of apartments that forced poor residents to live closely together and replace them with affordable single-family housing options for people of various income levels.

The program did just that. In 2002, the median household income was \$5,754. Today it is \$18,699, a 225% increase. Crime has also decreased in the area since the new homes were built. The amount of total criminal offenses has decreased 43% from 2007 to 2019, according to the Rockford Police Department. In 2007, 955 total crimes were reported compared to 545 in 2019.

**Past coverage:** Hope VI grant revitalized Champion Park neighborhood in Rockford. Of the 104 homes that were built, 52 were designated for homeownership vouchers that provided financial assistance to first-time homeowners. The other 52 properties became rental properties for either subsidized housing or Section 8. The combination within the homeownership program made it possible to mix homeowners with tenants and create a new perspective on public housing.

As a single mother, George fled to Rockford from the violence of the south side of Chicago in 2006 in search of a safer place to raise her three children. She recalls living in Rockford as a child during the summer with her grandparents on Trenton Avenue and wanted to provide that same feeling of a worry-free childhood to her own kids.

Unbeknownst to George, her housing search would coincide with the birth of the HOPE VI program. While in the bank one day she unknowingly ran into the man behind the program, Zais. "He walked in the bank and he overheard my conversation talking to the broker. And he said, hey there are some houses that are going to be built and he said I'm in charge of the project. And I was like, really?," George said. "He called about six months after that, asked me was I still interested. And I said most definitely."

George moved directly from Chicago to the HOPE VI neighborhood. It's now a place her family loves to visit. "My niece called me, she said 'auntie, please can we come here to Rockford for the summer?' She said 'we can't ride our bikes, we scared they keep shooting here.' And I'm like come on. So I end up with all the grandkids all the nieces." George said.

A stable environment for her children meant one less thing to worry about for Shala Thompson, who's lived on Rockford's west side since she was 2. Thompson's mother, Pearly Hawks, was on the Winnebago County Board at the time of the vote for the HOPE IV program. And her father, Archie Hawks, who was on the Winnebago County Housing Board, is thankful to be a part of the program. Thompson grew up 10 blocks away from where she now lives and says the program has helped her maintain stability when switching jobs and going back to school. "It's been times where you switch jobs and the program has helped me to maintain during that time, so I do appreciate that," Thompson said.



## How the Federal HOPE VI Program Transformed (Continued)

Growing up on Lexington Street, only six blocks from where she currently lives, Thompson remembers the neighborhood she grew up in as tight-knit. For her, the HOPE IV program helped to restore a sense of pride in the area. "It gave the neighborhood a new feel. Like it started over," Thompson said. But despite the benefits of the program Thompson feels there is still more work to be done on Rockford's west side. Increased access to a grocery store and police presence that helps prevent crime instead of responding to them are some of the things she and her mother would like to see changed. During a time of civil unrest between residents and police, Thompson doesn't feel that law enforcement holds an adequate presence to prevent crimes in the neighborhood. "I feel like the police come after something. And sometimes that takes time," Thompson said. The neighborhood is also considered a food desert under the United States Department of Agriculture standards, since the median family income does not exceed 80% of the median family income in urban areas and at least 500 people, or 33% of the population, live more than one mile from the nearest large grocery store.

However, Thompson's mother makes it clear that the responsibility for issues such as preventative policing, access to resources and the enforcement of city ordinances that help keep the neighborhood doesn't fall on the shoulders of NI ReACH. "Whose responsibility is it to care for the area? I don't think it was the Winnebago County Housing Board. I think it was the city that's responsible to carry through the different ordinances that they already have on the book," Hawks said.

***\*\*Alan Zais, ED of NI ReACH says that a grocery store has now been added to this area, where one did not exist before 2000. This use to be about a four-hour round trip, or to pay a taxi fare to get to and from...about 1/3 of the families owned a car. Along with the Rockford Park District, Liberty Baptist Church was great partner in helping us reach out to much of the new neighborhood through their congregation—sharing our message that we looked forward to being good neighbors with the homes we were building, along with current homeowners. Alan added it was a combined effort, and he so appreciates all the hard work that went into building this community.***



1995—Showing the Complex Boarded Up



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# Black History Month Honoree

## Illinois Comptroller—

Jackie L. Newman is Executive Director of the Springfield Housing Authority (SHA), which manages nearly 800 units of public housing and administers over 2,000 Housing Choice Vouchers. Jackie also serves as the Chief Executive Officer (CEO) of the Peoria Housing Authority, which manages 800 units of public housing and administers over 2,000 Housing Choice Vouchers. Under her leadership, the SHA has self-developed over 140 units of affordable housing using a variety of financing methods.

