

IL NAHRO HOUSING FOCUS



MARCH-MAY EDITION

advocacy [ˈadvəkəsē]

NOUN

public support for or recommendation of a particular cause or policy.

"their advocacy of traditional family values"

synonyms:

support for · argument for · arguing for · calling for · pushing for · pressing for · defense · espousal · espousing · approval · approving · endorsement · recommendation · recommending · advising in favor · backing · supporting · favoring · promotion · promoting · championship · championing · sanctioning · acceptance

- the profession or work of a legal advocate.

UNCOMMONLY STRONG FOR 30 YEARS

Thank you for being a valued partner in our mission to protect, preserve, and promote the sustainability of affordable housing. **We're stronger together.**

INSURANCE | RISK MANAGEMENT | TRAINING | RESEARCH



www.housingcenter.com

HAI Group is a marketing name used to refer to insurers, a producer, and related service providers affiliated through a common mission, management, and governance. Property-casualty insurance and related services are written or provided by Housing Authority Risk Retention Group, Inc., Housing Authority Property Insurance, A Mutual Company, Housing Enterprise Insurance Company, Inc., Housing Specialty Insurance Company, Inc., Innovative Housing Insurance Company, Inc., Housing Investment Group, Inc., and Housing Insurance Services, Inc. (DBA Housing Insurance Agency Services, Inc. in NY and MI). Members of HAI Group provide commercial property and casualty insurance to affordable housing organizations, public housing authorities, and related entities. Not all products are available in all states. Coverage is subject to the terms of the policies actually issued. A risk retention group or surplus lines insurer may provide certain coverages. Risk retention groups and surplus lines insurers do not participate in state guaranty funds, and insureds are therefore not protected by such funds if insured by such entities. For a complete list of companies in the HAI Group family, visit www.housingcenter.com.

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From the Chapter President

Hello ILNAHRO members and friends!



We went from “Sprin-ter” (Spring/Winter) to Summer and 90-degree temperatures in some cases, just like that!! Regardless of the immediate change in seasons, what does not change is the need for and access to affordable housing for all people. As housing providers, we are keenly aware of the needs that exist within our respective communities. Homelessness continues to be a concern. We have tried varying strategies throughout the State’s to address and eradicate the issue of homelessness. Recently, Secretary Fudge testified in front of the Senate Appropriations Committee on Proposed Budget May 15, 2022 on the urgency of an additional \$600 million for homeless assistance grants for organizations assisting families “on the ground”.

Secretary Fudge is also focused on eliminating barriers to housing based on criminal history. On April 12, 2022 Secretary Fudge issued a memorandum to her Principal Staff around “Eliminating Barriers That May Unnecessarily Prevent Individuals with Criminal Records from Participating in HUD Programs”. As most of you are aware, “On January 13, the Illinois General Assembly unanimously passed the Public Housing Access Bill as part of the Illinois Legislative Black Caucus agenda. By passing this legislation, Illinois became the first state in the nation to remove long-standing barriers that have prevented many people with criminal convictions from living in public housing. . . The bill limits public housing authorities’ ability to refuse housing to people who have a criminal history—including arrests and expunged, sealed, or juvenile records. It also sets a six month “look-back” period from the day of application to limit the amount of time public housing authorities can consider for a criminal background check. The bill further removes restrictions that make people in reentry ineligible to apply for public housing and provides applicants with an opportunity to present mitigating circumstances before being denied because of their background. In short, it improves equity and access to affordable housing for people who need it”.

(<https://www.vera.org/news/illinois-bill-makes-history-highlights-criminalization-to-homelessness-pipeline#:~:text=The%20bill%20limits%20public%20housing,%2C%20sealed%2C%20or%20juvenile%20records>)

MEET THE BOARD

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*ILNAHRO is working to inform and support your efforts as ILNAHRO members and affordable housing providers. We are committed to providing relevant training on laws, legislative initiatives and efforts that impact agency operations. Please mark your calendars **NOW** for the ILNAHRO Annual Conference scheduled for **Monday, August 15th & Tuesday, August 16th in East Peoria, Illinois.** One of our primary themes and workshop tracks will focus on re-entry. We have invited Housing Data Systems and are discussing with them a program to help Illinois PHAs measure the admissions of persons with criminal experience so they may start working with the Illinois law. Other special National, Regional and State guests have been invited to discuss and answer your burning questions around this issue.*

Additionally, ILNAHRO is committed to supporting the overarching goals of the Department of Housing and Urban Development. According to <https://www.hud.gov/HUD-FY22-26-Strategic-Plan-Focus-Areas>:

- *“[HUD’s FY 2022-2026 Strategic Plan](#) lays out this administration’s strategy for ensuring everyone has an affordable, healthy place to live. Over the course of the next four years HUD will pursue two overarching priorities focused on increasing equity and improving customer experience across all HUD programs.*
- *Five strategic goals undergird the Plan as follows:*
 - Strategic Goal 1: Support Underserved Communities*
 - Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing*
 - Strategic Goal 3: Promote Homeownership*
 - Strategic Goal 4: Advance Sustainable Communities*
 - Strategic Goal 5: Strengthen HUD’s Internal Capacity*

The five goals of the [FY 2022-2026 Strategic Plan](#) present the core vision of what HUD hopes to accomplish, the strategies to accomplish those objectives, and the indicators of success.”

