

IL NAHRO

Housing Focus



November, December, & January Edition



Save the Date:

IL NAHRO 2023
Conference

More details inside
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NSPIRE

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Training and Career
opportunities!

Pg. 12 & 14

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

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IN THE SPOTLIGHT

SAVE

2023
IL NAHRO
CONFERENCE

9TH-11TH
AUGUST

THE

DATE



Springfield IL

More details coming soon!



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
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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



Tackling Food Insecurity in Northern Illinois

| Apr 20, 2023 | [VISTA](#)



Ezella is all smiles at January's food box event

When she first came to [Northern Illinois Regional Affordable Community Housing \(NI ReACH\)](#) in May 2022, Ezella thought she was just going to stay for a three-month internship. She was thinking about what she would do next when her supervisor encouraged her to apply for an AmeriCorps position and stay on at the organization.

“About halfway through [the internship], Emily asked if I had heard about the AmeriCorps VISTA program,” Ezella says. “She told me to apply and that she thought I would be a good fit for it. I was a little nervous, but I applied, and here we are!”

Now six months into her year of service, Ezella is glad she took the chance to serve with AmeriCorps and is motivated by the support NI ReACH provides to communities across northern Illinois.

“This is the most perfect [role] I have ever had. Hands down,” explains Ezella. “[NI ReACH helps people with] anything from low-income housing, job stability, resources for utilities, furniture—they have it all. If you don’t have it, come here and ask around, and they’ll be able to point you in the right direction.” NI ReACH manages housing and supportive services for both the Winnebago County Housing Authority and the Boone County Housing Authority. Among the many programs NI ReACH provides, Housing Action highlighted the recent launch of their [Rental Housing Support Program](#).

Ezella is helping NI ReACH offer new services and resources to support their residents. She is researching and compiling a list of community resources related to housing, childcare, transportation, house-keeping, employment, and education that NI ReACH will be able to use long after her service term ends.

In January, Ezella coordinated a food distribution event for residents from three NI ReACH Communities, which has grown into a monthly program. The first step in the process involved building a relationship with the Northern Illinois Food Bank.

“I started working with the Northern Illinois Food Bank [in December] and I learned that they have senior food boxes, mobile food trucks, and they work with food pantries. They offer something for everybody,” Ezella describes. “With a little bit of research, we felt that the three communities we work with—who are mostly seniors and people with disabilities—would be a good fit for the senior food boxes. [Residents] get a 20-pound box, and fresh produce on top of that, each month.”

Continues on next page



Each time the distribution event is offered, the number of residents who sign up grows. At the February event, more than 100 households received food boxes. Ezella recognizes how important these food boxes are to preventing hunger in the community.

"People were very, very grateful for the boxes," notes Ezella. "They like the fact that the box has shelf-stable food. It helps with the in-between times—when you don't have anything that you went shopping for and need to fill in a meal."

Alongside her growing knowledge of community resources, Ezella has learned a lot about herself during her AmeriCorps service.

"I learned that I really like helping people. Considering that I live in a low-income community, I can see myself in a few of the residents," Ezella explains. "This is the type of thing that I would have needed when I was starting out. I'm the person I needed years ago. So to be that person for someone else—it's amazing."

After her year of service, Ezella hopes to pursue a career in social work.

"Being a part of the AmeriCorps program is making me highly consider going back to school to get my Bachelor of Social Work," says Ezella. "Before interning here, I thought I was just going to be working for the rest of my life. But after continuing on with AmeriCorps, I realized I really like doing this. It lit a fire under me."

When asked what advice she has for others who are considering AmeriCorps service, Ezella had an immediate response.

"If you're thinking about it, just do it," she describes. "Be prepared to learn things you never knew about yourself, about the people around you. Some of the people you see might look fine, but sometimes those are the people that are really in need and just don't know quite how to say it. Seeing that you're there to help makes them open up."



Ezella with supplies for February's food distribution

About AmeriCorps

AmeriCorps is a national service program that connects people and organizations to help end poverty and strengthen communities. Since 2010, Housing Action has managed a network of summer and full-year AmeriCorps members in the VISTA program. As an AmeriCorps member, you help nonprofit organizations build their capacity to meet community needs by improving and expanding their services and creating new programs.



