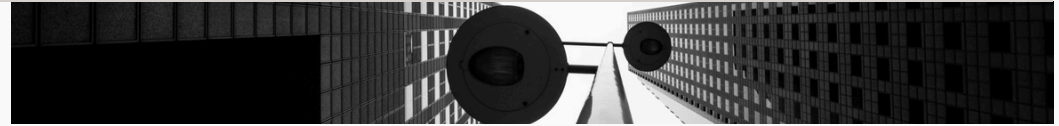


# ILLINOIS NAHRO

# NEWSLETTER

GROWING ILLINOIS THROUGH ENGAGEMENT



## SERIOUSLY, WHY ILNAHRO?

*ILNAHRO provides invaluable resources for its members and this is essential for our organization. We continue to provide affordable housing for viable communities that enhance the quality of life for all Americans, especially those of low- and moderate-income. From our perspective, that's extremely important. How is this done?*

- We ensure that housing and community development professionals have the leadership skills, education, information, and tools to serve communities in a rapidly changing environment;
- We advocate for appropriate laws, adequate funding levels and we take pride in ensuring that public policies address the needs of the people served and are financially and programmatically essential for our industry. We provide flexibility, reduce regulatory burdens, and promote local decision-making.
- We continue to foster the highest standard of ethical behavior, service and accountability to ensure public trust.

## AMERICAN HISTORY - INDIGENOUS PEOPLE'S DAY

-CATHERINE BOECKMANN

*Indigenous Peoples' Day honors the histories, cultures, and perspectives of Indigenous peoples and their ancestors who lived on the land now known as North America. They existed in these areas for thousands of years before the first European explorers arrived. This day promotes awareness of their struggles, resilience, and unique traditions, fostering understanding and unity among diverse cultures.*

*Indigenous People's Day occurs on the second Monday in October. This year, October 14, 2024 is reserved for this special moment in time. This day promotes awareness of their struggles, resilience, and unique traditions, fostering understanding and unity among diverse cultures. ILNAHRO respects and honors this day and we hope that you will do the same! Happy Indigenous People's Day!*



*Dr. Jackie L. Newman*

**PRESIDENT**

**Alan Zais**

*Sr. Vice President*

**Kim Holman-Short**

*Treasurer*

**Lorraine Hocker**

*Vice President Community Revitalization & Development*

**Deb Alfredson**

*Vice President Housing America / Post Contest*

**Kate Brown**

*Vice President Professional Development*

**Latina Faulkner**

*Vice President of Member Services*

**Jeff duManoir**

*Vice President International*

**Joseph Grisson**

*Vice President of Commissioner Affairs*

**Melissa Huffstedtler**

*NCRC at Large Representative 2 Year*

**Ron Clewer**

*NCRC at Large Representative 4 Year*

**Grant Henry**

*Emerging Leaders Representative*

**Daniel Cruz**

*VP Legislative Affairs*

# ILLINOIS NAHRO FROM THE PRESIDENT

*It's been a few months since we have been able to generate our monthly newsletter. Thank you for your patience during our transition. I want to extend a special 'thank you' to Evonite Smith, former Executive Assistant to Springfield Housing Authority and Secretary for ILNAHRO for her work with ILNAHRO over the past year. Evonite pursued a career with the Springfield School District and we wish her the very best in her new career chapter.*

*I would like to introduce you to my new Executive Office Administrator, Angela West. Angela joined the Springfield Housing Authority August 13th and hit the ground running learning the language of the affordable housing space as well as familiarizing herself with the inter-workings of ILNAHRO. Please join me in welcoming Angela to the ILNAHRO team as its Secretary. Please feel free to welcome Angela @ [angiew@sha1.org](mailto:angiew@sha1.org).*

*Although our newsletters were on pause, ILNAHRO's work over the past few months continued. Here are a few things we've been doing since our last newsletter.*

**JULY** - ILNAHRO served as one of the hosts of NAHRO's Summer Symposium July 10-12, 2024 in Chicago, Illinois. Thank you Illinois for showing up in big numbers in Chicago!!

*We asked and NAHRO supported our request for a session targeted for Small PHA's. Thank you to the small PHA's in Illinois who took advantage of this amazing opportunity. We heard nothing but wonderful feedback about the sessions held with small PHA's in mind.*

**AUGUST** - During the month of August, ILNAHRO focused on Advocacy. We put the call out and you responded!! Thank you so much. Our North Central Regional Council (NCRC) of which Illinois is a part- sent a total of 5,616 letters to Congress. Here is the breakdown from our region.