ILNAHRO is committed to focus its in-person, virtual workshops, conferences and round table discussions around today’s topics while supporting HUD’s strategic goals. We are very committed to providing relevant and timely discussions on topics that are important to you, our members. I hope that you will make plans now to join us in East Peoria on Monday & Tuesday, August 15th-16th 2022!!

Sincerely,

Jackie

Dr. Jackie L. Newman

ILNAHRO Chapter President



IN THE SPOTLIGHT

“What Home Means to Me”

Poster Contest

JUDGES



HUD Representatives (L to R): William O. Dawson, III, Regional Public Housing Director; Towanda Macon, Division Director; and Eleny Ladias, Division Director

Jeiker Gonzalez

7 years – K- 5th

St. Clair County Housing Authority



Yareli Gonzalez

12 years old

6th – 8th

St. Clair County Housing Authority

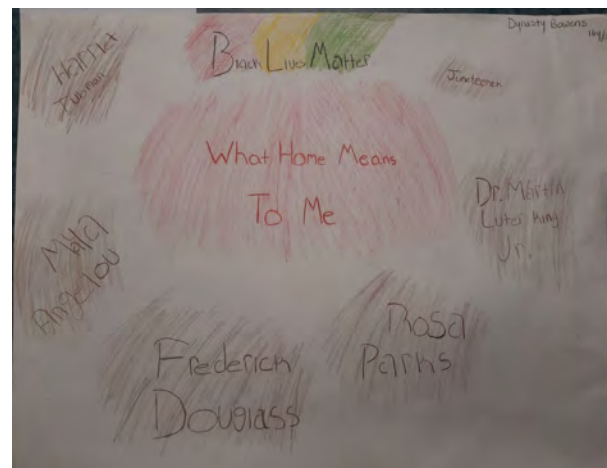


Dynasty Bowens

16 years old

9th – 12th grade

NiReach (Winnebago County Housing Authority)



HUD CLOSES RENTAL ASSISTANCE DEMONSTRATION CONVERSION TRANSACTION WITH THE HOUSING AUTHORITY OF DULUTH, MINNESOTA, TO PRESERVE 387 HOMES FOR LOW-INCOME IRON RANGE FAMILIES

Transaction will allow for King Manor and Tri-Towers rental homes to remain permanently affordable to low-income Duluth residents on the Project-Based Rental Assistance platform

The U.S. Department of Housing and Urban Development's Office of Multifamily Housing on March 24 closed a Rental Assistance Demonstration (RAD) transaction with the Housing and Redevelopment Authority (HRA) of Duluth, Minnesota, to preserve 387 affordable homes at the public housing authority's King Manor and Tri-Towers properties. These two adjacent buildings are connected by a skywalk and consist of 371 one-bedroom homes and 16 two-bedroom homes. These homes are located in an area of high opportunity, within one half mile of the downtown Duluth business district, with access to a significant regional job center, medical resources and other amenities.

The RAD transaction includes \$218,000 in the initial construction budget and \$4.2 million in funding for the property's reserve funds to be held for future repairs (total of \$11,300 per unit). The transaction is funded via:

- A commercial FHA-insured 223(f) loan from Bellwether Enterprise
- Public Housing Capital Funds

The initial rehabilitation plan for this transaction includes numerous repairs for accessibility compliance so that these units are safe, accessible and usable by people of all ages and abilities. Additionally, upgrades will be made to the electrical systems in the two buildings. A significant amount of funding will also be placed in a reserve fund so that the property can make ongoing repairs over the next 20 years.

The project will be owned by North Pointe Apartments, LLC with HRA of Duluth serving as the sole member. HRA will continue to manage the property post-conversion.

About RAD

RAD was designed to help address the multi-billion-dollar nationwide backlog of deferred maintenance in the public housing portfolio and to stem the loss of affordable housing that could no longer be kept to decent standards. From the program's inception through March 1, 2022, the [Rental Assistance Demonstration](#) has facilitated more than \$14 billion in capital investment to improve or replace nearly 175,000 deeply rent-assisted homes, most of which house extremely low-income families, seniors, and persons with disabilities.