Jackie is a member of Delta Sigma Theta Sorority, Inc. and is actively involved in many local, statewide and national initiatives, including serving on the boards of Housing Action Illinois, 1st Vice President of the Illinois Association of Housing Authorities, President of the Illinois National Association of Housing and Redevelopment Officials (ILNAHRO), Chairperson of the Community Investment Advisory Council of the Federal Home Loan Bank of Chicago and member of the Board of Governors for the National Association of Housing and Redevelopment Officials (NAHRO).

She holds a Bachelor of Arts in Management, Master of Arts in Public Administration and is currently finalizing dissertation work in fulfillment and completion of a Doctorate in Public Administration from the University of Illinois at Springfield, Summer 2021. Jackie is a lifelong resident of the Springfield community where she resides with her husband of 30 years, Roy Newman. They are the proud parents of four daughters.



## Winnebago County Housing Authority Rebranded, Now Called NI ReACH

***NI ReACH helps provide affordable housing, eliminate blight, and improve the Stateline.***



In order to better reflect their organization, the Winnebago County Housing Authority has rebranded. The organization is now Northern Illinois Regional Affordable Community Housing, or NI ReACH.

NI ReACH is known for its programs and partnerships centered around affordable housing and other initiatives to reduce community blight and improve the Stateline area. It serves Winnebago, Boone, Stephenson, Jo Daviess, and Ogle Counties in Illinois.

In addition to the new name and logo, the NI ReACH website offers a more user-friendly and visual resource for learning about affordable housing options, applying

*(continued)*

for housing, and accessing information about the organization and its programs. The site is more comprehensive and mobile-responsive, allowing NI ReACH to serve clients more conveniently.

For more information about the programs, services and communities supported by NI ReACH, visit [www.nireach.org](http://www.nireach.org).

—Rockford, Ill (WIFR) - January 14, 2021

## New Research

### Housing and Housing Assistance Pathways with Companion Animals: Risks, Costs, Benefits and Opportunities

A new report released today by researchers from Swinburne University of Technology, Western Sydney University, University of South Australia, Curtin University and University of South Australia investigates the policy and regulatory settings that shape housing options available to households that own companion animals.

The report examined the role of companion animals (also known as pets) that no reside in over 60 percent (60%) of Australian households and occupancy an increasingly significant role as family members. Household's rights to live with companion animals, and thus their ability to transition within and between dwellings, tenures, neighborhood precincts and housing assistance models, are highly variable both within and between state and territory jurisdictions. A range of reforms that move toward more pet-permissive policy and models were observed, though many barriers remain in place for households living with companion animals.

**\*\*To read this story in its entirety, go to: [https://www.ahuri.edu.au/research/final-reports/350/\\_nocache?utm\\_source=ZohoCampaigns&utm\\_campaign=AHURI+News+\\_Stone+350\\_+18.02.2021&utm\\_medium=email](https://www.ahuri.edu.au/research/final-reports/350/_nocache?utm_source=ZohoCampaigns&utm_campaign=AHURI+News+_Stone+350_+18.02.2021&utm_medium=email)**

## Events

Join us for the next AHURi webinar on Wednesday, March 3 at 11am (AEDT), where we present the findings from the new AHURi research project released today on the above mentioned "New Research". This webinar will be led by Professor Wendy Stone, Swinburne University of Technology. Despite the high value that households place on pets, and evidence of the benefits that pets bring to individuals and broader society, the right of households to keep pets varies markedly depending on the housing sector and tenure within which they live. The webinar will examine policies in five Australian states/territories — Victoria, New South Wales, South Australia, West Australia and the Australian Capital Territory.

**Register** by going to: [https://www.bigmarker.com/ahuri/Housing-and-housing-assistance-pathways-with-pets?show\\_live\\_page=true](https://www.bigmarker.com/ahuri/Housing-and-housing-assistance-pathways-with-pets?show_live_page=true)

## Briefs

### How is COVID-19 Affecting Where Australian's live?

The COVID-19 pandemic has severely reduced the number of people coming to Australia as permanent migrants or as temporary students and has also changed how people have moved both between and within Australia's states and territories. Overall, the number of people migrating either between or within states and territories across Australia dropped by 7.8 percent between September 2019 and September 2020 (possibly as a result of border closures between various states and territories). Find out more about internal migration in this AHURi Brief by visiting this link: [https://www.ahuri.edu.au/library-and-media-centre/ahuri-briefs/how-is-covid-19-affecting-where-australians-live?utm\\_source=ZohoCampaigns&utm\\_campaign=AHURI+News+\\_Stone+350\\_+18.02.2021&utm\\_medium=email](https://www.ahuri.edu.au/library-and-media-centre/ahuri-briefs/how-is-covid-19-affecting-where-australians-live?utm_source=ZohoCampaigns&utm_campaign=AHURI+News+_Stone+350_+18.02.2021&utm_medium=email)

