



ILNAHRO-FROM THE ILNAHRO CHAPTER PRESIDENT

Whew!! Already? Are we really in the last month of 2021?

s we enter this final month of 2021, let's take time to reflect on all that we have been able to experience this past year. Whether good or not so good, each experience (hopefully) has made

us stronger; each experience (hopefully) has made us better. For me, each experience has caused me to reflect on what matters most; what is important; what I should invest or not invest my time doing.

As affordable housing providers, the challenge of navigating the space of COVID continues -- a space we thought would be nearing the end or over by now. Although the year has not been short on its challenges, it has also been filled with rewarding experiences and achievements. Each of you, our IENAHRO family have been part of those experiences and achievements. Housing Authorities and Community Development Organizations throughout the State of Illinois has been successful in leveraging resources, partnering, collaborating, expanding and preserving affordable housing through Housing Choice Voucher program expansion, groundbreaking ceremonies for new developments, and successful rehab initiatives. You, our leaders have led your organizations and been instrumental in ensuring that families remain housed during these unprecedented times. You, our leaders have continued with advocacy work on a State and National level!



ILNAHRO-FROM THE ILNAHRO CHAPTER PRESIDENT

ILNAHRO is extremely grateful for the advocacy efforts of our Illinois Housing Authorities. Your direct engagement sending letters to elected officials has placed the Build Back Better bill a step closer to becoming reality. Included in the bill is \$65 billion for public housing recapitalization; \$25 billion for rental assistance (\$24 billion for HCV and \$1 billion for Project-Based Rental Assistance); \$15 billion for Housing Trust Fund; \$10 billion for HOME Investment Partnership Program; \$10 billion for new HUD-administered program for first-generation down-payment assistance and housing counseling, \$3 billion for Community Development Block Grants and \$3 billion for a new HUD-administered Community Restoration and Revitalization fund, to name a few.

Thank you for the work you do in your respective communities addressing the issue of homelessness, providing housing to families, and improving neighborhoods. Thank you for supporting ILNAHRO, learning and networking with us. We hope you found the one-day conference last week (December 2, 2021) helpful. We look forward to 2022 as we continue to offer conversation panels and workshops. Our goal is that these virtual conversation panels and workshops provide information that is useful; information you can immediately apply in your operations and planning processes.

As we approach the Christmas Season, we hope that you take time to reflect, relax and refresh yourselves so that we can start anew in 2022!! Thank you so much for allowing me to serve. On behalf of the entire ILNAHRO Board.

Merry Christmas to you & yours!!

Jackie L. Newman ILNAHRO President



In-The-News- U.S. Interagency Council on Homelessness



TIME IS RUNNING OUT TO COMMENT ON THE NEXT FEDERAL STRATEGIC PLAN TO PREVENT AND END HOMELESSNESS

he U.S. Interagency Council on Homelessness (USICH) is in the process of creating a new Federal Strategic Plan to Prevent and End Homelessness, and we want your input.

The first and most important part of our process is listening. We've already spent hundreds of hours collecting feedback—online and in listening sessions—from people who are part of the response to homelessness, people who have a vested interest in ending homelessness, and people who have experienced homelessness.

We're grateful to everyone who has taken the time to share their thoughts and perspectives, and we'll share what we've been hearing soon.

There are many unknowns about the next federal strategic plan, but a few things are clear: It will reflect USICH's core values of racial equity, Housing First, decriminalization, and inclusion; and it will maximize the American Rescue Plan, which represents a once-in-a-generation opportunity to significantly reduce homelessness in some communities and end it in others.

USICH launched the first Federal Strategic Plan to Prevent and End Homelessness in 2010. Since then, homelessness dropped nearly 10% overall, 50% among veterans, and 30% among families.

Unfortunately, *progress stalled in the last few years*.

Since 2016, homelessness has been rising, reversing a years-long trend; and other troubling trends have emerged. Last year, for the first time since the U.S. started collecting this data, more individuals experiencing homelessness were unsheltered than sheltered, and, there was an increase in the number of unsheltered families with children.

Help us get back the progress we made and get even closer to our goal of ending homelessness in America. Together, we can make it happen.