State	Advocates	Letters
Minnesota	141	4,009
Nebraska	24	159
Wisconsin	5	33
Iowa	22	324
<b>Illinois</b>	<b>38</b>	<b>284</b>
Indiana	32	141
Michigan	48	574
Ohio	12	92
<b>TOTAL</b>	<b>322</b>	<b>5,616</b>

# ILLINOIS NAHRO

## FROM THE PRESIDENT CONT'D

**SEPTEMBER** - During the month of September, ILNAHRO members attended the annual Illinois Association of Housing Authorities (IAHA) annual conference September 18-20 in Bloomington, Illinois. HUD's Chicago staff were there in full force and provided invaluable sessions on HIP, RAD, public housing repositioning, NSPIRE and HOTMA.

We welcomed Bloomington Housing Authorities new CEO, Tasha Aje'Scott. Please reach out to Ms. Scott to welcome her to Illinois from California.

Additionally, ILNAHRO members attended NAHRO's sold-out Annual Fall Conference in Orlando, Florida September 24-28. ILNAHRO served on NAHRO's Conference Planning Committee and the committee was intentional with ensuring diverse workshop tracks based on current affordable housing challenges and crisis.

ILNAHRO Board members serve on various National NAHRO Committee's representing Illinois which are inclusive of but not limited to, Commissioners, International, Professional Development, Housing & Education and NAHRO's Board of Governor's.

**October** - October is already off to a very busy month. There are many observances, special days, weeks, and this month is dedicated to raising awareness about important topics. Below are a few for you to consider highlighting at your respective Housing Authorities.

- National ADHD Awareness Month
- National Down Syndrome Awareness Month
- National Physical Therapy Month
- Pregnancy and Infant Loss Awareness Month
- Spina Bifida Awareness Month
- Sudden Infant Death Syndrome (SIDS) Awareness Month
- Mental Illness Awareness Week (October 3-9)
- Malnutrition Awareness Week (October 4-8)
- World Cerebral Palsy Day (October 6)
- National Depression Screening Day (October 7)
- World Mental Health Day (October 10)



As we continue "Growing Illinois through Engagement", we want to hear from you. What's happening in your geographic locations? What wonderful work are you doing with your Housing Authority or its not-for-profit? Tell us - so that we can share!! Send your information for consideration in the ILNAHRO Newsletter to [angiew@shai.org](mailto:angiew@shai.org).

Happy Fall Ya'!!!

Respectfully Submitted,

Dr. Jackie L. Newman  
ILNAHRO President

# ILLINOIS NAHRO

## ARE YOU TAKING CARE OF BUSINESS?

### WE BELIEVE IN TAKING CARE OF BUSINESS!

Ms. Latina Faulkner, a NAHRO award recipient, and ILNAHRO Vice President of Member Services, epitomizes the adage, "going above and beyond." ILNAHRO takes pride in ensuring our families' housing remains a priority. Ms. Faulkner fuses organization and efficiency seamlessly. As Vice President of Member Services, her job is to consistently perform outreach services for both members and non-members alike. In her new role, she "oversees the organization's efforts in enhancing member engagement, satisfaction, and support through strategic initiatives. In these strategic initiatives, services are tailored to specifically meet the needs of housing and community development professionals across Illinois." The world is changing, and we continue to navigate various ways to accommodate everyone alike to build stronger communities. Ms. Faulkner has put in countless hours in obtaining housing education, becoming a highly certified Housing Authority official for the city of Springfield. ILNAHRO wishes to recognize her for her commitment to our members and all of our families in Central Illinois.



*Ms. Latina Faulkner*  
VICE PRESIDENT OF MEMBER SERVICES

## LOOKING TO BECOME A MEMBER? WE'D LOVE TO HAVE YOU!

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 Resources through a monthly newsletter that contains up-to-date information on housing issues, regional, and national trainings, workshops, and the latest in legislative developments.
- State recognition of resident accomplishments through its annual Resident Recognition Award and
- Your membership gives you access to members-only discounts for training just to name a few benefits!



**Consider ILNAHRO today! You won't be disappointed!**

Feel free to go to the following website, complete the short application form, and we'll be standing by to welcome you with open arms!