Under RAD, projects funded under the public housing program convert their public housing assistance to project-based Section 8 rental assistance. Under Section 8, residents continue to pay 30% of their income towards rent and the housing must continue to serve those with very low and extremely low incomes, as was the case when the property was assisted through the public housing program. Residents must be notified and consulted prior to conversion, are given a right to return to assisted housing post-construction so that the same tenants can enjoy these newly preserved and improved apartments and maintain the same fundamental rights they had as public housing residents.

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

Cost for Link—1-Year

Banner Logo Link \$100.00

If you are interested in advertising with us, please send a high-resolution file (at least 300 dpi) to latinaf@sha1.org by submission deadline indicated above. Acceptable files include: .tiff, .eps, .pdf, or .jpeg or .png. If you have any questions please contact Latina Faulkner, Executive Assistant at the Springfield Housing Authority at 217/753-5757, ext. 206 or by email at latinaf@sha1.org.

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

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

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



JOINT NCRC & MINNESOTA NAHRO

2022 Spring Conference

MAY 24-26, 2022

St. Paul Intercontinental Riverfront Hotel
11 East Kellogg Blvd.
St. Paul, MN 55101

PRESERVATION & PRODUCTION – We have many sessions that will explore strategies to create and preserve affordable housing. Don't miss these development and real world examples to help you address the housing needs in your community.

INNOVATIVE APPROACHES- Housing Authorities have been innovative leaders in providing affordable housing & programs. These sessions showcase the creative approaches of our Housing Authorities as they address local needs.

RESIDENT & CLIENT SERVICES – The pandemic has impacted residents in so many ways & brought to light many inequities. We have many sessions that will help staff provide better customer service, respond to challenging situations and provide more opportunities for residents.

SMALL AGENCIES – Small housing authorities face unique challenges & we showcase how small agencies across our region have tackled these challenges with innovation and collaboration.

AGENCY OPERATIONS – Housing Authorities are unique local entities with a mission. We have sessions to help Housing Authorities ensure the organization has the tools and resources to get the job done.

HUD PROGRAMS IN ACTION – The administration of HUD programs is a core function of Housing Authorities. Our sessions will feature how agencies in our region are managing these programs effectively to provide affordable housing & serve our communities.

For more information visit the [MN NAHRO website](https://www.mn-nahro.org).





Why is Advocacy Important?

In today's highly politicized atmosphere, we are hearing more about advocacy than ever before. For this reason, it is important that we take the time to understand what the term means and why it is important. First, advocacy can be defined as any activity by an individual or group that aims to influence political, economic, social and institutional decisions.ⁱ Another definition describes advocacy as the act of pleading for, supporting, or recommending.ⁱⁱ Clearly, this term can encompass many activities that occur daily, which leads to the question of, 'why is advocacy important?' In a democratic society, advocacy is incredibly important for various reasons.

1. Improving public services

Government-based advocacy is the most common type of advocacy encountered, followed by judicial. Lobbying is the traditional type of advocacy one thinks of in which a direct approach is made to legislators concerning an issue and an appeal is made to them, however advocacy can take other forms, such as media campaigns, public speaking, commissioning and publishing research and even conducting exit polls.ⁱⁱⁱ One of the most widespread aims of advocacy is to improve social justice and one component of that is the improvement of public services. In this type of advocacy (as in most governmental advocacy), it is a system that is being challenged or advocated for—rather than an individual. In this type of challenge, the goal is to change policy and practice at a certain governmental level, whether local, national or international. When a system change is enacted, it changes the situation for an entire group of individuals, which is what distinguishes it from advocacy for an individual that would only change the situation for one person. When advocating on a system level, the desired result of many grassroots efforts is to improve public services and or improve existing legislation to benefit an individual.

2. Holding elected officials to greater accountability

Advocacy is also important because of its ability to draw attention to issues. Many laypersons do not have the time or access to the information necessary to understand all the aspects of any issue and any legislation that might affect it. When there are dedicated advocates who take the time to fully understand the issues, they are able to then inform the public through media channels. With this information, the public is ideally able to make informed decisions and communicate their views to their elected representatives, who are obligated to represent their constituents. If this is not happening as it should in a healthy democracy, the advocates are one segment that can call attention to the phenomenon and reveal it to the public. They also usually play a role when there is a call for leadership change if a representative is caught in a scandal or has been otherwise proven to act unethically. This results in the development of accountability and transparency in government as well as in public services and many other institutions.

3. *To mobilize communities for a cause*

Mobilization means the inclusion of others in to the advocacy efforts in a way that they support the struggle for change and take actions toward a common goal. This is one of the most important functions of advocacy simply because one person's opinion may not count for much when a representative hears from hundreds daily, but if a large group is mobilized to action and they are presenting a united message to the public and to policymakers, it is a much better indication that this may be a broader public opinion. Mobilization works by expanding the base of support beyond those who may be directly impacted by convincing others that the issue affects them as well. The rise in public awareness of a particular issue that may be promoted through advocacy is what can eventually lead to a change in public opinion that results in social change. This function is critical in the democratic process and the ability of advocates to mobilize a group is often an indication of how quickly that social change will be achieved.



