

NE NAHRO NEWS

Fall Newsletter

October 2017

President's Report

Jeanne Leick

"Don't Stop Believing" was the theme for the 40th Anniversary of Nebraska NAHRO conference held at the River's Edge Convention Center in Columbus in September. Hopefully you were able to attend the Conference/Celebration. It was a great opportunity to learn and network with others in the industry.

Bonnie McPhillips, Patti Reick & Renee Williams were the conference co-chairs and did a fantastic job of planning the event and lining up excellent speakers. Pre-conference started with New Executive Director training presented by Pat Hosick from the Cozad Housing Authority. The conference sessions started with Toni Blake, who gave a dynamic keynote address and a session on Customer Service/Communication. The Section 8 sessions included everything from interviewing to portability.

Eric Oberdorfer from National NAHRO started the second day with the legislative update and it was followed by break-out sessions including a Mock Trial and how to do a PHA budget. There were a total of 127 attendees, including 12 new Executive Directors. If you have a new ED in your area please reach out and welcome them to the industry.

On behalf of NE NAHRO, special thanks to all of the speakers, committee members, conference co-chairs and volunteers who helped with planning the conference. Thank you to all who attended, including our sponsors and vendors and especially to Bonnie, Patti and Renee for a wonderful conference.

The NE NAHRO board voted at the board meeting to approve paying the \$1,000 fee for small housing authorities that do not have non-federal funds to enter the 2nd round lawsuit to regain the 2012 operation funding that HUD recaptured. The resolutions are due to NE NAHRO by October 29 so please send those in as soon as possible.

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Housing Report

HOUSING & LEGISLATIVE REPORT

By Rick Ruzicka

rickr@hcha.net

As always there is a lot going on nationally and within the state itself. Most of these items we have covered in the past so this will be somewhat of an update on where things are but if you would like additional information on any of these topics please feel free to contact Chris or myself.

State News

This time of the year things are generally pretty quiet as we get geared up for the coming 2018 Nebraska Legislative session. Usually Chris and I try to meet with our lobbyist, O'Hara Lindsay & Associates between now and January 1, 2018 to cover the coming legislative issues. This year there are a couple of bills that we know about even before our annual meeting as they did not receive closure during the 2017 Legislative Session. LB-304 and LB-399 (which I believe will be assigned new numbers in 2018) were bills that were designed to update the Nebraska Housing Agency Act. NE NAHRO supports these measures and worked closely with Urban Affairs Committee on LB-304 specifically. After unanimous approval in the Urban Affairs Committee, both of these bills were on the Senate Floor last year as the session expired. Our Lobbyists believe these bills will be addressed early on in the Legislative calendar – we shall see.

Housing is beginning to appear on the radar of our local officials as every community in Nebraska seems to be grappling with a housing issue in one form or another. Most likely a new round of solutions will be debated and this committee and our lobbyist will continue to monitor these issues and work towards the best interests of our industry and those we serve.

National News

There are a variety of noteworthy issues that are happening nationally. Here are a few of those issues that we think you should be aware of.

Affirmatively Furthering Fair Housing (AFFH) – HUD has extended the timeframe for PHA's to complete the AFFH as they continue to work on data and mapping tools. Most or all of the PHA data is available but there are gaps in state information and many non-entitlement communities will most likely want to work with their state agency on this document. For these and other reasons HUD has delayed the start date and will inform PHA's when their new deadline is once they have all the necessary information available.

Moving To Work – There are opportunities to become a Moving to Work agency and HUD has issued notices for interested PHA's. If you are interested in becoming a MTW agency we encourage you to review this information carefully.

2012 Operating Subsidy Lawsuit – Those PHA's that joined the lawsuit alleging breach of contract for funding losses associated with the 2012 Operative Subsidy selective disbursement method used by HUD during that year were informed that this litigation was successful. Those participating in this lawsuit are expecting to be reimbursed for lost operating funds not received during that 2012 funding year. There is a second lawsuit that PHA's can join if they were not funded appropriately during the 2012 funding year. As with the initial suit, NE NAHRO assisted agencies that wanted to join but couldn't due to their reliance on federal funds (federal funds cannot be used to pay for the lawsuit fees). Though the NE NAHRO assistance deadline has ended, the second lawsuit is ongoing

Smoke Free – The smoke free regulations went into effect earlier this year and agencies should be smoke free at their public housing sites or moving in that direction (many agencies are having residents sign a lease addendum at annual recertification time).

Violence Against Women Act (VAWA) – Changes to VAWA were also to be implemented earlier in 2017. These changes include new notification requirements, implementation of an emergency transfer plan and additional confidentiality requirements. This was a major change so please be aware that previous practices are no longer adequate.

