



# ILNAHRO

JANUARY - FEBRUARY 2025





# FROM THE PRESIDENT



Hello, ILNAHRO Members and Friends!

It goes without saying that January and February has been off to a very interesting start for the Affordable Housing Industry. I want to dedicate this issue to provide a brief introduction to our new HUD Secretary, Scott Turner. We look forward to the opportunity to hear more from Secretary Scott as the weeks and months unfold.



*Scott Turner,  
United States' HUD Secretary*

Scott Turner was confirmed by the United States Senate on February 5, 2025, to be the 19th Secretary of the United States Department of Housing and Urban Development (HUD). He previously served as Executive Director of the White House Opportunity and Revitalization Council (WHORC). During his tenure, Turner led the interagency Opportunity Zones Initiative working with state, local, tribal, and territorial governments across the country to revitalize economically distressed areas, promote affordable housing, and the creation of new businesses. Turner also served as a housing development at JPI, one of the nation's leading developers of multi-family housing. He also served as an Associate Pastor at Prestonwood Baptist Church and as Founder and CEO of the Community Engagement and Opportunity Council, dedicated to reviving communities through mentorship, sports, and economic opportunity.

# FROM THE PRESIDENT

*continued*



As a lifelong Texan, Turner represented the 33rd District in the Texas State Legislature from 2013-2017. Prior to his career in public service, Turner played nine seasons in the National Football League (NFL) with the Washington Redskins, San Diego Chargers, and Denver Broncos ([https://www.hud.gov/about/leadership/Scott Turner](https://www.hud.gov/about/leadership/Scott%20Turner)).

I had the opportunity to listen to the Confirmation Hearings and below is a brief dot-point of some of the topics of discussion during the hearings by Secretary Scott.

## HUD SECRETARY CONFIRMATION HEARINGS

- A. Deregulation at the federal and state levels
- B. Regulatory Streamlining
- C. Reducing over-burdensome regulations
- D. Streamlining HUD for operational efficiency
- E. The Affordable Housing Shortage
- F. Expansion of Opportunity Zones
- G. Rural Housing Challenges
- H. High Costs of Affordable Housing Development
  - I. Suggestions for reducing the high costs of affordable housing development
  - II. Identifying the high costs of affordable housing development

# FROM THE PRESIDENT



*continued*

- I. Expansion of Opportunity Zones
- J. The Fair Housing Rule & Equity
- K. Housing Trust Funds
- L. Housing Choice Voucher Program
  - I. Making the housing voucher less cumbersome
  - II. Making it easier for landlords to work with the program
  - III. Streamlining processes within HCV
- M. Expansion of the Family Self-Sufficiency Program
- N. Tribal Housing
- O. Mixed Status Families

Finally, ILNAHRO will continue to collaborate with the Illinois Association of Housing Authorities (IAHA); Housing Action Illinois (HAI), and NAHRO as we continue to monitor proposed legislation on the State and Federal level. It is vital that we continue to advocate for sound public policies that protect the progress made and protect vulnerable populations. Our goal is for ILNAHRO to serve as one of the primary operations; federal mandates, guidelines, etc. that govern and guide public housing authority operations.

Please contact us and let us know what we can to represent you, your housing authority, and your voice!

Sincerely,

*Dr. Jackie L. Newman*



# POSTER CONTEST

## WHAT HOME MEANS TO ME



*Deputy Director, Deb Alfredson  
Vice President - Housing America & Poster Contest*

It's time again for the annual, "What Home Means to Me" Poster Contest! The deadline for submissions is March 18, 2025 at 5:00PM CST.

Here are some important guidelines for our annual poster contest:

On the back of the poster, please include the child's full name, age, school grade, address, and housing authority.

1. For email submissions, please send an email to [DAfredson@wchauthority.com](mailto:DAfredson@wchauthority.com) with the following attachments: the application form, a short paragraph describing the poster, parental release form, and a JPEG photo of the child and their poster (attached, not in the email body).
2. The poster must be in LANDSCAPE format. Portrait format will not be accepted.
3. Mail the poster in a flat mailing box.
4. If the poster includes multimedia elements, keep in mind that they may fall off during transport.
5. The child must be between the ages of 5 and 18 and currently enrolled in school (at least in kindergarten).
6. Please ensure that we receive an email with all required documents before the deadline.
7. If the child is younger, please write the description of their poster as they tell it to you.
8. Make sure the parent's waiver is signed.
9. The child must be a legal tenant of your housing authority.