4. *To give a voice to those who cannot protect themselves*

Most advocacy refers to the governmental level of advocacy, which is commonly referred to as lobbying, however, there is another form. Individual advocacy, sometimes referred to as judicial advocacy, is a function in which one person (an advocate) works as a person who pleads on behalf of another. One example would be a social worker, in which the role is a crucial part of their job. They work to ensure that the needs of the child or adult are put first and ultimately, the decisions made speak to that goal.^{vii} In situations where there is an advocate for an individual, and the goal is to protect their rights, there may be legal challenges. In rare cases, this can lead to a sweeping change of law that may affect a group of individuals, but in most cases, individual advocacy works to solely seek an outcome that is in the best interest of one person. In addition to children in the foster care system or otherwise in need of a social worker, other groups that would typically use and advocate are those who may not be able to speak for themselves, including those with mental illness and some forms of disability. In many instances, the advocate will have specific knowledge and resources that will help to determine the best way to move forward, even in cases that do not require judicial review.

For more information about advocacy visit: [Advocacy & Policy - The National Association of Housing and Redevelopment Officials \(NAHRO\)](#)



IL NAHRO would like to tell your Authority's story . Have you meet a milestone or participated in something amazing in your community, maybe even created something fun to do with your staff. This is the time to tell your story. Please submit your happenings to latinaf@sha1.org. Your Housing Authority can be featured in a future IL NAHRO newsletter.

What's Going On?



Mercer County Housing Authority—Valley View

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



Alton Housing Authority—Toledo Estates



St. Clair Housing Authority—Alorton Hawthorne Terrace Apartments



Fulton County Housing Authority —Oaklawn Apts.



What Is Excess Liability Coverage, and Why Is It Important?



As more public housing agencies dip into the private market—at a time when settlement values and jury awards are rising due to social inflation—it's never been more critical for affordable housing providers to build a cushion into their liability coverage.

Excess liability and umbrella liability policies are designed to provide that cushion by covering losses exceeding the limits of an underlying liability policy (e.g., general liability).

So, how do excess liability and umbrella liability policies differ, and why do affordable housing providers need this extra coverage on top of the liability policies they already have?

Umbrella liability vs. excess liability

If an underlying liability policy's per occurrence or aggregate limits are exhausted due to the payment of a claim, umbrella liability and excess liability policies can make up the difference.

"These policies are intended to build a pyramid of coverage," said HAI Group Director of Account Services Ken Merrifield.

Say an affordable housing provider with a per-occurrence general liability limit of \$1 million is forced to pay out a \$1.5 million claim. Excess liability and umbrella liability policies are designed to pick up the \$500,000 beyond the general liability coverage limit. But there are a few important differences between these policies.

An excess liability policy generally follows form. In other words, it pays claims in the same way as the underlying policy, following all the same coverage terms, conditions, and exclusions. Excess liability contracts generally apply to a single underlying liability policy. So, if there's an excess liability policy written on top of general liability coverage, that excess coverage can only be tapped for general liability claims.





Umbrella liability policies typically don't follow form and can protect against some claims excluded by underlying liability policies. An umbrella liability policy can also be written on top of multiple underlying liability policies (e.g., general liability, employment practices, errors and omissions) but may have different coverage terms, conditions, and exclusions.

Why buy excess coverage?

- **Legal Liability:** Aggressive plaintiff tactics and a rise in nuclear verdicts—the term for exceptionally high jury awards—have raised the stakes for most commercial entities, including affordable housing providers. Excess liability or umbrella liability coverage can help affordable housing providers limit their financial exposure in the event of a significant loss.
- **Investor Requirements:** A growing number of public housing agencies are partnering with private corporations to redevelop properties. These projects require capital, and if housing agencies don't have enough on hand, they may need to turn investors. Looking to limit their own financial exposure, investors typically require that borrowers have adequate excess liability or umbrella liability policies in place, said Steve Burlingame, a regional manager for HAI Group's Account Services department.

"Banks are hedging for catastrophic losses," Burlingame said of excess coverage requirements. "Even if excess coverage isn't a requirement to borrow money, you still have an obligation to make sure your agency is sustainable."

Without excess coverage, a single catastrophic event could wipe out an affordable housing provider's reserve funds.

Given the necessity of excess liability coverage, especially for bankrolling affordable housing projects, one might think it's easy to find a good policy. But in recent years, the commercial insurance market has hardened, leading to insurers pulling out of the excess market entirely, according to Merrifield.

"The excess market is shrinking, but HAI Group is still open for business," he said.