Goodbye

Lastly, I am going to use this forum for a personal reason and would like to say goodbye to all of you. I have given my notice to the Hall County Housing Authority and will be leaving in late December. I have accepted a position with the State of Oregon and will be moving to Salem providing housing and policy services to a new state in a new role. NE NAHRO has been a very important outlet for me over the years. The information you receive from this organization is invaluable but the friendships you make keep you going and last a lifetime. I am proud to have served in a variety of capacities for this great organization and appreciate the trust placed in me during my tenure. A special "thanks" to all of you who have assisted me over the years, especially my good friend and colleague Chris Lamberty. I will miss you all.

As always, please send any questions or comments to Rick Ruzicka, rickr@hcha.net or Chris Lamberty, chris@l-housing.com

Nebraska NAHRO Legislative Committee



Professional Development

Professional Development

We hope everyone had an opportunity to get to some of the workshops, trainings and conference this year!

Talk about a busy year! Spring workshop in Grand Island, Rent Calculation in North Platte, Fall Conference in Columbus and Certified Public Housing Manager in Lincoln. Not to mention five Commissioner training sessions across the state!

Our fingers are crossed for the 12 people that took the Certified Manager of Property Operations exam, the 17 people that took the Certified Public Housing Manager exam and the person that took the Certified Specialist of Occupancy – HCV exam. **Just a little reminder:** if you took the **CMPO exam** in the evening on October 5, 2017 you still need to take the online **ETHICS FOR MANAGEMENT** course (make sure you register for the correct one). The upcoming training calendar can be found here:

<https://nahro.personifycloud.com/PersonifyEbusiness/Default.aspx?TabID=1355&>

What's coming?

The last few years we've concentrated on "Back to the Basics" how about we start "Building on the Basics".

We've gotten quite a few suggestions from members for training. Keep telling us what kind of training YOU want! We've had suggestion for PHAS training, SEMAP training, more New Director Training and even rent calculation training.

Don't forget, we're rolling out our Demonstration for a FREE training to Nebraska NAHRO members in 2018. Yes, you heard that right – FREE TRAINING! More details will be coming in the near future.

Carrie Hardage and her crew from Kearney will be hosting the 2018 Fall Conference at the Younes Convention Center in Kearney.

Have a suggestion for a future training...contact Professional Development!

Respectfully;

Renee Williams & Patti Reick
Professional Development Co-Chairs



President's Report Cont.

"Welcome" to the new board members !! At the annual meeting during the conference the new board members were elected. I look forward to meeting everyone November 17th in Kearney. The goal of the State Board is to ensure that we advocate for the issues that are important to you. Please reach out to myself, Heather or any board members to provide suggestions for training and advocacy.

I'm honored to serve as your President the next two years. Just a little about me, I'm currently the Deputy Director of the Hall County Housing Authority. HCHA is responsible for about 850 HCV vouchers, 394 public housing units and 20 tax credit units in Hall County, Ansley and Hastings. At the end of October I will be traveling to the National Conference in Pittsburgh, PA on behalf of NE NAHRO. Thank you to everyone that has volunteered to serve on the board.

The theme for the 2018 Conference will be the "Art of Affordable Housing" which will be held at the Younes Convention Center in Kearney September 18-20th. Carrie and the committee are working hard planning sessions On behalf of NE NAHRO, special thanks to all of the speakers, committee members, conference co-chairs and volunteers who helped with planning the conference. Thank you to all who attended, including our sponsors and vendors and especially to Bonnie, Patti and Renee for a wonderful conference.

Member Services

I would like to introduce myself; my name is Pam Handy I am the current Chairperson for the Gresham Housing Authority board of commissioners. I have also served as the co-chair for a couple of terms. I am retired which means I have extra time to devote to my new position with NE NAHRO as the VP of Member Services.

I worked as an Administrative Assistant with the Independence Center the Substance Abuse unit of Bryan Health. I had been with Bryan Health for 22 years, my background is in Addiction/Mental Health. I was involved in many development committees over the years as well as assisting with billing and coding. I was also the liaison for the very active Alumni association, as well as providing relaxation and guided imagery for the clients.

I am excited to get involved with the NE NAHRO, and looking forward to working with the members and getting to know all of you.

Just a reminder that the Scholarship nominations are due by January 15, 2018, forward them to NE NARHRO c/o Pam Handy, PO Box Q, Gresham, NE 68367. For inquiries and questions my contact information is pkhandy5@gmail.com , 402-641-8938. The updated scholarship application and checklist has been forwarded to Heather, and will or may already be available on the web site.

Happy Halloween all.

Pam Handy
VP Member Services
PO Box Q
Gresham, NE 68367
402-641-8938

Emerging Leaders Report

Tracy Lipker, Emerging Leaders Chair

The chill is in the air, hoping this finds everyone doing well.