USICH invites feedback from anyone, particularly people who have experienced or are currently experiencing homelessness; people who serve the LGBTQ, BIPOC, or veteran communities; and people whose work involves the justice system.

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Don't miss your chance to weigh in! We're accepting feedback through the end of November.

Comments can be submitted online at usich.gov/fsp.



We just wanted to say

THANK YOU

IL NAHRO would like to thank you for taking time out of your busy schedule to attend the Virtual Conference December 2, 2021. We hope you gained knowledge and understanding in key areas that will help benefit your department.

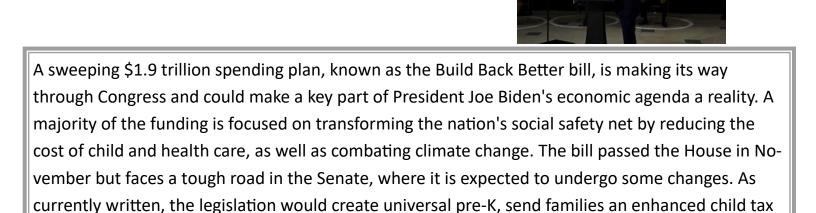
MOVING FORWARD IN 2022

To view IL NAHRO Virtual Conference & Power Point presentations,

Please visit Illinois NAHRO (ilnahro.org)

10 things you didn't know are in the Build Back Better bill

By Katie Lobosco and Tami Luhby, CNN



Here are 10 of the lesser-known provisions in the Build Back Better bill.

credit and provide beefed-up subsidies on the Affordable Care Act exchanges.

1. \$900 tax credit for purchasing an e-bike

Taxpayers would be allowed to claim a tax credit for purchasing an e-bike before 2026, if the bill passes. It's one of many provisions in the spending package aimed at combating the climate crisis.

The credit would be equal to 30% of the purchase cost, up to \$900. It would gradually phase out for higher-income households, starting at \$75,000 of income for individuals.

The bill would also allow companies to provide tax-free commuting benefits for employees using a bike, e-bike or scooter to get to work.

2. \$35 cap on insulin costs

Among the Build Back Better bill's many drug price provisions is one that would set a \$35 monthly cap on insulin for Medicare beneficiaries and those with private insurance. The provision would take effect in 2023.

Medicare Part D plans would not be able to charge more than \$35 a month for the insulin products they cover in 2023 and 2024, and for all insulin starting in 2025, according to a Kaiser Family Foundation analysis of the bill. Private group or individual plans would have to cover one of each dosage form (either vial or pen) and one of each type (rapid-acting, short-acting, intermediate-acting and long-acting) for no more than \$35.



10 things you didn't know are in the Build Back Better bill

3. 12 months of Medicaid coverage for new moms

The legislation would require all states to cover pregnant women enrolled in Medicaid and the Children's Health Insurance Program, known as CHIP, for 12 months postpartum. The provision is considered key to addressing the nation's maternal mortality crisis, which disproportionately affects women of color.

About 720,000 new mothers in a given year would get 12 months of coverage, roughly double the number currently insured postpartum through Medicaid, according to a recent Department of Health and Human Services report.

Medicaid and CHIP cover more than 42% of births nationwide. Currently, states must provide eligible, low-income women with 60 days of postpartum coverage, though some states already offer extended benefits. Some 45% of women become uninsured at the end of the two months, according to the Congressional Budget Office.

The American Rescue Plan, which passed earlier this year, created a temporary option for states to provide 12 months of postpartum coverage and receive federal matching funds, starting in April 2022. About half of states have passed legislation or taken other steps to take advantage of this provision, according to the left-leaning Center on Budget and Policy Priorities.

The bill also includes \$50 million to award grants to establish or expand programs to grow and diversify the doula workforce. Doulas provide nonclinical care to pregnant and postpartum individuals. The funding could help 30,000 doulas receive training over a 10-year period, according to The Century Foundation.

4. Salmon conservation

The bill would invest \$1 billion to support conservation projects for Pacific salmon and steelhead populations and their habitats, including projects that increase climate resilience.

The money would flow through the National Oceanic and Atmospheric Administration, a federal agency that already has a Pacific Coastal Salmon Recovery Fund aimed at reversing the decline of salmon and steelhead, as well as stimulating local economies in California, Oregon, Washington, Idaho and Alaska.

