

ILNAHRO

MARCH 2025



FROM THE PRESIDENT

DR. JACKIE L. NEWMAN



NAHRO'S LEGISLATIVE CONFERENCE

Last month, I dedicated the President's section to introducing HUD's new Secretary, Scott Turner. Mr. Turner and his staff have been busy since his confirmation. If you have not done so already, please ensure that you stay abreast of what's happening at the U.S. Department of Housing and Urban Development's Washington, D.C. office by checking out the press releases and media advisories. These can be viewed by visiting https://www.hud.gov/press/press_releases_media_advisories.

This month, we turn our attention to what's happening in Washington, D.C. and ILNAHRO's attendance and participation at NAHRO'S 'SOLD OUT' Legislative Conference. We had the opportunity to hear from former HUD Secretary, Adrienne Todman, during our Board of Governor's meeting. Ms. Todman's message was clear to each of us:

- Stay focused on the mission
- Don't go it alone; traditional and non-traditional partnerships are vital
- The role PHAs play in housing development is critical



FROM THE PRESIDENT

DR. JACKIE L. NEWMAN



CONTINUED

As you know, NAHRO represents more than 26, 000 housing and community development providers and professionals who manage affordable homes for more than 8 million people nationwide. Despite chronic underfunding, NAHRO members are well-positioned to equitably meet local housing needs by acting as builders, landlords, and service providers. NAHRO represents communities of all sizes, demographics, and geography, including in rural, suburban, and metropolitan areas. During our visit to the Hill in D.C., our message and NAHRO legislative policy priorities were inclusive of, but not limited to:

- Prioritizing adequate and responsible funding to solve the nation's housing crisis; our housing crisis cannot be solved without our housing and community development providers and professionals who manage and provide affordable housing that meets local needs
- Maintaining the federal commitment to housing and community development by prioritizing programs that help address the housing and affordability and supply crises
- Fully funding the Public Housing Operating Funds and address the Operating Fund shortfall
- Revising RAD Operating Cost Adjustment Factors (OCAFs) to better align with current rental market conditions
- Preserving affordable housing in rural communities funded by the USDA Rural Housing Service



FROM THE PRESIDENT

DR. JACKIE L. NEWMAN



CONTINUED

- Making Emergency Housing Vouchers permanent to help address rising homelessness
- Ensuring the Annual Contributions Contract (ACC) between HUD and PHAs is representative to the requirements in the 1937 Housing Act
- Prohibiting sources of income discrimination at the federal level
- Strengthening the Low-Income Housing Tax Credit by increasing the allocation by 50% and lowering the 50% test to 25%
- Excluding federally assisted housing from the Private Activity Bond Cap would allow additional bonds to be used to promote public housing preservation

The aforementioned are a few of the legislative policy priorities of the National Association of Housing and Redevelopment Officials (NAHRO) and its membership. HUD programs are an important part of solving the affordable housing crisis within our communities. Our housing crisis solutions cannot be solved alone. However, it can be solved in collaboration and partnership with HUD, PHAs, Community Development Organizations, Elected Officials, and traditional and non-traditional partners. Our continued collaborations, policy efforts, and advocacy are instrumental as we serve as a resource not only to our communities but to our elected officials on a national, regional, state, and local level.



FROM THE PRESIDENT

DR. JACKIE L. NEWMAN



CONTINUED

It was a beautiful sunny day in Washington, D.C., and the long lines on Capitol Hill did not discourage participants from taking the time to get into the federal buildings to speak with elected officials.



FROM THE PRESIDENT

DR. JACKIE L. NEWMAN



CONTINUED

While on Capitol Hill, I, along with Winnebago County Housing Authority Executive Director and ILNAHRO Senior Vice President, Alan Zais, and members of the Winnebago County Housing Authority Board, along with ILNAHRO Board Representative and Deputy Director for Springfield Housing Authority, Melissa Huffstedtler, had the opportunity to present NAHRO's Legislator of the Year Award to Congressman Darin LaHood. Congressman LaHood has been "proud to lead the fight with legislation like the Affordable Housing Credit Improvement Act and the Preserving Rural Housing Investment Act to help tackle the housing crisis and and provide real relief for families."