HAI Group's excess liability solution

HAI Group can purchase excess liability coverage for affordable housing providers affiliated with a public housing agency (must be insured under our HEIC program).

"In light of these nuclear verdicts and everything going on in the insurance marketplace, HAI Group can help you secure excess capacity," Merrifield said.

HAI Group Assistant Director of Product Development Lynn Crisci said an excess liability coverage option was recently developed in-house to help meet the increasing demand from affordable housing providers.

"With the work these housing providers are doing with investors to rehab and build new properties, the investors are looking for higher liability limits," Crisci said. "It was time for HAI Group to step up and give our housing partners a configuration of coverage that meets the demands of their investors."

Why should affordable housing providers consider working with HAI Group for excess coverage? Merrifield and Crisci both pointed to HAI Group's experience covering the affordable housing industry, especially at a time when other carriers are dropping habitational insurance programs.

"It's still us you're working with, a company that's been creating insurance programs for the affordable housing industry for more than 30 years," Merrifield said. "We were created for affordable housing providers. It's our sole focus. You can trust that in working with us, we have your best interests in mind."

"This has always been our bread and butter," Crisci said of affordable housing coverage. "When I talk to regulators, they don't understand how we're able to extend this type of coverage to the affordable housing industry. And then I explain our credentials and structure, and it all makes sense to them."

HAI Group's credentials include:

- Owned and controlled by public housing agencies
- Rated A(Excellent) by A.M. Best Company
- More than \$70 billion in property values insured
- In-house claims handling
- Risk control services

Burlingame noted that excess coverage is just one of several risk mitigation assurances investors typically require. HAI Group's Account Services representatives can assist in navigating investor requirements.

"Our Account Services team can take the time to help housing providers put the pieces of the puzzle together," he said.

Interested in working with HAI Group to secure excess liability coverage? Have questions? Our Account Services team is ready to assist you.



Emergency Housing Vouchers: A How-To Guide for PHAs

TUSHAR GURJAL

HUD has published a [guide for using Emergency Housing Vouchers \(EHVs\)](#). The purpose of the guide is to provide an overview of EHVs, highlight program best practices, and reduce inequities. Topics covered by the guide include the following :

- Background and Purpose [of EHVs];
- Key Features of Emergency Housing Vouchers;
- Partnerships and Collaborative Planning;
- Emergency Housing Voucher Program Design;
- Use of the Service Fee;
- Coordinated Entry and Emergency Housing Voucher Referral Processes;
- EHV Waiver and Alternative Requirements Checklist;
- Sample Memorandum of Understanding;
- Example of a Homeless Provider's Certification;
- Example of a Victim Service Provider's Certification;
- EHV Referral Packet Template: Sample Forms; and
- EHV Portability Scenarios.

IL NAHRO Mission

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.



Start the Year with Professional Development!

It's a new year, which means you can get started on all your professional goals by registering for one of NAHRO's upcoming trainings!

5/23/2022 - 5/25/2022

[HCV Homeownership](#)

6/1/2022 - 6/9/2022

[How to Effectively Manage Your Maintenance Program](#)

6/2/2022

[Creating a Non-Profit to Grow Your FSS Program](#)

6/6/2022 - 6/10/2022

[Family Self-Sufficiency Virtual Classroom](#)

6/6/2022 - 6/8/2022

[Housing Quality Standards \(HQS\) w/ Certification Exam](#)

6/7/2022

[Ethics for Management](#)

6/10/2022 - 6/24/2022

[CERTIFICATION EXAM: Family Self-Sufficiency \(FSS\)](#)

Please visit :

[NAHRO Events Calendar \(personifycloud.com\)](#)



Train to Grow!

National Conference



Save the date for the NAHRO 2022 National Conference & Exhibition, September 22-24 in San Diego, CA! We are hopeful and tentatively planning for a live and in-person conference in San Diego, pending safe COVID conditions. More information will be available in mid-2022.


For more information on [exhibit and sponsorship opportunities](#), contact NAHRO Exhibits/Sponsorship Account Manager:

Pat Price, Sales Manager
pprice@smithbucklin.com | 202-367-2462

[NAHRO's Call for Session Proposals is now open.](#) The submission period will end on May 13.

Questions? Please e-mail us at conferenceregistration@nahro.org so we can assist you!





PROVIDE ACCESS TO AFFORDABLE HOUSING TO ALL LOW-INCOME FAMILIES

- Fully fund the Housing Choice Voucher (HCV) program and expand assistance through universal vouchers so that all who currently qualify for a voucher can receive one.
- Fully fund HCV administrative fees to ensure PHAs can help their residents find safe, secure housing in extremely tight rental markets across the country.
- Advocate for full renewal of Project-Based Rental Assistance (PBRA) funding and support housing agencies serving as Performance-Based Contract Administrators (PBCAs).
- Ensure all families have access to neighborhoods of opportunity through mobility programs and Enhanced Payment Standards.
- Continue to improve the accuracy of fair market rents (FMRs).
- Create a source-of-income discrimination law that would prohibit landlords from refusing to rent to voucher holders.