It was great to see all the new faces at conference in September. We have received notifications of several new E.D.'s and mentoring has begun with many of them. If you are new and need some assistance, please reach out to us. There are many "seasoned" directors who are willing to help you out!

Networking is awesome, I recommend keeping the line of communication between housing authorities open. Not only do you learn a lot, but it leads to great friendships and offers support to one another.

If you are interested in being a mentor or in need of some mentoring, please contact me!

Have a wonderful fall,

Tracy Lipker

Emerging Leaders Chair

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NE NAHRO OFFICERS 2017-2019

PRESIDENT

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Capri Chapman Capri.chapman@holdregeha.org

Tracy Lipker aha@megavision.com



4 Staff Person of the Year: Seanna Collins – Lincoln

5 Commissioner of the Year: Janet Edwards – St. Paul

1 Resident of the Year (elderly): Kenny Remmers- David City

2 Maintenance of the Year: Mike Veit- Columbus

9 Program Innovation- Lincoln – Reading Matters

3 Emerging Leader- Capri Chapman

8 Newsletter Under 100- Columbus

7 Newsletter Over 100- Lincoln

6 Orville Stanton Winner— Bonnie McPhillips



CONGRATULATIONS TO ALL THE 2017 AWARD WINNERS

PHOTO



BOOTH



FUN !



NE Chapter of NAHRO



40 Years.... Don't STOP Believing

We hope that those that attended the 2017 Fall Conference in Columbus last month had an enjoyable time and came away refreshed, renewed and in the process you met some new colleagues.

Here are some stats we can share with you on our final numbers:

126 Registrations

26 Vendors

15 Sponsors

11 additional Vendors who bought ads in our Conference Booklet

35 who toured the Columbus Housing Authority

23 attended the New Executive Director Training

5 attended Commissioner Ethics Training

Income for Conference = \$50,382—Expenses for Conference = \$26,360 (thus far, all larger bills have been paid, we have some smaller bills that have not come in yet)

A huge thank you to Seanna Collins, Carrie Hardage and Heather Looper for all of their help in planning the conference!

Bonnie McPhillips, Patti Reick & Renee Williams

CALENDAR

**November 17 10AM —NE NAHRO Board meeting
— Kearney NE**

December 1 — Membership Drive Begins

January 15th — Scholarship Applications due



Contact Us

Give me a call for more information or with Questions

Heather Looper
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(402) 435-0941

Ne_nahro_sso@hotmail.com

Visit us on the web at
www.nenahro.org

Or on facebook group :
NE NAHRO members

Nebraska NAHRO Scholarship Application

(please type; do not fold or staple documents)

Name _____ Phone Number _____

Address _____

Social Security Number _____ Grade in school _____ Graduation date _____

City _____ State _____ Zip Code _____

Academic Major (if any) _____ Number of Credit hours per semester _____

To what colleges have you applied?

To what colleges have you been accepted?

Summarize your academic achievements (i.e., scholarships, awards, etc.)

Are you planning to receive any financial aid/assistance?

List extracurricular school activities in which you are participating (i.e., clubs, teams, etc.)

Indicate the community activities in which you are participating (i.e., church, community service, etc.)

Indicate extracurricular and community activities in which you have participated in the past.

List any hobbies or special interests.

Indicate any jobs you are currently holding or have held in the past.

The housing authority must submit the application to Nebraska NAHRO, c/o Pam Handy, PO Box Q, Gresham, NE 68367 no later than January 15, 2018.

Thank you and good luck.

In addition to the above information, you must provide the housing authority with the items indicated on the "Requirement Checklist" on the preceding pages.

Nebraska NAHRO Scholarship

Nebraska NAHRO has implemented a scholarship program for graduating seniors and non-traditional students who are preparing to enter college or secondary education as a part-time (less than 12 credit hours) or full-time (12 credit hours or more) student. Students must reside at a Nebraska NAHRO member housing agency to be eligible.

The scholarship fund will be administered by the Nebraska NAHRO scholarship committee and will offer a \$1,000.00 (for full-time student) or \$500.00 (for part-time student) scholarship to be paid for the Fall semester. The student will need to reapply each year for a continuation of the scholarship. The funds will go directly to the school that the student will be attending. The school will deposit the money in the students account. The money may only be used to pay for tuition, books, and activities directly related to the student's education.

This scholarship will be formally presented at the Nebraska NAHRO Spring Workshop. The winner will receive a trip for him/herself and one parent/guardian to attend the workshop luncheon. For further information, contact Nebraska NAHRO Member Services Vice President, Pam Handy, at 402-641-8938 or email pkhandv6@gmail.com . The application requirements and scholarship rules are as follows:

Requirement Checklist for First Time Applicants

Please complete checklist. All documents must be typewritten. Please do not fold or staple documents.