THANK YOU, CONGRESSMAN LAHOOD, FOR YOUR CONTINUED SUPPORT!



FROM THE PRESIDENT

DR. JACKIE L. NEWMAN



CONTINUED

During one of the plenary sessions, NAHRO Legislative Conference attendees had the opportunity to hear from Laura Coates, an American legal analyst, attorney, and television broadcaster. Laura formerly served as a trial attorney for law firms, Faegre & Benson & Kasowitz, Benson, Torres & Friedman, and as a federal prosecutor for the United States Department of Justice Civil Rights Division. Since 2016, Ms. Coates has served as a legal analyst for CNN and became the network's chief legal analyst in 2023. Since October 2023, Laura Coates has hosted a nightly news discussion TV program on the network, Laura Coates Live. Meeting Ms. Coates and hearing her inspirational message to NAHRO's membership was a privilege. As we come to the close of Women's History Month with its theme, "Moving Forward Together! Women Educating & Inspiring Generations," we salute you, Laura Coates, for your many accomplishments and inspiration as you continue to educate and inspire future generations.



FROM THE PRESIDENT

DR. JACKIE L. NEWMAN

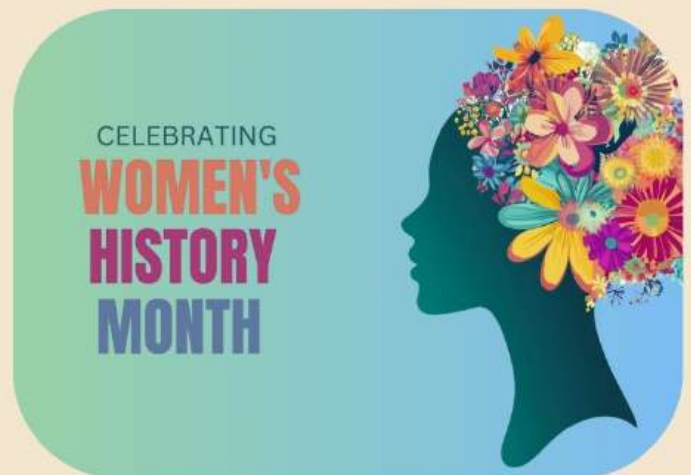


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Finally, ILNAHRO will continue to collaborate with the Illinois Association of Housing Authorities (IAHA), Housing Action Illinois (HAI), and NAHRO as we continue to monitor proposed legislation on the State and Federal levels. It is vital that we continue to advocate for sound public policies that protect the progress made and protect vulnerable populations. We aim for ILNAHRO to serve as one of the primary resources for our elected officials in the affordable housing space, ensuring we provide information and context of public housing authority operations, federal mandates, guidelines, etc., that govern and guide public housing authority operations. What we do - matters! Let us stay focused on the mission, continue to forge partnerships, and articulate our value as an economic enterprise within the affordable housing space.

Sincerely & Respectfully Submitted,

Dr. Jackie L. Newman



PLEASE CONTACT US AND LET US KNOW WHAT WE CAN TO REPRESENT YOU, YOUR HOUSING AUTHORITY, AND YOUR VOICE!



FROM SENIOR VICE PRESIDENT

ALAN ZAIS



Illinois NAHRO had great Hill representation for the NAHRO legislative conference, with our first visit to Representative Darin LaHood's office to present him with the NAHRO Legislator of the Year Award.

In 2024, the Congressman co-introduced the bipartisan Preserving Rural Housing Investment Act and introduced the Affordable Housing Credit Improvement Act, increasing the construction of nearly two million new affordable homes for low income families by increasing the amount of credits to each state and improving the program to better serve at-risk and underserved communities including veterans, victims of domestic violence, Native American communities, and rural Americans. Illinois currently has 113,710 homes made possible by the Low-Income Housing Tax Credit (LIHTC) program.