### Financially Distressed Renters Could have a Multibillion-Dollar Hit to Their Pockets

The end of March is pivotal for renters — and not in a good way. Eviction and rent protections in NSW, Victoria, South Australia and Western Australia will expire. Federal income support through JobKeeper and JobSeeker supplements will evaporate. And bankruptcy pauses protecting some landlords will disappear in a puff of smoke—all in a single week. It all boils down to the multibillion-dollar hit to the pockets of financially distressed renters, which advocates warn could see tens of thousands evicted or unable to pay for basics like food and power.

Tenants Union NSW chief executive Leo Patterson Ross said the Berejiklian government should extend help in some form past March 26 — when eviction moratoria are due to end — until it becomes clear how the withdrawal of federal income support will affect the economy. "It's very risky to leave people without protections...people are coming down off higher [JobSeeker] payments, which have made a big difference to people's ability to pay for food, healthcare and bills," Mr. Ross told the *The New Daily*.

**"People should never be evicted because of an external economic crisis, that's never a good enough reason to lose your home — the moratorium is important."**

**\*\*To read this story in its entirety, go to: <https://thenewdaily.com.au/finance/property/2021/02/08/pandemic-rent-protection-ends/>**

Welcome to

AHURI

2021

*We hope that you had a happy new year and are feeling refreshed after an unforgettable year. Here at AHURI, we have a massive agenda ahead of us with a fascinating pipeline of research to be published, the continuation of the Cities Research Agenda, and a series of exciting engagement opportunities — both online and face-to-face with the biennial National Housing Conference to be staged in October of this year. Read on for a preview of what we are looking forward to sharing with you in 2021!*

Association Internationale  
de Développement Urbain

INTA

International Urban Development Association

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## Fernando Nunes Da Silva, new INTA president



Dear Colleagues,

A new year is beginning, unfortunately without the pandemic that has affected all of us so strongly being stopped. Contrary to what the most optimistic people thought almost a year ago, we will still have restrictions of mobility and face-to-face activities for months to come, as the waves of contamination follow one another, and this despite the hopes that the beginning of the massive vaccination brings us. We must therefore prepare ourselves for another year of uncertainty and vulnerability.

But this does not prevent us from believing in the rebound capacities of each of us, and in the solidarity that brings us together to build a more responsible future. Forward, straight ahead!

In spite of the various difficulties we are going to organise our 44th World Congress, as a testimony of our resilience, but in a different format to take into account the legitimate, if too many, constraints.

The novelty is that it is a mobile event - 2 to 3 videoconferences per month spread over 3/4 months. It is all of these separate sessions that make up a unified Congress. Each session covers a unique theme that reflects the questions raised by policy makers, elected representatives, private partners and urban professionals on current transitions, their impacts on local growth and the measures to take to optimise sustainable urban development.

This event is co-constructed with "all men and women of good will". I invite you to join our project and help us design and organise an amazing programme. More information at your disposal.  
I look forward to hear from you.

Cordial greetings and take care of yourself.  
Fernando Nunes da Silva

## Who is Fernando Nunes Da Silva?

*Professor, IST University of Lisbon, Portugal*

Mr. Nunes da Silva is a full Professor of Urban Planning and Transports at the IST (Superior Institute of Technology), University of Lisbon since 2002. He gained his PhD (1992) and Pos-Doc (2000) in Civil Engineering by the former Technical University of Lisbon.

*His Main professional interests include: urban strategies for sustainable mobility; urban planning; transportation planning.*

*He has gained experience as an advisor and consultant in transport and urban planning studies and projects in several municipalities and regional bodies; he is a researcher at CESUR (Centre for Urban and Regional Systems); he was also a councillor and deputy mayor for Mobility and Transport in Lisbon Municipality (2009/13).*

# AHURI News

## COVID-19 Research Hub

Last year, AHURI launched the COVID-19 Research Hub as the home for the reports from our rapidly commissioned [COVID-19 Research Agenda](#), as well as, a series of briefs and news items across nine themes relating to housing and homelessness. At the end of last year, we published seven of the eight reports from COVID round with final report in this agenda to be published next month.