5. National parks and forests preservation

There are billions of dollars in the bill for preserving public lands.

Funds would target the conservation, protection and resiliency of lands and resources administered by the National Park Service, the National Forest System and the Bureau of Land Management.

Several buckets of money are directed at wildfire management efforts, including \$10 billion for hazardous fuels reduction projects. Those usually involve removing vegetation so that if a wildfire burns, it is less severe.

6. Funds for lower-income families to buy food over the summer

The bill would provide the families of 29 million kids with \$65 per child each month to purchase food during the summers of 2023 and 2024.

Children who receive free or reduced-price meals during the school year would be eligible for the summer benefit.

The measure is modeled in part on the Pandemic-EBT program that was created at the start of the coronavirus outbreak to replace meals missed when schools were closed.



10 things you didn't know are in the Build Back Better bill

The Pandemic-EBT, which gave families roughly \$375 per child during this past summer, remains in effect for the summer of 2022.

Even before the pandemic, feeding children over the summer was a challenge, with transportation, scheduling and weather proving to be barriers, experts said. Hunger is linked to summer learning loss, as well as a higher likelihood of illnesses and emotional stress.

7. Extra assistance for the jobless to buy health insurance

The American Rescue Plan provides those who receive at least one week of jobless benefits in 2021 with generous federal subsides so they can select Affordable Care Act policies with monthly premiums as little as \$0 and with low out-of-pocket requirements.

The Build Back Better bill would extend this measure through 2022.

8. Tax credits for local news outlets

Companies that employ local journalists would receive a new payroll tax credit if the bill is passed. The credit amount would be equal to 50% of paid wages during the first year and 30% of wages during the next four years. The tax credit would expire after 2025.

The tax relief would come as the United States faces a decline in local news outlets. Over the past 15 years, the country has lost 2,100 newspapers, leaving at least 1,800 communities that had a local news outlet in 2004 without any at the beginning of 2020, according to a report from researchers at the University of North Carolina.

News outlets with more than 1,500 employees would be excluded from the tax credit.

9. College completion grants

There is \$500 million in the bill to fund programs that help low-income college students, particularly those at community colleges, finish their degrees. The money may be invested in financial aid grants awarded to students, as well as wraparound services provided by colleges like mentoring, child care and mental health resources.

Millions of students currently leave school before finishing, leaving them to pay tuition and student loan bills without reaping the benefits of a degree. Nearly 1 in 7 adults have taken some college courses but have not completed a degree, and about 40% of first-time, full-time students don't finish a bachelor's degree within six years.

Like other provisions in the bill, the money set aside for college completion grants is far smaller than Biden's initial proposal, which called for a \$62 billion investment. The President also wanted to make two years of community college free, but that plan was dropped during negotiations in Congress.

But the bill still includes a measure to increase the maximum Pell grant by \$550. The Pell grant program awards financial aid to undergraduate students with exceptional financial need. The bill would also make undocumented students brought to the US as children, who are known as Dreamers, eligible for the grant.

10. Public housing repairs

The bill would provide \$65 billion to address the backlog of repairs needed at deteriorating public housing buildings. It's a substantial investment that could improve up to 1 million affordable homes for low-income people, according to the National Low Income Housing Coalition.

The bill also includes \$25 billion for the construction, purchase or rehabilitation of affordable homes and another \$24 billion to expand housing vouchers that help low-income families buy or rent privately owned housing.



INTERNATIONAL NAHRO NEWS

wo years into the pandemic we will be taking a big picture view of the role of housing in our economy. Despite the economic downturn, Australia continues to see extraordinary house price growth. Meanwhile an overpriced and undersupplied rental sector and piecemeal investment in social housing is putting pressure on low- and medium-income households. As we continue to emerge from the pandemic, global supply chain challenges threaten the delivery of additional housing supply, while many housing experts call for an expanded social housing construction program to underpin the nation's economic recovery. Join leading economists who will help us unpack what is next for Australia's housing market and how the economic lessons from COVID-19 could catalyse investment across the entire housing system.