Left to right: Alan Zais, WCHA Board Chair Dina Getty, WCHA Commissioner Elsie Brown, Representative LaHood, Illinois NAHRO President and Springfield Housing Authority (SHA) Executive Director Jackie Newman, NAHRO President George Guy, MAHRO CEO Mark Thiele, SHA Deputy Director Melissa Hufstедler, NAHRO Senior Vice President Sean Gilbert, NAHRO Legislative Affairs Manager Gabriel Smith.



FROM SENIOR VICE PRESIDENT

ALAN ZAIS



CONTINUED

The Congressman's 16th District includes the Winnebago and Boone County Housing Authorities, where the most recent LIHTC rehab of the historic Pearl Place Apartments in partnership with Gorman & Company demonstrated the critical value of LIHTC. I was joined in the award introduction and presentation by WCHA Board Chair Dina Getty and WCHA Board Commissioner Elsie Brown (center). Elsie was a resident of Pearl Place and a person who had a home she could afford because of the LIHTC program.

The day earlier, I had the opportunity to introduce the Representative's award to NAHRO, joined on stage by Dina and Elsie.

The 16th congressional district covers parts of Dekalb, Ford, Stark, Will and Winnebago counties and all of Boone, Bureau, Grundy, Iroquois, LaSalle, Lee, Livingston, Ogle and Putnam counties.



FROM SENIOR VICE PRESIDENT

ALAN ZAIS
CONTINUED



The second visit was to Senator Durbin's office. One of the areas that the HUD Secretary is looking at is for housing time limits, and we strongly advocated that the Family Self-Sufficiency program should be preserved to help with this.

Service dog, Sandy, proved extremely popular with the legislative staff. She helped us share the story that the \$1.057 million in Housing Choice Voucher payments annually is paid to Illinois landlords and property owners, funds landlords hiring maintenance, buying vehicles for their maintenance, paying money at home improvement stores, and helping landlords fill their units—to name just a few. Likewise, we are landlords, and the annual \$160 million in Illinois public housing authority's capital fund program also pass through to the Illinois and national economy.



Pictured Front & Center: SANDY!



Left to right: Elsie Brown, Dina Getty, myself, Jackie, Chicago Housing Authority board member Jackie Parker, Champaign County Housing Authority Executive Director Jennifer Ferguson, Aurora Housing Authority board member Joe Grissom III, and DeWitt County Housing Authority board chair Christopher Ware. Seen, but with her back to the camera, is Illinois constituent Sandy.



FROM SENIOR VICE PRESIDENT

ALAN ZAIS
CONTINUED



The next visit was to 17th District Congressman Eric Sorensen. 35,336 Illinois families live in public housing; 38% elderly, 22% disabled, and 30% with children, all served by a \$265 million annual Illinois public housing operating fund. We shared the stories of families to help our legislators with relaying the impact of our programs. I was able to invite Representative Sorensen to the \$13 million renovation that WCHA has through the Illinois Housing Development Authority Permanent Supportive Housing Program at a Winnebago County site. The chance to have our Representatives see and be part of our programs was wonderful.

At this point Sandy was exhausted from walking.



The 17th District covers Carroll, Fulton, Henry, Knox, Mc Donough, Mercer, McLean, Peoria, Rock Island, Stephenson, Tazewell, Warren, Whiteside and Winnebago Counties



FROM SENIOR VICE PRESIDENT

ALAN ZAIS
CONTINUED



The next visit to Senator Durbin's office had a surprise in meeting former 17th District Congresswoman Cheri Bustos, who remains involved in affordable housing and much more through a national and international organization. I had worked with Cheri and our Senators since 2011 for a bill to expand the Moving To Work program. Previous MTW expansion bills introduced in the House from a California Representative and from Florida, Georgia and Ohio Senators had all failed to gain traction, and Cheri thought the best chance was through the THUD Sub Committee appropriations, and introduced it in the 2014 THUD appropriations package, leading to the 100 MTW expansion that now includes Chicago, Champaign, Winnebago, Lake, Rockford and Springfield Housing Authorities. I had also advocated for a regional program which was included in the appropriations language and the subsequent HUD Notice, and in 2025 Winnebago was designated the first MTW Regional Public Housing Authority so that we could extend the flexibilities to the Boone County Housing Authority.