As the pandemic continues, we will monitor it's impact on housing, homelessness and urban issues both in Australian and internationally. Keep our Hub bookmarked for relevant analysis of new research, policy and practice responses to this ever changing crisis.

**Read More:** [https://www.ahuri.edu.au/research/covid-19?utm\\_source=ZohoCampaigns&utm\\_campaign=Welcome+to+2021&utm\\_medium=email](https://www.ahuri.edu.au/research/covid-19?utm_source=ZohoCampaigns&utm_campaign=Welcome+to+2021&utm_medium=email)

## Upcoming Research

In 2021, we will continue to publish new research as part of the National Housing Research Program and Cities Research Agenda. Each newly published research report will be supported by a Policy Evidence Summary, as well as, news stories and AHURI Briefs to further analyze and interrogate our research findings.

With more than 30 research projects in progress we are excited about what we will be publishing in 2021 including the final Inquiry Report on [urban productivity and affordable rental housing supply](#), research into [companion animals and housing policy](#), and the first reports from two AHURI Inquiries — one examining the topical issue of [population growth, migration and agglomeration](#) and the second examining [housing supports for people leaving institutional settings](#).

**Read More:** [https://www.ahuri.edu.au/housing/research-in-progress?utm\\_source=ZohoCampaigns&utm\\_campaign=Welcome+to+2021&utm\\_medium=email](https://www.ahuri.edu.au/housing/research-in-progress?utm_source=ZohoCampaigns&utm_campaign=Welcome+to+2021&utm_medium=email)

## Conference and Events

**AHURI**—Our conference and events program was heavily impacted in 2020 and we were pleased to develop and deliver our [Research Webinar Series](#) as a means of presenting new research findings to our audiences online. The webinars were a big success and we will continue to provide them as a key component of our engagement activities in 2021. Our first webinar will be announced soon.

We are optimistic that we will be able to safely offer this year's [National Housing Conference](#) in Brisbane in October. With the success of the virtual Homeless Conference last December, we anticipate that a portion of the National Housing Conference will also be available virtually. Registration for the conference will open in the coming months. For more information contact Sharon Torney at [sharon.torney@ahuri.edu.au](mailto:sharon.torney@ahuri.edu.au).

**We look forward to continuing to explore ways to keep you informed with the latest research that can enhance your work across policy and practice. If there is anything you would like to see from us, we welcome your feedback at [information@ahuri.edu.au](mailto:information@ahuri.edu.au).**

## House of Commons Finance Committee Releases Pre-Budget Recommendations



Last week, the House of Commons Finance Committee released its final report to the Minister of Finance summarizing the outcome of its annual public consultation process on the contents of the 2021 Federal Budget. CHRA had submitted a written brief to the Committee, and appeared before the Committee on December 11.

CHRA is pleased to see a number of our key recommendations included in the Committee's report. Notable among these were the following recommendations:

- Recommendation 37: Implement a "For Indigenous, By Indigenous" housing strategy that properly addresses the unique needs of urban, rural, and northern Indigenous communities.
- Recommendation 38: Follow the example of Northwest Territories Housing, Nunavut Housing, B.C. Housing and the Vancouver Affordable Housing Agency and use innovative, sustainable and climate adaptive Canadian foundation solutions for buildings on unstable soils — permafrost, floodplains and brownfields — in support of affordable and aboriginal housing needs.
- Recommendation 59: Improve the National Housing Co-investment Fund by providing greater resources, making the fund more transparent, and making the application process simpler and timelier.
- Recommendation 60: Continue and enhance funding for the Rapid Housing Initiative by allocating \$7 billion for no less than 50,000 supportive housing units.
- Recommendation 61: Deliver necessary funding to develop shovel-ready affordable housing projects which will also stimulate the economy and create jobs.
- Recommendation 62: Simplify access and implementation of Canada Mortgage and Housing Corporation funds for housing.

Although no date has yet been set for the delivery of the 2021 Federal Budget, CHRA will continue to advocate for affordable housing to be a key theme in this year's budget.

# Illinois Emergency Rental Payment Program

On March 13, 2021, the nation will mark the one-year anniversary of the COVID-19 pandemic. Over the past year, the rights and safety of tenants have captured the news headlines, and at the Illinois Housing Development Authority (IHDA), we also recognize the incredible financial stress this has caused for housing providers. As a result, we are excited to share that coming in April, IHDA will launch the **Illinois Rental Payment Program (“ILRPP”)**, an emergency rental assistance program designed to support households that are unable to pay rent due to the COVID-19 pandemic.