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?



NiReACH Housing Authority—D'Agnolo Garden Apartments



JOHNSON PARK

Springfield Housing Authority—Johnson Park



2023 NATIONAL CONFERENCE & EXHIBITION

NAHRO at 90: *CELEBRATE*

OCTOBER 6-8

HYATT REGENCY NEW ORLEANS HOTEL
NEW ORLEANS, LA



Have an idea for a thought-provoking conference session? Share your affordable housing and community development expertise and experience with more than a thousand of your peers in New Orleans this October: [submit a session proposal](#) for the 2023 NAHRO National Conference and Exhibition!

What we're looking for: informative and interactive 90-minute sessions in one of the following topic categories: advocacy for housing/community development; climate resiliency; commissioners, community development and redevelopment; community partnerships; cybersecurity; diversity, equity and inclusion; emergency preparedness; Family Self-Sufficiency; finance; homelessness; housing choice vouchers; innovation in housing; international housing and community development; leadership and emerging leaders; marketing and communications; mixed finance; moving to work; public housing; resident services; repositioning; youth engagement and leadership.

We encourage innovative proposals, so if you have an idea that doesn't fit into one of these categories but would be useful to housing and community development professionals, please submit it!

Each session proposal should have a session title, session description (no more than 100 words), three learning objectives and identified panelists. All sessions will be 90 minutes long and be scheduled for October 6-7 in New Orleans.

How to submit session proposals: Submit your proposals through [NAHRO's online submission tool](#) before May 31.

All panelists and moderators for approved sessions will receive a discounted registration rate of \$295.

Save the date for the 2023 National Conference & Exhibition taking place October 6-8 at the Hyatt Regency in New Orleans, LA.

More information on the program and registration will be available in the summer of 2023.

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



THE BUILDING OF A NEW INSPECTION MODEL – NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE)



NSPIRE Standards

HUD's approach to standards development follows a clearly defined core set of principles: people-centered design, a focus on efficiency, science-based rationales, continuous collaborative improvement, and streamlined operations. HUD welcomes input from property owners and agents, public housing agencies, residents, technical experts, and other members of the public. Your feedback is critical to the success of NSPIRE and the well-being of the residents HUD serves.

About REAC

HUD's Real Estate Assessment Center (REAC) assists in improving housing quality by performing accurate, credible, and reliable assessments of HUD's real estate portfolio. REAC's primary mission is to provide our customers with independent, actionable assessments that advance risk-informed decisions about the condition of the nation's affordable housing portfolio.

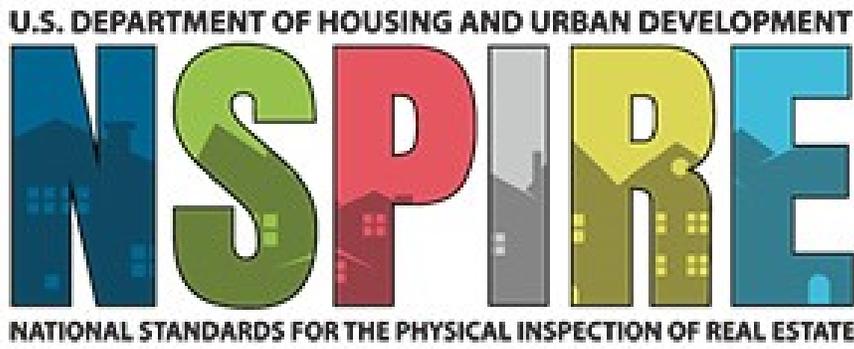
The new NSPIRE model prioritizes health, safety, and functional defects over appearance. It implements inspections that better reflect the true physical conditions of the property. The NSPIRE model supports the adoption of sound, year-round maintenance practices.

NSPIRE Demonstration

In late 2019, REAC began a two-year, voluntary demonstration to better identify potential adjustments to standards, protocols, and processes prior to nationwide implementation. This demonstration involves a diverse, representative group of stakeholders, including other HUD offices, public housing authorities (PHAs), and property owners and agents (POAs). During the demonstration, volunteer properties around the United States participate in inspections using the new protocol and provide feedback.