FROM SENIOR VICE PRESIDENT

ALAN ZAIS
CONTINUED



Sandy recovered in time for our visit to Senator Duckworth's office, where I was able to thank the staff for arranging the Senator's visit to the \$13 million LIHTC and Historic Tax Credit rehab through a public and private partnership of the Winnebago and Boone County Housing Authorities, Winnebago Homes Association, and led by Illinois NAHRO Board Member Ron Clewer of Gorman & Associates. This site visit was part of year round Illinois NAHRO advocacy, with the opportunity for the Senator to meet not only with the project based voucher assisted families, but also with the homeless and disabled veterans who are now have housing at the site through the project based VASH vouchers.



FROM SENIOR VICE PRESIDENT

ALAN ZAIS
CONTINUED



99,373 Illinois families are assisted by the Housing Choice Voucher program, with 31% elderly, 22% with disabilities, and 39% with children. And further, we made the Representatives and Senators aware of such programs as Mainstream, Homeownership, Family Unification Program, Reentry and Youth Aging Out of Foster Care vouchers. We left all our Representatives and Senators with the NAHRO What Home Means to Me calendar, with each month showing another child that is helped in our programs.

The morning Board of Governors meeting featured a very special guest - former NAHRO CEO and former Acting HUD Secretary Adrienne Todman - who spoke about the need to shine a light on the vital work that PHAs do and the need to reach out to the White House as well as to Congress. We appreciated the opportunity to share your important and valuable work and care with NAHRO and our legislators.



FROM INTERNATIONAL VICE PRESIDENT

JEFF DU MANOIR
CONTINUED



NAHRO Washington Conference: International Perspectives

As 850 NAHRO members descended upon Washington, there was an energy in the air.

People were expressing a range of emotions, and the whole city seemed wrapped in an air of caution.

Representing NAHRO International Research and Global Exchanges Committee, I had the tremendous honor of participating on a panel on Housing as a Human Right, also featuring Tiffany Mangum, Chair of NAHRO EIEA Subcommittee, Director of Fresno Housing Foundation & Sr. Manager of Strategic Partnerships at Fresno Housing, Milet Hopping, President and CEO of Waco Housing Authority and Affiliates, and Ivory Matthews, Chair of NAHRO Legislative Network Advisory Committee, CEO of Home Forward.

We explored the complexity of defining Housing as a Human Right, what that means for homelessness and Housing in general, impacts of local actions here in the USA, where we still don't recognize Housing as a Human Right nationally, and success, and challenges faced abroad where it's been evidenced, it takes more than just the words, it takes actions. For example, Finland has embarked on a Housing First approach, and despite it being a long journey, are now within two years of achieving functional zero homelessness.



FROM THE INTERNATIONAL VICE PRESIDENT

JEFF DU MANOIR



On Wednesday, we descended upon Capitol Hill in the hundreds to meet our House Representatives and Congressmembers and their staff. NAHRO staff and leadership had diligently prepared our concise agenda of key needs, but at the same time, we were able to exemplify our local specifics within this National context. For some, it was eye opening, for others, they were already familiar with much of the 'housing crisis'. I'm certain every one I met with left knowing more about the challenges we all face as Housers.

There were so many other great sessions and speakers, it was no wonder the NAHRO Washington Conference was sold out. If you've never been, I highly recommend it!

Looking forward, NAHRO is excited to have some delegates going to London England to meet with The Hyde Group and Soutwark Housing, before going to Dublin, Ireland to meet with The Housing Agency, and attend the International Social Housing Festival

If you are curious about anything in the International housing space, or the NAHRO International Research and Global Exchanges committee, please reach out at jeffdu.manoir@necsws.com



ILLINOIS INDIANA JOINT CONFERENCE



ILNAHRO is excited to announce the 2025 ILLINOIS & INDIANA Joint Conference, scheduled for August 6-8, 2025. The event will be held at the Holiday Inn Rockford, located 7550 East State Street in Rockford, Illinois.

If you're interested in participating, please reach out to Deputy Director, Deb Alfredson of the Winnebago and Boone County Housing Authorities. You can contact her at 815-904-2681 or via email at dalfredson@wchauthority.com! We look forward to your involvement!