Approved ILRPP applicants may receive up to 15 months of assistance—past due rent beginning with May 2020 through March 2021 and three months of prospective rent. The maximum grant amount is \$20,000. If your tenant received a \$5,000 Emergency Rental Assistance grant in 2020, you are still eligible to apply, but assistance will be limited to 2021. The grant will be paid to housing providers in the form of a check, on behalf of the tenant.

The 2021 ILRPP begins with you, the housing provider. You may initiate applications on behalf of as many of rental households that you believe meet the following eligibility requirements:

- ◆ Household has experienced a financial hardship due to COVID-19;
- ◆ Household is behind on their rent; and,
- ◆ Household is under the 80% AMI income limit. If you are unsure of the household’s income, we still encourage you to apply, as actual income eligibility will ultimately be verified by the tenant.

To prepare to initiate an application for ILRPP funds on behalf of your tenant, you should assemble and be prepared to upload the following information and documents for each tenant that you believe meets the requirements:

- ◆ A current email address for the tenant for

whom you are seeking assistance;

- ◆ Documentation delaining past due rent by month;
- ◆ Proof of property ownership;
- ◆ A copy of a fully executed property management agreement (if property manager will handle receipt and application of the tenant’s grant funds); and,
- ◆ A copy of the fully executed current lease, if available.

Please look for additional information at [www.ihda.org](http://www.ihda.org) in the upcoming weeks.

## Illinois Could Soon Face Housing Crisis (cont’d. from pg. 3)

The statement said the CHA has 16,000 units—some of which are “vacant for painting and minor repairs;” others for more extensive work. Housing for the homeless is a priority, he wrote.

Aguilar in particular addresses two developments with multiple vacant apartments—the Lathrop Homes in the area of Damen and Clybourn Avenues and Diversey Parkway which have been undergoing redevelopment for years, and the Cabrini Rowhouses—the last remaining part of the Cabrini Green development, located between oak street on the north, Chicago Avenue on the south, Hudson Avenue on the east, and Larrabee Street on the west—but vacant and fenced off everywhere but a small section along Cambridge Avenue and adjacent east-west stubs.

Aguilar wrote that the CHA has issued a request for proposals to engage developers for 438 units at the Cabrini Rowhomes, and plans to complete a review of the proposals this year. Meanwhile, the CHA is still building upon the first redevelopment phase at Lathrop, where 414 mixed-income units have already been constructed and leased. A real estate financing closing for the next phase of development at Lathrop is expected happen this year, Aguilar wrote.

The planning process there for subsequent phases and about 500 mixed-income units continues, Aguilar wrote. “Like the redevelopment of other former CHA public housing sites, CHA has worked with community Working Groups, the City of Chicago, the Department of Planning and Development, the Department of Housing, resident leadership and other community stakeholders, to determine the plans that best meet the needs of both communities,” he wrote. We asked the CHA if they would show us any work being done at the vacant units. They did not respond. We also asked how many of the vacant homes have been offered to tenants in the last two years. Again, the CHA did not answer. And it’s not just vacant housing in the CHA’s portfolio. A commercial building in the Washington Park community is also empty. “I was disappointed, to say the least,” said Rynell Morgan. Morgan, a coach with the Youth Football Wolfpack, wanted to create a community center in the Washington Park Building.

Though the building is in poor shape, he and the coaches offered to buy it. But they insist they never heard back from the CHA. “We could have touched many, many more lives, you know?” Morgan said. “We could offer tutoring; and after school program. We can reach out to the seniors and get to seniors in the daytime.”

Travis was working for the coaches, free of charge, and is left with one question about the CHA’s vacant property. “I just can’t understand how the people of the CHA are allowing this to happen,” Travis said. “I can’t understand how the city is OK with this.”