Dr Angela Jackson, Equity Economics

Dr Jackson is lead economist at Equity Economics, with expertise in distributional analysis, labour mar-

labour market impacts of the COVID-19 pandem- demographic data. ic in Australia.



Tim Lawless, CoreLogic

Tim is the founder and Research Director of CoreLogic's Asia-Pacific research division. Recog-

kets, disability, health, gender, housing and fiscal nized as a leading authority on residential proppolicy. Dr Jackson provides regular economic erty, Tim regularly provides expert commentary commentary on television and radio, and has had on real estate market conditions, demographic articles published in The Age, the Conversation, trends and economic factors. He is interested in The Australian, The New Daily and Croakey. She both the macro and micro perspectives of Ausrecently co-published an article in the Australian tralia's housing market and is a data expert – reg-Journal of Labour Economics on the gendered ularly analyzing the latest housing, economic &

In-The-News- Universal Housing Vouchers



A universal voucher program would provide economic stability by easing recipients' reliance on programs such as Medicaid, food assistance, and emergency housing assistance, according to researchers at the University of Pennsylvania. Ing to local Photo credit: istockphoto.com/Darren Welch

UD's Housing Choice Voucher (HCV) program is the largest rental subsidy prothe in gram United States. program, HUD allocates fundlocal public housing

agencies (PHAs), which, in turn, issue vouchers allowing eligible households to rent housing in the private market. In 2019, approximately 2.3 million households received HCVs, which was insufficient to meet the extensive need. That same year, according to HUD's latest Worst Case Housing Needs report, 7.8 million very low-income households did not receive any housing assistance and experienced a severe rent burden (meaning that they spent at least half of their monthly income in rent), lived in severely inadequate housing, or both. The number of households with worst case housing needs has the potential to increase as the effects of the COVID-19 pandemic continue to be felt. A universal housing voucher program — in which all eligible households can receive a voucher — is one tool to avert worst case housing needs and improve the outcomes of low-income renters. In September 2021, researchers from the University of Pennsylvania's Housing Initiative at Penn (HIP) published an interactive report titled "Exploring a Universal Housing Voucher." The authors, Claudia Aidken, Jenna Epstein, and Dr. Vincent Reina, discuss who would benefit from such a program, where such outcomes would be felt geographically, and potential barriers to implementation.

The Voucher Gap

Aidken, Epstein, and Reina analyze the impacts of a universal voucher program with breakdowns based on two separate interpretations of what "universal" might mean: issuing vouchers to all eligible applicants, or issuing vouchers only to the extremely low-income applicants that the HCV program primarily serves. Under current rules, PHAs must issue 75 percent of their vouchers to extremely low-income households, meaning those with annual incomes not exceeding 30 percent of the area median income (AMI). Although very low-income households — those with incomes not exceeding 50 percent of AMI — are eligible for vouchers, they received only 17 percent of those available in 2020.

The researchers note that there were 2.6 million HCVs available in 2020, but if vouchers were issued to all unassisted households with incomes at or below 50 percent of AMI, there would be 17.7 million eligible households. The researchers conceptualize the disparity between actual vouchers and eligible unassisted households as a difference between actual vouchers and potential vouchers that could be obtained by adopting a universal voucher program and call this the "voucher gap."

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Training Spotlight



NAHRO ANNOUNCEMENTS



HUD AWARDS \$20 MILLION FOR EVICTION PROTECTION AND DIVERSION

The U.S. Department of Housing and Urban Development (HUD) announced \$20 million in inaugural grants from its Eviction Protection Grant Program, the first of its kind for the Department. These grants will be awarded to legal service providers to assist in providing legal assistance to low-income tenants at risk of or subject to eviction. The Eviction Protection Grant Program is part of HUD's continued work, as part of a whole of government approach, to support families recovering from the public health and economic impacts of the COVID-19 pandemic.

HUD has selected and offered grants to 10 organizations from across the country to support their ability to expand resolution options for clients at risk of eviction. Over 100 applications were submitted for consideration, making the grant selection process highly competitive.