Congress should work to ensure all eligible families receive housing assistance. Expanding the HCV program to everyone who is eligible through universal vouchers would greatly increase the number of families nationwide who would have access to affordable housing. Congress must fully fund administrative fees for PHAs operating HCV programs to ensure low-income families can find housing in tight rental markets nationwide. This will require ensuring accurate fair market rents to reflect rental increases. Fully funding Performance-Based Contract Administrators (PBCAs) is also critical to ensure families have access to affordable housing. NAHRO is proud to support our nation's PBCAs who work to protect residents living in Project-Based Section 8-supported housing.



PART-TIME MAINTENANCE TECHNICIAN I

Job Description: We are currently seeking a Maintenance Technician to join our team! You will be responsible for completing work orders and other required tasks. Duties include but are not limited to mowing with push-type and riding mowers, edging, trimming, raking and debris pick-up, reseeding, fertilizing, installing, and repairing curbing, pavement and sidewalks, cleaning out vacant units, repair/replace toilets, troubleshoot clogged drains and repair, painting, drywall, providing labor support to other maintenance technicians and any other tasks as assigned. The Maintenance Technician is responsible to dress for the weather. This position has the potential to work on-call hours and the person hired must be available.

HOUSING CHOICE VOUCHER (HCV) CASE MANAGER I

Job Description: Waukegan Housing Authority is looking for a Housing Choice Voucher (HCV) Case Manager I. Under the direction of the HCV Supervisor, the HCV Case Manager I is responsible for assisting clients and evaluating their continued eligibility for housing assistance. This position ensures that clients understand the requirements of the Housing Choice Voucher (HCV) program in accordance with the Housing Authority's Administrative Plan, HUD and all other applicable Federal, State and local policies and regulations. The incumbent works with Authority personnel, landlords, and clients to conduct housing inspections, interviews, certify client eligibility and changes, and support clients throughout their time on the HCV program. The HCV Case Manager I assists with the wait list as needed. The person in this position must be able to work independently with little supervision.



Career opportunity refers to a particular job that may be a steppingstone to loftier ambitions.

FIND YOUR FUTURE



For more information about your career opportunity, please visit ILNAHRO website:

www.ilnahro.org/careerOpp.aspx



8.15.22

IL NAHRO 2022 CONFERENCE

SAVE THE DATE

EMBASSY PEORIA

8.16.22



Statement by HUD Secretary Fudge on the President's Fiscal Year 2023 Budget

Budget Proposes Transformational Investments to Support Underserved Communities and Equitable Community Development, Increase Access to and Production of Affordable Housing, Promote Homeownership and Wealth-Building, Advance Sustainable Communities, Climate Resilience, and Environmental Justice, and Strengthen HUD's Internal Capacity

The Biden-Harris Administration submitted to Congress the President's Budget for fiscal year 2023. The President's Budget details his vision to expand on the historic progress our country has made over the last year and deliver the agenda he laid out in his State of the Union address-to build a better America, reduce the deficit, reduce costs for families, and grow the economy from the bottom up and middle out.

"HUD's mission is critical to achieving the President's vision to build a better America-one where we are ensuring that every person has a shot to get ahead and addressing longstanding systemic challenges, including racial injustice, rising inequality, and the climate crisis," said **U.S. Department of Housing and Urban Development (HUD) Secretary Marcia L. Fudge**. "This Budget tells the American people that the President, and our agency, view housing as a foundational platform to help address the most urgent challenges facing our nation. This Budget will help us meet our mission to provide security and stability for those who live on the outskirts of hope, advance opportunity and equity on behalf of marginalized communities, and meet the existential threats posed by natural disasters and climate change."

The 2023 President's Budget requests \$71.9 billion for HUD, approximately \$11.6 billion more than the 2022 annualized continuing resolution (CR) level. The Budget outlines an ambitious agenda to address challenges our nation faces, ranging from climate change to housing discrimination to racial equity in homeownership and rental housing, to ending homelessness.