Save the Dates

 **ILLINOIS &**
 **INDIANA'S**
JOINT
Conference

Rockford, Illinois
AUGUST 6-8, 2025

For additional information, please contact
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Mrs. Angela West, Executive Office Administrator
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ILNAHRO PRESIDENT

EXECUTIVE DIRECTOR, ALAN ZAIS
ILNAHRO SR. VICE PRESIDENT

EXECUTIVE DIRECTOR, KIMBERLY TOWNSEND
INNAHRO PRESIDENT

NAHRO'S LEGISLATIVE CONFERENCE



TAX SEASON



Securing today
and tomorrow



Dear Colleague,

Tax season is officially underway! By now, your clients should have received the necessary forms and documentation to file a complete and accurate tax return. The Social Security Benefit Statement, also known as the SSA-1099 or SSA-1042S, is a tax form we mail each year in January to people who receive Social Security benefits. It shows the total amount of benefits your clients received from us in the previous year, so they know how much Social Security income to report to the Internal Revenue Service (IRS) on their tax return.

If a client misplaces their Benefit Statement, they can instantly get a replacement form with a personal my Social Security account. Replacement tax forms for the previous tax year are typically available starting February 1 of each year.

To further assist your clients, the IRS Help webpage offers a wide range of resources that can simplify the tax preparation process. Individuals with a Social Security number or Individual Taxpayer Identification Number (ITIN) can create or securely access their Individual Online Account to get the latest information about their federal tax account and take actions to support their tax filing experience and protect their tax-related information.

TAX SEASON

CONTINUED



Securing today
and tomorrow



They can also use the Interactive Tax Assistant Tool to get answers to common tax questions and determine if their Social Security benefits are taxable. Additionally, the IRS offers free online and in-person tax preparation options for eligible taxpayers through IRS Free File, IRS Direct File, Volunteer Income Tax Assistance (VITA) and Tax Counseling for the Elderly (TCE) programs. To locate a VITA or TCE site, your clients can use the VITA Locator Tool or call 800-906-9887.

Visit our Information for Tax Preparers webpage to learn more.

Please share this information with your members, colleagues, affiliates, and other interested parties.

Sincerely,

Doug Nguyen
Regional Communications Director
Chicago Public Affairs Office



COMEDY CENTRAL

"I told my doctor that I broke my arm in two places - he told me to stop going to those places!"



People cheating on their taxes disgust me. This is not the world I want to raise my 23 dependents in...

You're an economist if you divide your relatives into two categories
ASSETS & LIABILITIES



Do you want to hear a roof joke?

It's on the house.

If money doesn't grow on trees, then why do banks have branches?

Q: What's the most unfair thing about American politics?

A: We get 50 choices for Miss America, but only two for the president of America.



Knock, knock!
Who's there?
Irish.
Irish who?
Irish you a very happy St. Patrick's Day!

Which part of the house is off-limits to ghosts?

The living room!

Where do cucumbers go on date night?

The salad bar.

Knock, knock!
Who's there?
Wafer.
Wafer who?
Been a wafer a while, but now I'm back.

Knock, knock.
Who's there?
Dozen.
Dozen who?
Dozen anyone want to let me in?

Why couldn't the bicycle stand up by itself?

IT WAS TWO-TIRED.

WHAT DO YOU CALL A PIG THAT DOES KARATE?

A pork chop.

"I stayed up all night and tried to figure out where the sun was. Then it dawned on me!"



NEWS YOU CAN USE



Heidi Frechette
General Deputy Assistant Secretary
Office of Public & Indian Housing

Dear Executive Directors,

I am excited to announce that Heidi Frechette will become PIH's General Deputy Assistant Secretary, effective March 17. As I prepare to depart HUD this week, I am grateful that she has accepted this position to assist PDAS Hobbs to steer PIH.

Heidi has 30 years of experience in policy, grant programs, and legislative affairs. She has been a beloved leader in PIH's Office of Native American Programs (ONAP) since 2012, when she first served as Director of Performance and Planning. She was also Director of the Office of the Chief Financial Officer's Appropriations Liaison Division before being named Deputy Assistant Secretary for ONAP in 2016.