The Eviction Protection Grant Program supports experience legal service providers in providing legal assistance at no cost to low-income tenants at risk of or subject to eviction. Through HUD's Office of Policy Development and Research, the grants were made available to legal service providers serving or expanding services in areas with high rates of eviction or prospective evictions, including rural areas. This grant program plays an integral role in helping individuals and families, including people of color who are disproportionately represented among those evicted, people with limited English proficiency and people with disabilities, avoid eviction or minimize the disruption and damage caused by the eviction process.

UPCOMING EVENTS FOR PREVENTING AND ENDING **HOMELESSNESS**

2022 National Conference on Ending **Unsheltered Homelessness**

(February 16-18; Conference; National Alliance to End Homelessness)

HMIS Lead and System Administrator Webinars

(Third Wednesday of Every Month; Webinar)

Education Leads Home: A National Convening on Student Homelessness

(March 7-8; Conference; Schoolhouse Connection)

Register Now



COVID CORNER

Why Children and Teens Should Get Vaccinated for COVID-19

There are approximately 28 million children between the ages of 5 and 11 years old in the United States, and there have been nearly 2 million cases of COVID-19 within this age group during the pandemic. COVID-19 can make children very sick and cause children to be hospitalized. In some situations, the complications from infection can lead to death.

Children are as likely to be infected with COVID-19 as adults and can

- Get very sick from COVID-19
- Have both short and long-term health complications from COVID-19
- Spread COVID-19 to others, including at home and school

As of mid-October 2021, children ages 5 through 11 years have experienced more than 8,300 COVID-19 related hospitalizations and nearly 100 deaths from COVID-19. In fact, COVID-19 ranks as **one of the top 10 causes of death** for children aged 5 through 11 years.

Children who get infected with COVID-19 can also develop serious complications like multisystem inflammatory syndrome (MIS-C)—a condition where different body parts become inflamed, including the heart, lungs, kidneys, brain, skin, eyes, or gastrointestinal organs. Since the pandemic began, more than 2,300 cases of MIS-C have been reported in children ages 5 through 11 years. Children with underlying medical conditions are more at risk for severe illness from COVID-19 compared with children without underlying medical conditions.

Help Protect Your Child, Your Family, and Others

Getting a COVID-19 vaccine can help protect children ages 5 years and older from getting COVID-19.

- Vaccinating children can help protect family members, including siblings who are not eligible for vaccination and family members who may be at increased risk of getting very sick if they are infected.
- Vaccination can also help keep children from getting seriously sick even if they do get COVID-19.
- Vaccinating children ages 5 years and older can help keep them in school and help them safely participate in sports, playdates, and other group activities.

Help protect your whole family and slow the spread of COVID-19 in your community by getting yourself and your children ages 5 years and older vaccinated against COVID-19.

Protect Unvaccinated Children

Unvaccinated children ages 2 years and older should wear a mask in public spaces and around people they don't live with. Learn more about protecting unvaccinated family members.



In-The-News- Universal Housing Vouchers

his voucher gap varies by state and Benefits metropolitan area, with the most populous states, such as Florida and California, having the largest gaps. To make voucher gaps in different areas readily comparable, the authors looked at the "weighted voucher gap ratio": the ratio of actual to potential vouchers, divided by the total renter population. By comparing the weighted voucher gap ratio of different areas, the researchers predict where the universal voucher program might make the largest relative impact, not accounting for other factors like whether voucher recipients could easily use a voucher to rent there. The state with the highest weighted voucher gap ratio in the country is Wyoming, as it issued only 2,611 vouchers in 2021 and has a low population of renters but a high population of very low-income renter households. For the same reasons, the neighboring states of Idaho, Montana, and South Dakota have gaps that are somewhat outsized compared with other states in the region. The report provides similar tools to explore the weighted voucher gaps for metropolitan areas, showing that Orlando, Charlotte, and Phoenix have the largest weighted voucher gaps of the nation's 25 largest metropolitan areas. Under a universal voucher program, the cities that would receive the largest numbers of vouchers would be Los Angeles, New York, and Chicago because of their large overall populations.