<http://www.ilnahro.org/documents/membershipRenewalLetterAndForm.pdf>

ILLINOIS NAHRO

# NAHRO'S HEADLINING NEWS

## Congress Reaches Deal to Fund Government Through Mid-December, Avoiding Shutdown



Congress is expected to pass a bipartisan short-term Continuing Resolution (CR) to fund the government through December 20. A previous version of the CR included House language around election security that would have funded the government through the month of March, however the bill could not get the support needed to pass last week. Today, lawmakers are expected to pass an altered agreement that removes the election security language and extends government funding through December, past the 2024 General Election in November.

The agreement will bypass the House Rules Committee where GOP leaders expected resistance from conservatives and be voted on by the full House of Representatives tonight. Mainstream lawmakers on both sides are expected to provide the necessary two-thirds majority required to pass the bill and send it over to the Senate.

What's Next:

- The Senate is expected to fast track the bill to a vote as soon as they receive it from the House. The agreement could pass in that chamber as soon as tonight before heading to President Biden for passage.
- Congress will leave Washington to start their October Recess which runs through mid-November. Lawmakers will be back on the campaign trail for the final six week stretch to November 5.
- Lawmakers will return to Washington in mid-November to a busy lame-duck session where 12 appropriations bills will need to be passed along with defense funding and the long-awaited farm bill.

Want more information?

Sylvia Gimenez

Director of Communications

[202-289-3500](tel:202-289-3500) Send Sylvia an email



**There is responsible funding for housing and redevelopment that supports holistic approaches to housing and community development. It will help to build and preserve affordable units through streamlined programs that allow for creative, local solutions.**

The National Association of Housing and Redevelopment Officials (NAHRO) has worked for the past 91 years to ensure that all families have access to safe, secure affordable housing in strong, resilient communities across the country. NAHRO, established in 1933, is a membership organization of 26,000 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. NAHRO members administer more than 3 million homes for more than 8 million people. NAHRO advocates for affordable housing and community development to ensure that everyone has access to an affordable, quality home in a strong, vibrant community.

# ILLINOIS NAHRO

# COMEDY CENTRAL

## A Halloween Real Estate Joke

What room in your house are zombies most afraid of?  
The living room.



**Cable repairman was on my street and asked me what time it was. I told him it is between 8 am and 1 pm**

**GOT A PARKING TICKET THE OTHER DAY FOR BEING PARKED ILLEGALLY. NOT SURE WHY. THE SIGN CLEARLY SAID "FINE FOR PARKING"**



Coffee and Jelly Beans



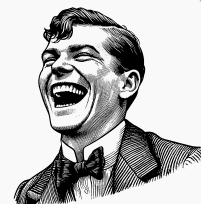
**I once got sent out of class at school for being too sarcastic. The teacher yelled at me, "What would your parents say if I called them?" I replied, "Hello?"**

**I hate it when TV shows say they contain "adult situations" but then don't show anyone going to work, paying their bills or cleaning up after their kids.**

**THE FACT THAT MY ENTIRE BODY CRACKS LIKE A GLOWSTICK WHENEVER I MOVE AND YET REFUSES TO ACTUALLY GLOW IS VERY DISAPPOINTING**

A young realtor is out door knocking one afternoon and came upon a little girl sitting on a stoop.  
"Hi there, my name is Stacey. Is your Mommy home?"  
The little girl nods and says yes, so the realtor starts ringing the doorbell.  
After five minutes with no answer, she turns back to the little girl and asks her, "Hey, I thought you said your mommy was home?"  
The girl says, "My mommy is home but I live across the street."

Did you hear about the last remaining unit in the apartment building?  
It was last but not leased.



# ILLINOIS NAHRO COMMUNITY

## THE IMPORTANCE OF MEETING

At ILNAHRO, housing education is pivotal to our continued success. Sometimes, it may entail virtual meetings, lunch meetings, and even dinner meetings. The team that ILNAHRO has secured regularly strives to ensure that we stay on top of housing laws and policies. Plainly put, we want to do our jobs, and we want to do them well. The NAHRO Conference took place in Orlando, Florida this year. CEO Mark Thiele states, "We're so proud to celebrate this year's NAHRO Fellows. Thank you for your commitment to your communities, to your industry, and to NAHRO. You are truly the best of the best of us." This is why ILNAHRO remains determined. We see the difference that our hard work is making on both state and national levels.



NAHRO'S ORLANDO, FLORIDA CONFERENCE  
CONGRATULATIONS TO NAHRO'S FELLOWS AND PEERS!