# Upcoming Conferences—NAHRO

## Event Calendar-Professional Development

| Date        | Event   | Location                 | Date         | Event  | Location                 |
|-------------|---|--------------------------|--------------|--|--------------------------|
| 3/19-4/3/21 | Family Self-Sufficiency Proficiency Test  | Online                   | 4/19/21      | Got Equity? How racial and economic inequity creates disparities and restricts access to opportunity. (Members Only) | E-Learning Online        |
| 4/6-7/21    | Workshop for Executive Directors Virtual Classroom  | Interactive Zoom Meeting | 4/20-23/21   | Commissioners Guide to Monitoring and Oversight  | Interactive Zoom Meeting |
| 4/7/21      | Ethics for Specialists  | Online                   | 4/21-23/21   | Section 3 and Labor Standards: Job Opportunities for Low-Income Persons  | Interactive Zoom Meeting |
| 4/8/21      | NAHRO 2021 Leadership Election: A conversation with Candidates for NAHRO President and Senior Vice President—Part I. (Members Only) | E-Learning Online        | 4/22/21      | Financial Management Training Program: Leadership Development  | Interactive Zoom Meeting |
| 4/13-16/21  | Procurement and Contract Management Virtual Classroom   | Interactive Zoom Meeting | 4/26-30/21   | Public Housing Occupancy, Eligibility Income and Rent Calculation (PHOEIR)   | Interactive Zoom Meeting |
| 4/15/21     | Transition to NSPIRE-What to Expect with HUD Inspections  | Online                   | 4/30-5/15/21 | NAHRO Public Housing Occupancy, Eligibility, Income and Rent Calculation Certification Exam                          | Online                   |

## West Central Illinois Housing Authorities Receive Federal Funding



**Quincy/Hannibal, Illinois (KHQA)** - New federal money is on the way for housing authorities in West Central Illinois. A recent federal grant will help the Quincy Housing Authority fund maintenance projects at buildings like the lamp high rise. The U.S. Department of Housing and Urban Development announced its 2021 capita fund awards last week and \$1,071,548,000 is now on the way to the Quincy Housing Authority. That the highest federal funding it's ever received.

Executive Director, Jerry Gille, said the money will be used for maintenance and modernization. "Projects are so expensive on particularly older public housing authority properties like what we maintain here in Quincy that it's essential for us to use multiple years' word of awards to see a project all the way through," Gille said. Gille said some of the projects that are part of Quincy Housing Authority's five-year plan include concrete work, construction of the backside of the Lampe High Rise, and parking lot extension. "With an award like that, one of the best things about it is you really get some economy of scale with the projects you do for example if we replace a hundred doors that are a lot cheaper per unit a lot less cost per unit to be able to replace a hundred doors as opposed to a small allocation," Quincy Housing Authority deputy director Bruce Johnston said.

Brown, Hancock, Adams, and Pike county housing authorities were also awarded large sums of money from the capital fund program. The Housing Authority of Pike County will receive nearly half-a-million dollars. Executive director, Chris Bruns said this money will help the agency tackle high ticket maintenance projects. "If we didn't get this money we would be hard-pressed to be able to make any of these changes because we just wouldn't be able to afford it," Bruns said.

Meanwhile, Gille noted this money will be carefully distributed to help several projects. "We often will take larger projects and spread them over 2-3 in capital fund awards in order to see them to completion," Gille said. Employees told KHQA that plans for maintenance projects at the Quincy Housing Authority continue to be discussed.

Some of the affordable housing provided by local housing authorities and IHDA funding.



Mercer County Housing Authority—Valley View



Alton Housing Authority—Toledo Estates



St. Clair Housing Authority—Alorton Hawthorne Terrace Apartments



Fulton County Housing Authority —Oaklawn Apts.



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*Whatever the season, make it  
your best!*

# Membership Renewals

It's that time of year!! Time to consider renewing your membership or consider joining the Illinois Chapter of NAHRO. Your decision to continue or join ILNAHRO through membership keeps the association strong and helps us in our common mission of seeking excellence in both public and affordable housing, as well as, community and economic development.

If you are not a member, this is your opportunity to join forces with other PHA's and CD organizations. Please consider joining us this Fiscal Year, there are exciting things on the horizon as we "Reposition, Renew and Refocus –in providing more Affordable Housing.

Please renew or join **TODAY**. You can visit our website at [www://ilnahro.org](http://www://ilnahro.org). Send a copy of your completed application along with the appropriate payment to:

***ILNAHRO, Springfield Housing Authority  
200 North Eleventh Street  
Springfield, IL 62703.***

This will ensure that your membership benefits continue or begin promptly. Let us know if we can be of service at any time.

## ILNAHRO Mission Statement

NAHRO makes available resources for its members and others who provide decent, safe, affordable housing, and viable communities that enhance the quality of life for all Americans, especially those of low– and moderate-income by:

- Ensuring that housing and community development professionals have the leadership skills, education, information and tools to serve communities in a rapidly changing environment;
- Advocating for appropriate laws, adequate funding levels and responsible public policies that address the needs of the people serve; are financially and programmatically viable for our industry; are flexible, reduce regulatory burdens and promote local decision-making; and,
- Fostering the highest standards of ethical behavior, service, and accountability to ensure public trust.