Continues on next page





With the release of the *National Standards for the Physical Inspection of Real Estate (NSPIRE) Demonstration Notice (84 FR 43536)* on August 14, 2019, HUD announced another step to overhaul the Department's 20-year-old inspection process to ensure taxpayer-supported housing is safe and habitable for residents.

As part of a reexamination of the inspection protocol used by REAC, HUD has launched a new demonstration to test new approaches for making certain thousands of public housing authorities (PHAs) and private owners provide housing that is safe and livable.

During the NSPIRE Demonstration, HUD will inspect approximately 4,500 properties from a pool of nationwide volunteers who are willing to adopt the new physical inspection standards at their properties.

The NSPIRE Demonstration assesses all aspects of REAC's physical inspection process, including the evaluation of physical inspection data and a new scoring model. The goal is to design a new simplified inspection system that more accurately reflects the physical conditions within housing units and to place a greater emphasis on issues like lead-based paint hazards and mold.

On September 28, 2021, the Department of Housing and Urban Development (HUD) published a *Federal Register* notice, *Notice of Continuation of Demonstration To Assess the National Standards for the Physical Inspection of Real Estate and Associated Protocols (86 FR 53570)*, which extends the NSPIRE Demonstration ([84 FR 43536](#)) through April 30, 2023.

This extension came as HUD, PHAs, and POAs restarted inspections and resumed operations which had been halted during the COVID pandemic. The extension allowed further time for HUD to test the standards in the field, refine inspection protocols, and establish business processes and supporting technology.

On January 25, 2023, published a *Federal Register* rule ([88 FR 4727](#)), issuing the final extension of the NSPIRE Demonstration. Because the Demonstration has been running since 2019, Demonstration participants have not received an inspection of record for several years. HUD seeks to prioritize providing Demonstration participants an inspection of record. Through the most recent rule, HUD is informing Multifamily Housing program participants who are currently in this demonstration and have yet to receive an inspection of record since joining the demonstration that between April 1, 2023, and September 30, 2023, HUD intends to conduct an inspection using the NSPIRE standards and scoring and that this inspection will be considered an inspection of record.

Demonstration participants who do not wish to be subject to an NSPIRE inspection of record before October 1, 2023, may choose to opt out of the NSPIRE demonstration by submitting a request via email to NSPIRE-Demo-Opt-Out@hud.gov no later than March 1, 2023. Demonstration participants who opt out of the demonstration will be subject to a UPCS inspection of record.

Additionally, through this notification, HUD is revising the end of this demonstration to align with the NSPIRE final rule. The demonstration will end for Public Housing participants on June 30, 2023, the day before HUD intends to begin inspections under NSPIRE for Public Housing, and the demonstration will end for Multifamily Housing participants on September 30, 2023, one day before the day HUD intends the NSPIRE final rule to take effect for Multifamily Housing. HUD will provide additional notice through *Federal Register* notice should these dates change.



CDC simplifies COVID-19 vaccine recommendations, allows older adults and immunocompromised adults to get second dose of the updated vaccine

Following FDA regulatory action, CDC has taken steps to simplify COVID-19 vaccine recommendations and allow more flexibility for people at higher risk who want the option of added protection from additional COVID-19 vaccine doses.

CDC's Advisory Committee on Immunization Practices (ACIP) met to discuss these COVID-19 vaccine recommendation changes, and the associated implications and implementation. Although there was no vote at this meeting, ACIP members expressed their support for these recommendations.