## WHEN THE IMPOSSIBLE BECOMES POSSIBLE

My name is Scott Lewis. I am the Family Self Sufficiency Coordinator for the Winnebago County Housing Authority of Rockford Illinois.

Ms. Rivera has 7 children, and she is an active participant of our FSS program. She reached out to me in hopes to gain some assistance in keeping her electricity on.

After discussing this issue with Ms. Rivera as to why her bill was so high, she stated that she thought there was an electrical issue happening in her home. I informed Ms. Rivera that I would contact her landlord about her bill in hopes that they would investigate the matter. The electric company stated that they could not make any exceptions to the bill and the bill had to be paid if she wanted to keep her services on. At this point, Ms. Rivera became very nervous about her services being disconnected and this is when I reached out to one of our community resources, St. DeVincent DePaul Charities.

Staff from St. DeVincent DePaul Charities and Ms. Rivera met during a home visit. St. DeVincent's DePaul's staff informed the family that they would try to help pay the debt of \$6000, however, they couldn't make any promises. After a week of communicating with other partners in their parish, the staff at St. DeVincent DePaul Charities were able to pay the entire amount leaving Ms. Rivera with a zero balance.

As the Coordinator, I spoke to the landlord and manager of the property regarding the high cost of the monthly electric bill and asked them to have the situation professionally investigated. They agreed to do so, but, unfortunately, we never heard back. We suggested to Ms. Rivera that she should consider looking for another rental property going forward if this problem with her electricity was not resolved.

Ms. Rivera was very thankful for the assistance that she received. It prevented her and her family from having their electric services shut off. Thank you to the staff at St. DeVincent DePaul Charities for assisting Ms. Rivera at such a critical moment when there were no other options available. It made a big difference in this family's life.



Mr. Scott Lewis

FAMILY SELF SUFFICIENCY COORDINATOR  
ROCKFORD, ILLINOIS



# ILLINOIS NAHRO LEADERSHIP

Mr. Alan Zais serves as ILNAHRO's Senior Vice President. With over 30 years in public housing programs, he remains determined serving approximately 2,000 families with \$160 million in redevelopment and new construction programs. ILNAHRO is appreciative of his dedication to our families.



If you're ever in need of reaching out to one of our Board of Directors:

#### **President**

##### **Dr. Jackie Newman, Executive Director**

Springfield Housing Authority  
(217) 753-5757 Extension 206  
jackie.newman@sha1.org

#### **Senior Vice President**

##### **Mr. Alan Zais, Executive Director**

Winnebago County Housing Authority  
(815) 963-2133  
alan@wchauthority.com

#### **Treasurer**

##### **Ms. Kim Holman - Short**

City of Bloomington

#### **Vice President - Community Revitalization & Development**

##### **Lorraine Hocker, Executive Director/CEO**

Lake County Housing Authority  
lhocker@lakecountyha.org

#### **Vice President - Housing**

##### **Deb Alfredson, Deputy Director**

Winnebago County Housing Authority  
(815) 904-2681  
debalfredson@wchauthority.com