The Budget makes critical investments in the American people that will help lay a stronger foundation for shared growth and prosperity for generations to come. For HUD and those it serves, the Budget would:

- **Support Underserved Communities and Equitable Community Development.** The Budget fortifies support for underserved communities and supports equitable community development for all people. To quickly house more people experiencing housing insecurity, the Budget provides \$32.1 billion for the Housing Choice Voucher Program, which accommodates 200,000 new vouchers - the largest one-year increase in vouchers since the program was authorized in 1974 - prioritizing survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking, and households experiencing homelessness. The Budget also provides \$8.8 billion for the Public Housing Fund, which provides grants to Public Housing Authorities to operate, maintain, and make capital improvements to the approximately 1.7 million residents of public housing. The Budget also addresses the nation's homelessness, crisis, providing \$3.576 billion, an increase of \$576 million, for Homeless Assistance Grants, to help communities reduce homelessness among families, individuals, and youth, including survivors of domestic and dating violence, sexual assault, stalking, and human trafficking. Additionally, the Budget provides \$3.8 billion for the Community Development Block Grant (CDBG) Program, including \$195 million in targeted resources to remove barriers and revitalize 100 of the most historically underserved neighborhoods in the United States, and \$86 million for fair housing programs for targeted and coordinated enforcement, education, and outreach.

- **Increases Supply of and Access to Affordable Housing.** The Budget works to ensure that housing demand will be matched by adequate production of new homes and equitable access to housing opportunities for all people. It requests \$35 billion for the Housing Supply Fund, a new mandatory program providing grants to State and local housing finance agencies and their partners to invest in strategies to increase the supply of affordable housing. Additionally, the Budget provides \$2 billion for the HOME Investment Partnerships (HOME) Program, which has long served as an anchor of the nation's affordable housing system. The Budget proposes \$15 billion to fully fund renewals and amendments in the Project-Based Rental Assistance, Housing for Persons with Disabilities, and Housing for the Elderly Programs, along with \$180 million for new development in Section 202 Housing for the Elderly and Section 811 Housing for People with Disabilities. The Budget also proposes Ginnie Mae authority to securitize affordable multifamily housing loans made by Housing Finance Agencies (HFAs) and insured under the Federal Housing Administration's (FHA) Section 542(c) Risk-Sharing program.

- **Promote Homeownership and Wealth-Building.** The Budget promotes homeownership opportunities, equitable access to credit for home purchases and improvements, and wealth-building in underserved communities. It provides \$15 million of credit subsidy through FHA for a Home Equity Accelerator Loan (HEAL) Pilot that would test new loan products designed to lower barriers to homeownership for first-generation and/or low-wealth first-time homebuyers. Additionally, the Budget provides a new \$100 million set-aside under the HOME Program for the FirstHOME Downpayment Assistance initiative that would provide funding to States and insular areas to better support sustainable homeownership for first-generation and/or low-wealth first-time homebuyers.

- **Advance Sustainable Communities, Climate Resilience, and Environmental Justice.** The Budget advances sustainable communities by strengthening climate resilience and energy efficiency, promoting environmental justice, and recognizing housing's role as essential to health. It provides \$1.1 billion in targeted climate resilience and energy efficiency improvements in public housing, Tribal housing, multifamily-assisted housing, and other assisted housing. In addition, it provides \$400 million to remove dangerous health hazards from homes, including mitigating threats from fire, lead, carbon monoxide, and radon. It provides \$250 million to help communities develop and implement locally driven comprehensive neighborhood plans to transform underserved neighborhoods. The Budget also supports authorizing the Community Development Block Grant-Disaster Recovery (CDBG-DR) program and Ginnie Mae's continuing Environmental, Social, and Governance disclosure efforts, which are intended to drive new liquidity to more environmentally sustainable products by meeting growing investor demand.

- **Strengthen HUD's Internal Capacity to Carry Out Its Mission.** The Budget provides HUD with robust resources to strengthen its internal capacity and efficiency to better ensure delivery of the Department's mission. The 2023 Budget requests \$1.8 billion toward salaries and expenses (S&E), \$306 million more than the annualized CR level for 2022, which, in combination with carryover of 2022 funding, will support 8,326 full-time equivalent (FTE) employees. The 2023 Budget will support the gains made in 2021 and projected for 2022 and provide for continued increases in staffing, which will enable the Department to more effectively and efficiently serve households and communities across the country. The Budget also proposes \$382 million for the IT Fund, to continue to invest in much needed modernization of HUD's IT systems, infrastructure, and cybersecurity.



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, 2021 through September 30, 2022

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: Latina Faulkner, 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



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):

<input type="checkbox"/>	Agency (\$75.00) from October 1, 2021 to September 30, 2022
<input type="checkbox"/>	Individual (\$25.00) from October 1, 2021 to September 30, 2022

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



Preventing Accidents and Injuries on Multifamily-Managed Playgrounds



[Andrew Ragali](#)



Playgrounds are fun places for children to play, and outdoor playgrounds offer a healthy balance to staying indoors. They provide growing young people with an outlet for their energy, as well as a place to develop emotional, social, and intellectual skills and abilities.

With a strong playground safety program that includes inspection and maintenance, playgrounds can be very safe spaces for children to learn and grow. That goes without saying; if your organization doesn't have safety precautions in place, playgrounds can be dangerous.