The report notes that universal housing vouchers would have numerous benefits. In 2020, the average household with a voucher paid \$386 per month in rent while HUD paid \$834, for a total average monthly rent of \$1,220. A voucher affords the household safe and decent housing while making an additional \$834 per month available for purchasing food, medicine, transportation, and other necessities. As the authors point out, the HCV program prevents eviction by preventing nonpayment of rent, relieves housing instability, and averts homelessness. The HIP team also cites research finding that vouchersupported households experience improvements in areas unrelated to housing, such as long-term earnings and children's educational attainment.



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In-The-New- Universal Housing Vouchers

same for up to 4.9 million households. This poverty- additional rental housing. relieving effect would be especially significant in states with high rates of renter poverty such as California and Because not all eligible households apply for the prohousing assistance.

The immediate improvement in economic stability offset them. among voucher holders is one means by which a universal voucher program might prove economically stimu-

universal voucher program encompassing lating. The authors point out, however, that an additionhouseholds earning up to 30 percent of AMI al component exists: the landlord, who receives the paycould lift up to 3.9 million recipient house- ment from the PHA and thus a guaranteed source of inholds out of poverty; one including house- come. The landlord may use that voucher payment to holds earning up to 50 percent of AMI would do the pay for a mortgage or personal necessities or to invest in

New Jersey. More than half of affected households gram and not all recipients are able to successfully use would be households of color, and nearly one-third their vouchers, the HIP report estimates that a universal would be those with at least one child. The authors point voucher program would serve 3.1 million households out that the poverty-relieving effects of a universal annually if it served only extremely low-income housevoucher program could ease recipients' reliance on pro- holds and 5.6 million households if it also served very grams such as Medicaid, food assistance, and emergency low-income households. HIP's research team is currently producing a second publication exploring the costs of a universal voucher program and the savings that might





Why Join NAHRO

or more than 85 years, the National Association of Housing and Redevelopment Officials has represented the needs and interests of individuals and organizations working in the housing and community development field. NAHRO fights to secure needed housing and community development resources, represents its members at HUD and on the Hill, and provides its members with the information, analysis and training they need to provide affordable housing in sustainable communities.

More Effective Advocacy

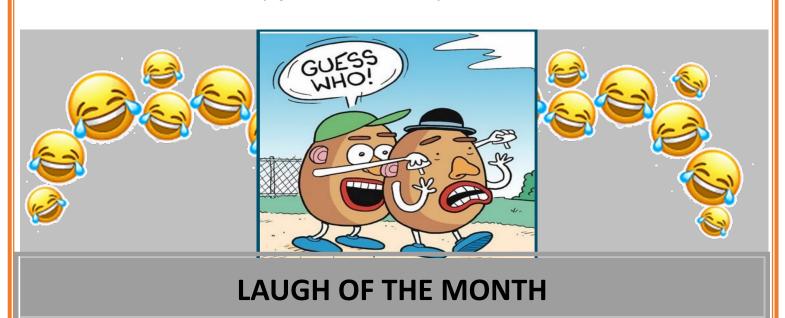
Stand with your colleagues in the industry to enable NAHRO to better represent your views on critical issues that affect everyone in the housing and community development/redevelopment field.

More member agencies and associates mean more clout at HUD and on Capitol Hill! Your NAHRO membership unites you with more than 20,000 members—the largest and most effective network of housing and community development professionals.

The Professional Support You Need to Excel

- Stay up-to-date on federal and legislative issues with the NAHRO Monitor and Direct News emails.
- Receive expert analysis and insight with NAHRO's policy publications and in the Journal of Housing and Community Development.
- Take part in a prestigious awards program that recognizes and inspires excellence and innovation in the affordable housing and community development industry.
- Meet and build relationships with other leaders in your field at national and regional conferences.
- Take advantage of discounts on in-depth seminars and publications specifically designed to meet your needs.
- Tap into the collective wisdom and experience of your colleagues nationwide with the members-only Best Practices Database a compendium of innovative projects and best practices in the housing and community development field.
- Build your staff's knowledge and skills through the NAHRO Associate program. Agency and organization members can now designate staff to receive NAHRO emails, discounts, and benefits at no charge. NAHRO Associates can also vote in NAHRO elections and serve on committees.