NAHRO enhances the professional development and effectiveness of its members and the industry through its comprehensive professional development curriculum, including certifications; conferences; and publications. These efforts work to equip NAHRO's members with the skills, knowledge and resources necessary to succeed and prosper in a changing environment.

# ILNAHRO Welcomes You to Join



Dear ILNAHRO Member:

It is that Time of Year!!! Time to consider *renewing* your membership or consider *joining* the Illinois Chapter of NAHRO. Your decision to **continue** or **join** ILNAHRO through membership **keeps the association strong** and **helps us in our common mission** of seeking excellence in both public and affordable housing, as well as, community and economic development.

During a time when our agencies are facing a decline in economic support, the question may be – “*Why Membership?*” Your membership in the state chapter of NAHRO provides services that benefit you and your organization every day. ILNAHRO has committed itself to providing services such as:

*Training and networking* through ILNAHRO’s cutting edge annual conference that offers the best in our training fields. Additionally, ILNAHRO offers centrally located training opportunities throughout the year at its Peoria Training Center in Peoria, Illinois.

*Legislative Advocacy and Legislative Advocacy Opportunities* by providing sample ‘sign-on’ letters to issues affecting affordable housing; Senate and House Bills that directly affect and shape public policy.

*Informational Resource* through a monthly newsletter that contains up-to-date information on housing issues, regional, and national trainings, workshops, and the latest in legislative developments.

“*Hot-Off-The-Press*” e-mail blasts that provide information on legislative issues that affect agency operations.

*State recognition* of resident accomplishments through its annual Resident Recognition Award.

Your membership gives you access to members-only discounts for training, to name a few benefits!

**Annual Membership Period: October 1, 2020 through September 30, 2021**

If you are not a member, **this is your opportunity** to join forces with other PHA’s and CD organizations. Please consider joining us this Fiscal Year, there are exciting things on the horizon as we “Build Communities Together—Through Affordable Housing”.

Please **renew or join TODAY**. Complete the attached form and return it with the appropriate payment to: Brenda Bruner, Executive Assistant, Springfield Housing Authority, 200 North Eleventh Street, Springfield, Illinois 62703. This will ensure your membership benefits will begin promptly.

Let us know if we can be of service at any time.

Sincerely,

Jackie L. Newman  
Illinois NAHRO President

# ILNAHRO Membership Renewal Form

2020-2021  
MEMBERSHIP APPLICATION / RENEWAL FORM  
**Illinois Chapter of NAHRO**  
(Please Print or Type All Information)

|                      |     |             |     |           |  |
|----------------------|-----|-------------|-----|-----------|--|
| Contact Name:        |     |             |     |           |  |
| Agency/Company Name: |     |             |     |           |  |
| Address              |     |             |     |           |  |
| City:                |     | State:      |     | Zip Code: |  |
|                      |     |             |     |           |  |
| Telephone:           | ( ) | Fax Number: | ( ) |           |  |

**Please provide up to five (5) staff emails for "Agency" membership:**

|         |  |       |  |
|---------|--|-------|--|
| E-mail: |  | Name: |  |
| E-mail: |  | Name: |  |
|         |  |       |  |
| E-mail: |  | Name: |  |
|         |  |       |  |
| E-mail: |  | Name: |  |
|         |  |       |  |
| E-mail: |  | Name: |  |

**Type of Membership (Check one or both):**

|  |  |
|--|--|
|  | <b>Agency (\$75.00) from October 1, 2020 to September 30, 2021</b>     |
|  |  |
|  | <b>Individual (\$25.00) from October 1, 2020 to September 30, 2021</b> |
|  |  |

**Check the one below that applies to the business of your agency / company:**

Public Housing/Section 8     
  Vendor/Supplier     
  CDBG (other government agency)

Commissioners     
  Affordable Housing     
  Other Affiliated Member (specify): \_\_\_\_\_

**Please make your check payable to:** **Illinois NAHRO**  
**Mail to:** Jackie L. Newman, President  
 Springfield Housing Authority  
 200 North Eleventh Street  
 Springfield, Illinois 62703  
 Phone: (217) 753-575, Ext. 206 or [info@ilnahro.org](mailto:info@ilnahro.org)



# Come Advertise with Us!!

## 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 ILNAHRO membership and posted on the ILNAHRO website.

The newsletter is distributed the entire year and our current subscription list encompasses over 200+ members/individuals.