Please feel free to visit this link for additional information: [What-Home-Means-to-Me-Contest-2024.pdf](#)

# NAHRO'S VIRTUAL CLASSROOM



Public Housing Occupancy, Eligibility, Income, and Rent Calculation (PHOEIR)

Tuesday, February 25, 2025 - Thursday, March 06, 2025 Eastern Standard Time

Faculty: Marsha Parham-Green

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Tuesday, February 25, 2025 - Thursday, March 06, 2025 Eastern Standard Time

Faculty: Marsha Parham-Green

HOTMA: Policy Impact and Analysis Workshop

Wednesday, February 26, 2025 - Thursday, February 27, 2025 Eastern Standard Time

Faculty: Adelaide Hsu

Family Self-Sufficiency (FSS)

Monday, March 03, 2025 - Friday, March 07, 2025 Eastern Standard Time

Faculty: Angela Davis

Housing Choice Voucher Occupancy, Eligibility, Income and Rent Calculation (HCVOEIR)

Monday, March 03, 2025 - Friday, March 07, 2025 Pacific Standard Time

Faculty: Adelaide Hsu

NSPIRE for Public Housing

Monday, March 17, 2025 - Friday, March 21, 2025 Eastern Standard Time

Faculty: Dennis Morgan



# NAHRO'S VIRTUAL CLASSROOM



## Public Housing Manager (PHM)

Tuesday, March 18, 2025 - Thursday, March 27, 2025 Eastern Standard Time

Faculty: Beth Turner

## FSS: A Holistic Approach to Client Engagement

Wednesday, March 19, 2025 - Thursday, March 20, 2025 Eastern Standard Time

Faculty: Deborah Jackson

## Fair Housing

Monday, March 24, 2025 - Thursday, March 27, 2025 Eastern Standard Time

Faculty: Richard Wankel

## HCV Portability

Wednesday, March 26, 2025 - Thursday, March 27, 2025 Eastern Standard Time

Faculty: Adelaide Hsu

## The Definitive Guide for New Executive Directors

Tuesday, April 01, 2025 - Thursday, April 03, 2025 Eastern Standard Time

Faculty: Clifton Martin

## Executive Management and Leadership

Monday, April 07, 2025 - Thursday, April 10, 2025 Eastern Standard Time

Faculty: Clifton Martin

## Excellence in Customer Service

Wednesday, April 16, 2025 - Thursday, April 17, 2025 Eastern Standard Time

Faculty: Deborah Jackson

# NAHRO'S VIRTUAL CLASSROOM



Monday, April 21, 2025 - Thursday, April 24, 2025 Eastern Standard Time  
Faculty: Adelaide Hsu

[Implicit Bias: What is it and Why Does it Matter and Privilege, Bias, and Debiasing Systems](#)

Tuesday, April 22, 2025 - Wednesday, April 23, 2025 Eastern Standard Time

Faculty: Lisa Baker

[Commissioners Guide to Monitoring & Oversight](#)

Tuesday, April 29, 2025 - Thursday, May 01, 2025 Eastern Standard Time  
Faculty: Darlene Kelly

[Public Housing Manager \(PHM\)](#)

Tuesday, April 29, 2025 - Thursday, May 08, 2025 Pacific Standard Time  
Faculty: Sunny Shaw

Click Here to see Official [NAHRO Training Calendar](#) for all trainings. To specifically see trainings included in the virtual classroom check the yes circle for "Eligible for Revenue Share" More information about our faculty is available on our [faculty page](#).

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.



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# ILNAHRO MEMBERSHIP



*HCV Manager  
Vice President of Member Services*

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.
- 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 visit [www.ilnahro.org](http://www.ilnahro.org), complete the short application form, and we’ll be standing by to welcome you with open arms!



# COMEDY CENTRAL



“The other day, my wife asked me to pass her lipstick but I accidentally passed her a glue stick. She still isn’t talking to me!”



If you ever get locked out of your house...



Talk to your lock calmly. Communication **is key**.