#### **Emerging Leaders Representative**

##### **Mr. Grant A. Henry**

(217) 369-9126  
grantahenry@gmail.com

#### **Vendor Liaison - Vacant**

#### **Small Housing Authority Representative - Vacant**

#### **Illinois Association of Housing Authorities Representative - IAHA President**

#### **Vice President - Professional Development**

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

Elevate Energy  
kate.brown@elevateenergy.org

#### **Vice President - Member Services**

##### **Ms. Latina Faulkner, HCV Manager**

Springfield Housing Authority  
latinaf@sha1.org

#### **Vice President - NEC Software International**

##### **Mr. Jeff du Manoir**

Northgate Public Services  
(613) 821-1599 Extension 304

#### **Vice President - Commissioner Affairs**

##### **Mr. Joseph Grisson III, Chairman**

Aurora Housing Authority  
(630) 399-8900  
joegrisson@auroraha.org

#### **NCRC At Large Representative - 4 Year**

##### **Ron Clewer, Illinois Market President**

Gorman & Co.  
200 North Main Street, Oregon, WI 53575

#### **NCRC At Large Representative - 2 Year**

##### **Melissa Huffstedler, Deputy Director**

Springfield Housing Authority  
(217) 753-5757 Extension 313

#### **Vice President of Legislative Affairs**

##### **Mr. Daniel Cruz, Chief of Staff**

Chicago Housing Authority  
(312) 913-7821  
dcruz@thecha.org



# ILLINOIS NAHRO

## NEWS YOU CAN USE

### INVESTING IN YOURSELF PAYS OFF

-EMILY SHCWARTZ

Ms. Sharlene is a resident in Rockford, Illinois. She wanted to attend a Homebuyer Education Class facilitated by a local housing developer, however, the class was out of her financial ability. The facilitator stated that they could gift half of the amount if she could pay the remaining. Sharlene is enrolled in the Family Self Sufficiency program through Winnebago County Housing Authority and was able to be reimbursed with escrow that she had in her account. Sharlene was ecstatic to be able to attend the class because she wants to purchase a house. Sharlene attended the class and received her reimbursement from the FSS program! Way to go, Ms. Sharlene!



## ADVOCACY & POLICY

### HOUSING UPDATES FROM WASHINGTON

Join NAHRO on Zoom every other(ish) Thursday at 1:30 PM Eastern for Housing Updates from Washington. These 30-minute sessions are free and open to all NAHRO members and non-members alike! This is your opportunity to hear directly from NAHRO staff about the hottest topics impacting the housing and community development industry. Topics range from regulatory updates, Congressional happenings, administration priorities, and anything else NAHRO staff flag as needing immediate attention. Plus, when you sign up for our 2024 series, you'll automatically be enrolled for all our sessions for the year.

- October 17, 2024
- October 31, 2024
- November 14, 2024

Simply visit the following website and register!

<https://www.nahro.org/advocacy/housing-updates-from-washington>



Mr. Dan Cruz

VICE PRESIDENT OF LEGISLATIVE AFFAIRS

# ILLINOIS NAHRO NEWS YOU CAN USE

## FETTERMAN INTRODUCES THE TENANTS' RIGHT TO ORGANIZE ACT

WASHINGTON, D.C. – Today, Senator John Fetterman (D-PA) introduced the Tenants' Right to Organize Act, a crucial bill to empower tenants to organize, participate in, and operate tenant organizations without fear of retaliation or interference. This bill amends the United States Housing Act of 1937 to the formation of tenant organizations and provide additional funding to ensure they have a stronger voice in addressing their living conditions and advocating for their rights.

Currently, only some tenants living in federally supported housing have a legally recognized right to organize without fear of retaliation. This unfair distinction leaves Section 8 Housing Choice Voucher (HCV) recipients and residents of federally-assisted units in Low-Income Housing Tax Credit (LIHTC) properties without the ability to self-organize and address housing concerns. Empowering the millions of HCV and LIHTC tenants in rent-restricted units with the ability to organize promotes stronger, more robust communities and can help improve housing outcomes and reduce eviction filings.

HOUSING  
*is a*  
HUMAN  
RIGHT

## IT'S ABOUT FAMILY SELF-SUFFICIENCY

–MRS. SARAH WALLMAN, DIRECTOR OF SELF-SUFFICIENCY PROGRAMS  
SPRINGFIELD HOUSING AUTHORITY

The Springfield Housing Authority (SHA) Family Self-Sufficiency Program exists to provide participants with connections to valuable resources, accountability, encouragement, and support. Along the way, as skills and employment opportunities grow, participants can put aside a portion of their earned income into a savings account. When participants become free of cash welfare assistance, are suitably employed, and have achieved other established personal life-goals, they are eligible to graduate and receive their accumulated funds. This summer, SHA celebrated just that! Here's a little more about two of the graduates:

Frankie D. is a man with a mission. Employed as a school bus driver, Frankie set his sights on purchasing a four-plex. With the support of the SHA FSS Team, Frankie completed extensive research, saved a significant amount of funds, and utilized his graduation escrow disbursement to become approved through the Neighborhood Assistance Corporation of America (NACA) to begin his property search. Dedication and perseverance are at the heart of his efforts; there is no doubt his dream will soon become a reality! Way to go, Frankie!

Motivated by her two sons, Destinee L. is committed to becoming independent and learning to rely on herself. During her time as an FSS participant, she achieved her CNA certification and has proudly been working as a personal assistant. And she has no plans to stop there. Moving up through the medical field and purchasing her own home are next on her life-list. Destinee met with a financial advisor on how to maximize her graduation funds for the future. She says, "Keep pushing and keep reaching . . . you didn't get this far just to get this far." We will be cheering you on, Destinee!