These changes include:

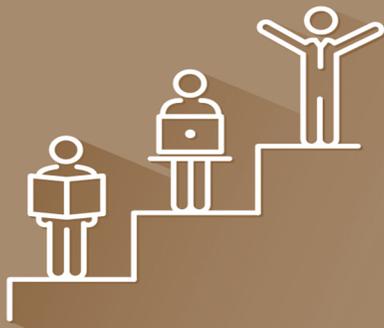
- CDC's new recommendations allow an additional updated (bivalent) vaccine dose for adults ages 65 years and older and additional doses for people who are immunocompromised. This allows more flexibility for healthcare providers to administer additional doses to immunocompromised patients as needed.
- Monovalent (original) mRNA COVID-19 vaccines will no longer be recommended for use in the United States.
- CDC recommends that everyone ages 6 years and older receive an updated (bivalent) mRNA COVID-19 vaccine, regardless of whether they previously completed their (monovalent) primary series.
- Individuals ages 6 years and older who have already received an updated mRNA vaccine do not need to take any action unless they are 65 years or older or immunocompromised.
- For young children, multiple doses continue to be recommended and will vary by age, vaccine, and which vaccines were previously received.

Alternatives to mRNA COVID-19 vaccines remain available for people who cannot or will not receive an mRNA vaccine. CDC's recommendations for use of (monovalent) Novavax or Johnson & Johnson's Janssen COVID-19 vaccines were not affected by the changes made today.

CDC and ACIP will continue to monitor COVID-19 disease levels and vaccine effectiveness in the months ahead and look forward to additional discussion around potential updates this fall.



Virtual Classroom Trainings Offered by NAHRO



Train to Grow!

05/1/2023 - 05/5/2023	<u>Family Self-Sufficiency</u>
06/6/2023 - 06/9/2023	<u>Fair Housing</u>
06/6/2023 - 06/15/2023	<u>Public Housing Manager (PHM)</u>
06/20/2023 - 06/29/2023	<u>Managing Public Housing Maintenance</u>
07/25/2023 - 07/27/2023	<u>Commissioners' Fundamentals</u>
07/26/2023 - 07/27/2023	<u>FSS: A Holistic Approach to Client Engagement</u>
08/1/2023 - 08/4/2023	<u>Procurement and Contract Management</u>
08/7/2023 - 08/10/2023	<u>How to Effectively Manage Your Maintenance Program</u>
08/8/2023	<u>HCV Portability</u>
08/1/2023 - 08/9/2023	<u>The Definitive Guide for Executive Directors</u>
09/6/2023 - 09/8/2023	<u>HCV Project Based Vouchers</u>
09/12/2023 - 09/15/2023	<u>Section 3 and Labor Standards: Job Opportunities for Low-Income Persons--</u>
09/18/2023 - 09/22/2023	<u>Family Self-Sufficiency</u>
09/20/2023 - 09/21/2023	<u>Excellence in Customer Service</u>
09/25/2023 - 09/27/2023	<u>Commissioner's Guide to Monitoring & Oversight</u>
10/3/2023 - 10/4/2023	<u>HCV Homeownership</u>
10/4/2023 - 10/5/2023	<u>FSS: A Holistic Approach to Client Engagement</u>
10/10/2023 - 10/13/2023	<u>Capital Fund Program</u>
10/17/2023 - 10/26/2023	<u>Public Housing Manager (PHM)</u>
10/17/2023 - 10/26/2023	<u>Public Housing Occupancy, Eligibility, Income and Rent Calculation (PHOEIR)</u>
11/7/2023 - 11/8/2023	<u>The Definitive Guide for New Executive Directors</u>
11/14/2023 - 11/17/2023	<u>PHA Operations for Executive Leaders</u>
12/5/2023	<u>HCV Portability</u>
12/5/2023 - 12/14/2023	<u>Managing Public Housing Maintenance</u>

NAHRO's training programs of the highest quality. All of our faculty are experts in their areas of industry knowledge. Most work or have worked at senior positions in the affordable housing and community development industry. Therefore, they understand agency operations and management and the responsibility that accompanies these responsibilities, as well as the challenges of providing quality service to those they serve.

HOUSING OPPORTUNITY THROUGH MODERNIZATION ACT (HOTMA) RESOURCES



On July 29, 2016, the [Housing Opportunity through Modernization Act of 2016](#) (HOTMA) was signed into law. HOTMA makes numerous amendments to Sections 3, 8, and 16 of the United States Housing Act of 1937 (1937 Act), including changes to income calculation and reviews.

On September 17, 2019, HUD issued a proposed rule to implement Sections 102, 103, and 104 of HOTMA. However, only Sections 102 and 104 apply to Multifamily Housing programs.