I HELP PEOPLE BUY & SELL HOMES

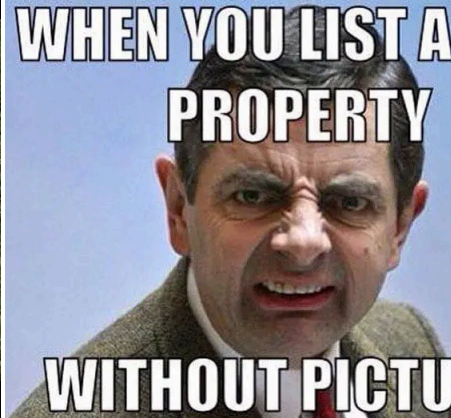
SO KEEP AN EAR OUT, K?



JUST LIKE THIS

WHEN YOU LIST A NEW PROPERTY

WITHOUT PICTURES



How do you make a tissue dance?

Put a little boogie in it.



What do you call a magic dog?

A labracadabrador.



Knock Knock!  
Who's there?  
Doris!  
Doris who?



Doris locked, that's why I knocked.

WHAT'S THE DIFFERENCE BETWEEN OUTLAWS AND IN-LAWS?

OUTLAWS ARE WANTED



I told a bad chemistry joke once.

It didn't get much of a reaction.



What do you call a miniature porcupine who steals money from people?

A hedge fund hog.



“I couldn’t figure out why the baseball kept getting bigger larger. Then it hit me!”



# WASHINGTON CONFERENCE

As our nation ushers in a new Presidential administration and struggles with an affordable housing crisis, there's no better time to join your fellow housers and community builders and meet with your Senators and Congresspersons at NAHRO'S 2025 Washington Conference, March 10-12, 2025 in Washington, D.C. Join us and let's raise our voices on behalf of our communities.

The conference will be held at the Grand Hyatt Washington Hotel in downtown Washington, D.C.!

REGISTER NOW by simply clicking below:



Questions? Please email us at [conferenceregistration@nahro.org](mailto:conferenceregistration@nahro.org) so we can assist you!

# ILLINOIS & INDIANA JOINT CONFERENCE

**JOIN ILNAHRO ON AUGUST 3-5, 2025**

ILNAHRO is excited to announce the 2025 Illinois & Indiana Joint Conference, scheduled for August 3–5, 2025. The event will be held at the Holiday Inn Rockford, located at 7550 East State Street in Rockford, Illinois.

If you're interested in participating, please reach out to Deputy Director Deb Alfredson of the Winnebago & Boone County Housing Authorities. You can contact her at 815-904-2681 or via email at [dalfredson@wchauthority.com](mailto:dalfredson@wchauthority.com).

We look forward to your involvement!



# ILNAHRO LEADERSHIP



*NCRC at Large Representative 2 Year  
Deputy Director, Melissa Huffstedler*

## **President**

**Dr. Jackie L. 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@wchaauthority.com

## **Treasurer**

Mrs. Kim Holman-Short  
City of Bloomington

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

**Ms. Lorraine Hocker, Executive Director**  
Lake County Housing Authority  
lhocker@lakecountyha.org

## **Vice President - Housing**

**Ms. Deb Alfredson, Deputy Director**  
Winnebago County Housing Authority  
(815) 904-2681

## **Emerging Leaders Representative**

**Mr. Grant Henry**  
(217) 369-9126  
grantahenry@gmail.com

## **Vice President - Member Services**

**Ms. Latina Faulkner, HCV Manager**  
Springfield Housing Authority  
latinaf@sha1.org

## **Vice President - International**

**Jeff du Manoir**  
NEC Software Solutions  
Jefferson & Franklin Counties  
Housing Authorities  
(636) 368-6451

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

**Mr. Ron Clewer,**  
Illinois Market President  
Gorman & Co.  
200 North Main Street,  
Oregon, WI 53575

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

**Ms. Melissa Huffstedler, Deputy Director**  
Springfield Housing Authority  
melissah@sha1.org

## **Vice President of Legislative Affairs**

**Mr. Daniel Cruz, Chief of Staff**  
Chicago Housing Authority  
(312) 913-7821  
dcruz@thecha.org

Vendor Liaison - Vacant  
Small Housing Authority Representative - Vacant





# THANK YOU FOR TAKING THE TIME TO READ OUR ILNARO NEWSLETTER!

Mrs. Angela West,  
Secretary for ILNAHRO