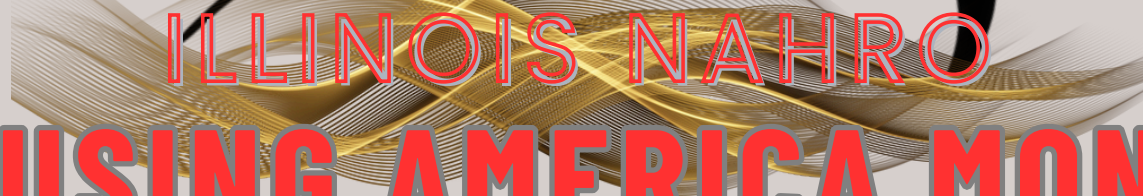
Thank you Director Wallman for your continued dedication towards helping our families!



Mr. Frankie D.



Ms. Destinee L.



# ILLINOIS NAHRO HOUSING AMERICA MONTH



## WHAT IS HOUSING AMERICA MONTH?

*Housing America Month is a yearly celebration of affordable housing and those who provide it in their communities. In 2007, NAHRO created the Housing America campaign and designated October as Housing America Month: a time for the organization and its members to collectively raise awareness of the need for, and the importance of, safe, decent and affordable housing in quality communities. Each year, during Housing America Month, NAHRO members, including public housing agencies and community development organizations, host events (in-person or virtual) to showcase the important work they do year-round. Events around the country showcase the affordable housing and innovative service programs administered by housing and redevelopment agencies, the success stories of their residents, and the commitments that local and state leaders make to affordable housing in their communities.*

## HUD'S ACTING SECRETARY REAFFIRMS COMMITMENT TO CLEAN ENERGY BENEFITS FOR RENTERS AND HOMEOWNERS ACROSS THE COUNTRY

WASHINGTON – Acting Secretary of the U.S. Department of Housing and Urban Development (HUD) Adrienne Todman traveled to New York City to participate in its annual Climate Week NYC, the largest annual climate event of its kind that convenes leaders across sectors to advance climate resiliency and mitigation and accelerate efforts to combat climate change. Since Day One, President Biden and Vice President Harris tasked agencies with leading a whole-of-government effort to address climate and delivered the most ambitious climate agenda in history—including securing the largest ever climate investment, bolstering the clean energy workforce, strengthening the clean energy economy, and advancing environmental justice to ensure that the benefits of climate investments reach overburdened communities.

Under the leadership of Acting Secretary Todman, HUD continues to underscore its role as the leading government agency driving the future of America's housing and urban development industries—ensuring that no American is left behind. This includes prioritizing critical climate actions that help communities prepare for and equitably recover from natural disasters, significantly reduce energy use in HUD-supported housing by switching to low-carbon or zero-carbon sources and address disparities in exposure to environmental and health hazards for underserved communities.



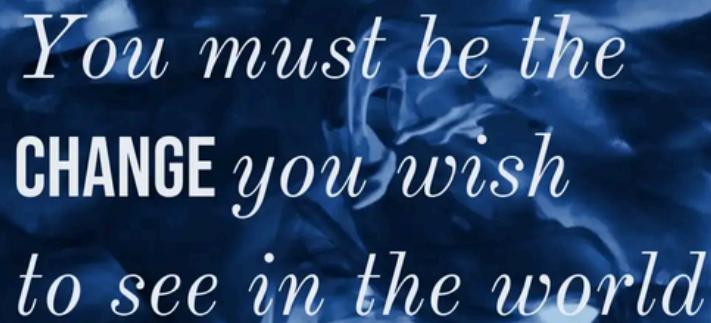

*Ms. Adrienne Todman*

ACTING SECRETARY  
UNITED STATES DEPARTMENT OF HOUSING & URBAN DEVELOPMENT



# ILLINOIS NAHRO REFLECTIONS

*Don't fear change. While change can often times bring about levels of discomfort and sometimes pain, it is imperative to know that change brings about birth. A birth of a new beginning and new beginnings have the ability to change our entire world. The key is to not fear and to be flexible. So, as we prepare for the Fall and Winter seasons, try your hardest not to sweat the small stuff. Leaves will fall and frost will form, but, Spring reminds us that we've gone through some changes and we've survived. Now? Prepare to thrive in 2025. Don't fear change.*



*You must be the  
**CHANGE** you wish  
to see in the world*

## THANK YOU FOR BEING ILNAHRO'S READING AUDIENCE!

*As always, we enjoy hearing from you.  
If you have a success story, please don't hesitate  
to email: [angiew@sha1.org](mailto:angiew@sha1.org).*



*Mrs. Angela West*