- Status – Applicant must be a high school senior or non-traditional student and reside in a Nebraska NAHRO member agency owned or managed unit throughout his/her past year and at the time of application. Public Housing residents, Section 8 participants or other low-income housing residents are eligible, as long as the agency at which they reside is a Nebraska NAHRO member.
- Minimum Grade Point Average - Student must have at least a “B” average (3.0) on his/her school’s applicable scale during his/her high school career, cumulatively, to be considered for the scholarship. Note: School counselor must complete GPA form at the bottom of this application to verify grade point average.
- School Transcript – The student must provide an official copy of his/her high school transcript or the past year of college transcript. Note: If an official copy cannot be obtained from the school/college student is attending, an unofficial transcript (ie: internet copy) will be accepted if signed by the student’s counselor/advisor. College students should check with Student Services to see if they will waive the fee of an official transcript.
- Application Form – The application form attached is the official form for consideration of the Nebraska NAHRO Scholarship and must be completed in its entirety. Incomplete applications will not be considered.
- Two Recommendations – The student must provide two recommendations: one teacher or guidance counselor recommendation and one personal, NON-FAMILY, recommendation.
- Essay – The student must submit a typewritten essay on the following topic: How my public housing and high school experiences influenced my life. (350-500 words)
- Executive Director Recommendation and Responsibilities – Student must be recommended by the Executive Director (or their designated representative) of the housing authority in a letter signed by the Executive Director. All applications must be submitted by the Executive Director. The Executive Director is responsible for verifying all application requirements and collecting all application materials. (Applications may be copied, but each application must contain an original signature. No faxes will be accepted.) Local promotion of the scholarship program is the responsibility of the housing authority. Each housing authority may submit up to two applications. Executive Director (or their designated representative) must sign Certification below.
- Deadline – All application materials must be received by Nebraska NAHRO, c/o Pam Handy, PO Box Q, Gresham, NE 68367 no later than January 15, 2018.

*Note-Award of scholarship is depending on funding availability.

Requirement Checklist for Past Winners Re-applying

Please complete checklist. All documents must be typewritten. Please do not fold or staple documents.

1. Status –Residing at the Housing Agency does not pertain to past NE NAHRO Scholarship winners re-applying
2. Minimum Grade Point Average – To retain scholarship eligibility, previous winners of the NE NAHRO Scholarship, who wish to re-apply, must have maintained a cumulative 3.0 grade point average during his/her previous year of college. Note: Student advisor must complete GPA form at the bottom of this application to verify grade point average.
3. School Transcript – Previous winners of the NE NAHRO Scholarship that choose to re-apply must provide an official copy of their previous year of college transcript. Note: If an official copy cannot be obtained from the school/college student is attending, an unofficial transcript (ie: internet copy) will be accepted if signed by the student’s counselor/advisor. College students should check with Student Services to see if they will waive the fee of an official transcript.
4. Application Form – The application form attached is the official form for consideration of the Nebraska NAHRO Scholarship and must be completed in its entirety. Incomplete applications will not be considered.
5. Two Recommendations – The student must provide two recommendations: one teacher or guidance counselor recommendation and one personal, NON-FAMILY, recommendation.
6. Essay – The essay does not apply to previous winners of the Nebraska NAHRO Scholarship that are re-applying.
7. Executive Director Recommendation and Responsibilities – Executive Director recommendation and responsibilities do not apply to previous winners of the NE NAHRO Scholarship that are re-applying. Also, certification below does not require the Executive Director’s signature.
8. Deadline – All application materials must be received by Nebraska NAHRO, c/o Pam Handy, PO Box Q, Gresham, NE 68367 no later than January 15, 2018.

*Note-Award of scholarship is depending on funding availability.

Grade Point Average (This section MUST be completed by school counselor/advisor)

Counselor/Advisor Name _____

Phone _____

Type of Grading Scale used by school (ex 4 pt., 6 pt., 100 pt., etc) _____

***Please convert GPA to 4.0 scale or 100 point system when completing the section below:**

9th Grade _____ 10th Grade _____ 11th Grade _____

12th Grade _____ 1st yr College _____ 2nd yr College _____

3rd yr College _____ Cumulative GPA _____

***The student's official and original transcript must also be submitted with the application.**

Certification (Must be signed by student and Executive Director)

EXECUTIVE DIRECTOR: Please verify all information is provided. Incomplete applications will be rejected.

I certify all information is true and correct to the best of my knowledge. I further verify the application is complete and contains all items from the "Requirement Checklist".

Signature _____
Student

Signature _____
Executive Director

Date _____

Date _____