HUD finalized rulemaking to put Sections 102 and 104 of HOTMA into effect through revisions to HUD's regulations found in 24 CFR Part 5 and 24 CFR Part 891.

- **Section 102** addresses income reviews, including the frequency of income reviews and revises the definitions of income and assets.
-
- **Section 104** sets asset limits for the Section 8 and Public Housing programs. Asset limits do not apply to the Section 202/8, Section 202/162 Project Assistance Contract (PAC), 202/811 Project Rental Assistance Contract (PRAC), Senior Rental Preservation Assistance Contract (SPRAC), or the Section 811 Project Rental Assistance (PRA) programs.
-

Stakeholders can find the HOTMA final rule, published to the Federal Register,

The effective date of the HOTMA provisions will be January 1, 2024, established by the publication of the final rule in the Federal Register on February 14, 2023. Owners may not implement these provisions prior to their effective dates.



The Waukegan Housing Authority is currently accepting applications/ resumes for ASSISTANT PROPERTY MANAGER -We are currently seeking an Assistant Property Manager to join our team! As an Assistant Property Manager, you are primarily responsible for providing comprehensive support in all aspects of property operations, including work orders, building maintenance, inventory analysis, reporting, property management, customer service, maintenance, make ready process, and administrative activities. May perform work in various locations as needed and assigned. Evening, on call and weekend work may occasionally be required. Duties include but are not limited to collecting rents and other charges; follow-up on delinquent accounts; day-to-day maintenance of physical properties; resident relations; and establishment of liaisons with agencies or organizations supplying services to the projects and residents. Work requires the exercise of mature, independent judgment, tact in dealing with all types of people in stressful situations, thorough knowledge of pertinent Authority policies and the Department of Housing and Urban Development regulations, as well as state and federal laws regarding evictions. Work is reviewed primarily through conferences, review of reports and evaluation of results obtained.

The Springfield Housing Authority is now accepting applications/ resumes for DIRECTOR OF HOUSING CHOICE VOUCHER. This is a responsible senior management position involved in short/long-term planning for the Housing Choice Voucher (HCV) Programs. The incumbent is responsible for budget development and administration, fraud control, utility allowance, rent reasonableness, comparability studies, as well as the development of the HCV Administrative Plan and Management Agreement between the Authority, HUD and developers to ensure that all parties comply with the provisions of HCV Programs.



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

FIND YOUR FUTURE



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

www.ilnahro.org/careerOpp.aspx



HUD AWARDS \$15 MILLION TO HELP LOW-INCOME SENIORS AGE IN PLACE

Grants will fund health and safety repairs in homes of low-income elderly homeowners

The U.S. Department of Housing and Urban Development (HUD) awarded almost \$15 million to 13 nonprofit organizations, in addition to a state government to assist in undertaking comprehensive programs that make safety and functional home modifications and limited repairs to meet the needs of low-income elderly homeowners that allow them to age in place.

Provided through HUD's Older Adults Home Modification Program (OAHMP), these grants enable low-income elderly persons to remain in their homes through low-cost, low barrier, high impact home modifications to reduce older adults' risk of falling, improve general safety, increase accessibility, and improve their functional abilities in their home.

These investments will enable older adults to remain in their homes – to “age in place” – rather than move to nursing homes or other assisted care facilities.

The grantees, which are experienced in providing services to seniors, will deliver home modification services to more than 1,900 senior families in both urban communities and communities with substantial rural populations.

“By providing a pathway for more older adults to stay in their homes, we are helping to improve lives and ensuring the opportunity for seniors to age with dignity,” said **HUD Secretary Marcia L. Fudge**.

“There is a strong connection between health and housing,” said **Matthew Ammon, Director of HUD's Office of Lead Hazard Control and Healthy Homes**. “These grants provide a critical resource to communities to make low-cost, low barrier, high impact home modifications tailored to the needs of the residents.”

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.



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, 2022 through September 30, 2023

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, 2022 to September 30, 2023
<input type="checkbox"/>	Individual (\$25.00) from October 1, 2022 to September 30, 2023

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



singing in the rain