Prior to joining HUD, Heidi provided legal counsel and representation to tribal, federal, and state leaders and the private sector. As Senior Counsel to the Chairman of the U.S. Senate Committee on Indian Affairs, she drafted and managed the passage of the Native American Housing Assistance and Self-Determination Reauthorization Act (NAHASDA). Heidi is Menominee and Brothertown from Wisconsin. She earned her law degree and master's in public affairs from the University of Wisconsin-Madison.

Please join me in congratulating Heidi.

Many thanks,

Dominique Blom
General Deputy Assistant Secretary

NEWS YOU CAN USE



Ben Hobbs

*Principal Deputy Assistant Secretary,
Office of Public & Indian Housing*

President Trump named Ben Hobbs as Principal Deputy Assistant Secretary (PDAS) to lead the Office of Public and Indian Housing (PIH). PDAS Hobbs has a breadth of experience, including serving previously in PIH, the White House, U.S. Senate, U.S. House of Representatives, private sector, and nonprofit organizations. Most recently, he served as a Professional Staff Member on the U.S. House Committee on Ways and Means, shaping fiscal legislation with a focus on means-tested public assistance programs. During the first Trump Administration, PDAS Hobbs worked as a Senior Policy Advisor in PIH before joining the Domestic Policy Council as a Special Assistant to President Trump.



FAREWELL



Eleny Ladias

To the Illinois PHAs:

As you may have heard, I have decided to retire after almost 37 years of working at HUD. Today is my last day at work, so I bid you all a farewell. I am proud of everything we have done to serve some of the most vulnerable people in our communities and working with our Illinois PHA partners. I appreciate all of the support you have given me throughout the years. As I embark on my retirement, I want to express my gratitude for the incredible years I have had working with such incredible people. You have made this journey very special for me. I wish you all the very best in your future endeavors both professional and personal. Although I will miss all of you, I am looking forward to this next chapter in my life. This isn't goodbye forever, because you might see me at some of the NAHRO or IAHA events.

Sincerely,

Eleny Ladias



ST. PATRICK'S DAY



Ireland

Ireland is an island nation on the westernmost edge of Europe. It is the continent's second largest island (after Great Britain). The Republic of Ireland occupies 80 percent of this landmass, while a large chunk of land in the north, called Northern Ireland, is part of the United Kingdom. All together, the island of Ireland is made up of 32 counties.

Ireland is known for its wide expanses of lush, green fields – so much so, that its nickname is the Emerald Isle. But there are also large areas of rugged, rocky landscape, too. About 15,000 years ago, Ireland was completely covered by thick glaciers. The movement of these giant sheets of ice stripped the soil, leaving huge tracts of flat, limestone ground.

The midlands and west coast of Ireland are dotted with damp peat bogs, the soggy remains of dried-up ancient lakes left by the glaciers. Ireland's highlands rise mainly in the southwest, often ending at sheer cliffs that plunge thousands of feet into the Atlantic Ocean.



ST. PATRICK'S DAY



CONTINUED



In 1948, most of Ireland became an independent country, while six mainly Protestant counties in the northeast remained a British territory.

Irish People and Culture

Ireland is a nation of storytellers. The tradition dates back to Celtic bards, who would record and recite the country's history. Many famed writers come from Ireland, including four winners of the Nobel Prize for literature. The Irish also excel in sports, music and dancing!

The Irish People are full of culture, fun, and rich history!

Happy St. Patrick's Day!



ILNAHRO MEMBERSHIP



*HCV Manager, Latina Faulkner
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, complete the short application form, and we’ll be standing by to welcome you with open arms!

ILLINOIS & INDIANA JOINT CONFERENCE



JOIN ILNAHRO ON AUGUST 6 - 8, 2025

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We look forward to your involvement!

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ILNAHRO LEADERSHIP



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Ron Clewer*

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**THANK YOU FOR TAKING
THE TIME TO READ OUR
ILNAHRO NEWSLETTER!**

*Mrs. Angela West,
Secretary for ILNAHRO*