Read on to learn how to mitigate potential playground hazards.

The Importance of playground safety (by the numbers)

Each year, hospital emergency rooms treat more than 200,000 children ages 14 and younger for playground-related injuries, according to the U.S. Consumer Product Safety Commission (CPSC).

- Among those injuries, 45 percent are considered severe and included fractures, internal injuries, dislocations, concussions, and amputations
- On average, 17 children die annually as a result of playground accidents. Of those deaths, 56 percent are from strangulation and 20 percent are from falls.
- About 75 percent of nonfatal injuries occurred on public playgrounds (schools and daycare centers).
- On public playgrounds, more injuries occur on climbers than on any other equipment.
- Children ages 5 to 9 have a higher rate of emergency department visits for playground injuries than any other age group.



S.A.F.E. framework for playground injury prevention

In response to a 1999 report highlighting the growing problem of playground safety and injuries to children, the National Program for Playground Safety (NPPS) at the University of Northern Iowa developed a framework called S.A.F.E. that focuses on four areas of playground injury prevention:



S = Supervision

A = Appropriate environments

F = Fall surfacing

E = Equipment maintenance

NPPS notes that each S.A.F.E. element interacts with one another because working on a single element alone will not prevent all injuries.

There are two major sources of guidelines and standards for playground safety that can be used in concert with the S.A.F.E. framework:

- CPSC Playground Safety Handbook
- ASTM F1487-21: Standard Consumer Safety Performance Specification for Playground Equipment for Public Use

For a deep dive into the fundamentals of S.A.F.E. and how they can be applied to a multifamily-managed playground, check out the Playground Maintenance and Supervision course offered through HAI Group Online Training. It's geared toward maintenance employees, risk managers, property managers, and any interested employees.

[View Playground Maintenance and Supervision Course](#)

Selecting the right playground equipment

When selecting playground equipment, it's essential to know the age range of the children who will use the playground. Children at different ages and stages of development have different needs and abilities.

CPSC advises that toddlers (6-23 months old) only use climbing features under 32 inches high, ramps, single-file step ladders, slides (including spiral slides less than 360 degrees), spring rockers, stairways, and swings with full bucket seats.





Examples of age-appropriate equipment for preschoolers (2-5 years old) include merry-go-rounds, ramps, rung ladders, single-file ladders slides (including spiral slides less than 360 degrees), spring rockers, stairways, and swings with a belt (including rotating tire swings).

For children 5 and up, CPSC recommends the following: arch climbers, chain or cable walks, free-standing climbing events with flexible parts, fulcrum seesaws, ladders (horizontal, rung, and step), overhead rings, merry-go-rounds, ramps, ring treks, slides (including spiral slides more than 360 degrees), stairways, swings (belt and rotating tire), track rides, and vertical slides poles.

CPSC recommends avoiding the following types of equipment in public playground settings:

- Trampolines
- Swinging gates
- Climbing ropes not secured at both ends
- Heavy metal swings (e.g., animal figures)
- Multiple occupancy swings
- Rope swings

Playground maintenance and hazards

Why is playground maintenance so important? According to NPPS, 40 percent of all lawsuits filed for playground-related injuries cite a lack of proper maintenance as a contributing factor.

An effective maintenance program should eliminate sharp points, corners, or edges on equipment. Maintenance staff and playground supervisors should always be on the lookout for:

- wooden playground parts that have splinters;
- exclusively long bolts or other protrusions;
- pinching, crushing, or shearing points that can ensnare children;
- openings that can risk entrapment; and
- anchoring devices that can cause trips and falls.



Staff should perform daily inspections for wear, deterioration, and potentially dangerous debris like broken glass. Use playground safety checklists to ensure that every inspection is thorough. Keep detailed records of all playground inspections, maintenance activities, and reports.



Playground surfaces should absorb shock. CPSC recommends surfaces include: rubberized mats/tiles, pea gravel, shredded rubber mulch, engineered wood fiber, wood chips or wood mulch, and sand. Never use asphalt, concrete, packed dirt, grass, or CCA-treated wood mulch as a playground surface.



Posting playground rules

Unless a playground is connected to a school or childcare facility, it's unlikely to include dedicated adult supervision around the clock. That's why it's important to develop and post playground rules. These rules provide clear expectations and guidelines on the proper use of your equipment. Posted rules are also easier to enforce. The following are suggested rules to include:

- Hours of operation
- Parental supervision guidelines
- User age range by equipment type
- No running, pushing, shoving, or rough play
- No littering
- Appropriate footwear must be worn at all times
- No glass or sharp objects in the play area
- Trespassing and loitering prohibited
- No weapons or drugs
- Report any damage or defect immediately

Contact our Risk Control and Consulting team for more resources and answers to your housing organization's risk-related questions.