**Submission deadlines are 20th of each month.**

The advertising rates for the newsletter are as follows:

| Finished Ad Size (width x length) | Cost Per Issue | Cost For All 10 Issues |
|-----------------------------------|----------------|------------------------|
| Full page 7.5" x 10"              | \$75.00        | \$675.00               |
| Half Page 7.5" x 5"               | \$50.00        | \$450.00               |
| Quarter Page 3.5" x 5"            | \$30.00        | \$270.00               |
| Medium/Small 3.5" x 3.5"          | \$25.00        | \$225.00               |
| Business Card 3.5" x 2.5"         | \$15.00        | \$135.00               |

**Website Company Link**

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**Cost for Link—1-Year**

\$100.00

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 Brenda Bruner, Executive Assistant at the Springfield Housing Authority at 217/753-5757, ext. 206 or by email at [brendab@sha1.org](mailto:brendab@sha1.org).

**Return this form to ILNAHRO, Springfield Housing Authority, 200 North Eleventh Street, Springfield, IL 62703**

|                         |                  |                  |                     |                           |
|-------------------------|------------------|------------------|---------------------|---------------------------|
| <b>Company Name:</b>    |                  |                  |                     |                           |
|                         |                  |                  |                     |                           |
| <b>Contact Person:</b>  |                  |                  |                     |                           |
|                         |                  |                  |                     |                           |
| <b>Address:</b>         |                  |                  |                     |                           |
|                         |                  |                  |                     |                           |
| <b>City/State/Zip:</b>  |                  |                  |                     |                           |
|                         |                  |                  |                     |                           |
| <b>Phone:</b>           |                  |                  |                     |                           |
| <b>Amount Enclosed:</b> |                  |                  |                     | <b>Paid with Check #:</b> |
|                         |                  |                  |                     |                           |
| <b>Ad Size (Circle)</b> | <b>Full Page</b> | <b>Half Page</b> | <b>Quarter Page</b> | <b>Busines Card</b>       |

**Print our ad in the following newsletter issues (circle):**

|         |             |           |         |                   |
|---------|-------------|-----------|---------|-------------------|
| January | February    | March     | April   | May               |
| June    | July/August | September | October | November/December |

# Current ILNAHRO Board of Directors

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Jackie L. Newman, ED  
Springfield Housing Authority  
217/753-5757, Ext. 206  
[jackie.newman@sha1.org](mailto:jackie.newman@sha1.org)

## Vice President—CR&D

Alan Quick, Managing Director of SPAR  
IHDA  
312/836-5338  
[aquick@ihda.org](mailto:aquick@ihda.org)

## VP—Housing/Poster Contest

Deb Alfredson, Deputy Director  
Winnebago County Housing Authority  
815/904-2681  
[debalfredson@wchauthority.com](mailto:debalfredson@wchauthority.com)

## NCRC At Large Rep—2-Year

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Springfield Housing Authority  
217/753-5757, Ext. 313  
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## Vice President—Professional Development

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Elevate Energy  
[kate.brown@elevateenergy.org](mailto:kate.brown@elevateenergy.org)

## Vice President—International

Jeff du Manoir  
Northgate Public Services  
613/821-1599, Ext. 304  
[jeffdumanoir@northgateps.com](mailto:jeffdumanoir@northgateps.com)

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**Vacant**

## Secretary

**Vacant**

## Senior Vice-President

Alan Zais, ED  
Winnebago County Housing Authority  
815/963-2133  
[alan@wchauthority.com](mailto:alan@wchauthority.com)

## NCRC At Large Rep—4-Year

Ron Clewer  
Gorman  
815/847-0347  
[rclewer@gormanusa.com](mailto:rclewer@gormanusa.com)

## Legislative Liaison

David Young, Director of Tech. Asst.  
Housing Action Illinois (HAI)  
312/939-6074, Ext. 202  
[david@housingactionil.org](mailto:david@housingactionil.org)

## Treasurer (Interim)

Alan Zais, ED  
Winnebago County Housing Authority  
815/963-2133  
[alan@wchauthority.com](mailto:alan@wchauthority.com)

## Vice President—Member Services

Lorraine Hocker, Executive Director/CEO  
Lake County Housing Authority  
847/223-1170, Ext. 2030  
[lhocker@lakecountyha.org](mailto:lhocker@lakecountyha.org)

## Vendor Liaison

Joe Pash, President, Sr. Acct. Exec.  
Public & Affordable Housing Solutions  
Johnson Controls  
317/677-3080  
[joe.pash@jcj.com](mailto:joe.pash@jcj.com)

## Vice President—Commissioners

Dr. Grant G. Henry  
Champaign County Housing Auth.  
217/356-2188  
[ghenry@hacc.net](mailto:ghenry@hacc.net)