See page 17 & 18 for Membership details and form



5 Crucial Tips for Preparing Your Housing Organization for Winter

Author: Steve Burlingame, HAI Group Regional Manager, Sales and Account Services



The worst of winter may still feel far off, but it's never too early to prepare. Using warmer late fall and early winter days to prepare affordable housing properties for frigid temperatures and inclement weather can drastically reduce losses and increase safety.

"Winter preparations should be an annual exercise for maintenance teams," said Elizabeth Owners, director of risk control and consulting for <u>HAI Group</u>, an insurance carrier dedicated to public and affordable housing. "Besides physical preparations like inspecting equipment and winterizing vacant units, emphasis should

be placed on training for snow and ice removal, safe driving in winter conditions, preventing frozen pipes and ice dams, and resident safety during cold snaps."

Winterize vacant units and buildings

Inspect <u>vacant units and buildings</u> regularly throughout the winter. Keep temperatures in vacant units at or above 55 degrees to avoid frozen pipes. Open kitchen and bathroom cabinets to allow warm air to circulate. Make sure the water supply to the unit is off and water lines are drained by opening faucets and flushing toilets. Windows and storm windows should be locked and closed.

"Take winterizing a step further in vacant units by adding a non-toxic RV antifreeze to any fixture and toilet traps once the lines have been training," Owens said. "Be sure to post signs, so everyone knows not to use the plumbing."

Even if a building is completely vacant, it's best to keep the heat at 55 degrees or above. But the heat may be turned off if no sprinkler system is present and water is drained from supply lines, plumbing fixtures, and water heaters. If a sprinkler system is present, keep the heat on.

In occupied buildings, add efficiency by weatherproofing each unit. Check for drafts around windows, doors, wall joints, light fixtures, electrical outlets, attic doors, and plumbing. Stay on top of normal maintenance schedules and make sure heating systems are tuned up. Test smoke and carbon monoxide detectors, and make sure fuel-burning equipment is properly vented. Insulate any water lines running along exterior walls or unheated interior areas.

Provide snow and ice removal training

Snow and ice removal is a hazardous process—about 11,500 people are <u>treated annually in U.S. emergency rooms</u> for snow removal injuries. New or inexperienced staff members are especially at risk.

"The best way to address snow and ice removal concerns is to plan before the winter season," Owens said. "Identifying the needs of your properties, as well as the capabilities of equipment and personnel, may save considerable time and prevent injuries during periods of heavy snowfall."

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- Create snow removal guidelines, and make sure employees are aware of expectations and responsibilities during a winter storm.
- Keep plenty of shovels, ice melt, and other snow and ice removal tools on site.
- Tune-up and test power equipment, including snowblowers. Make sure there's always plenty of fuel available, stored safely outdoors or in an approved flammable liquids cabinet.
- Train employees handling snow removal on how to safely use equipment to avoid injuries to themselves or others.
- Identify areas to store snow, with snowmelt and runoff taken into consideration.
- If using a snow removal contractor, make sure contracts are in place well ahead of the winter season. Require that contractors have the proper licensing and insurance, and that they keep a detailed record of their activities.



When it comes to snow and ice removal, <u>roofs are often overlooked</u>. In regions with large snowfall totals, snow on a roof can lead to structural damage. Create a plan ahead of time that dictates how staff remove snow from roofs. For instance, if staff can safely remove snow on roofs from the ground, they should. Removing snow by sending staff on a roof surface is dangerous, but sometimes necessary. Always follow Occupational Safety and Health Administration (OSHA) guidelines for rooftop work.

Know the signs of frozen pipes

When pipes freeze, property managers face panicky calls from residents, buildings without running water, costly emergency repairs, and loss or damage to buildings and tenant property. The resulting damage can be costly. Property managers in every region of the country need to take winter safety measures to protect their buildings' pipes.

"In warmer climates, buildings often lack proper insulation, increasing the likelihood of freezing when temperatures drop," Owens said. "Be alert to warning signs—bulging pipes; frost-covered pipes; a lack of running water; or a sink, tub, or toilet that will not drain—and take immediate action to prevent pipes from cracking or bursting."



The most common pipe freezes occur in unheated interior areas like basements, crawl spaces, and exterior walls with water supply lines. Consider placing ordinary thermometers in hard-to-heat rooms, close unnecessary openings, and make provisions for monitoring unattended facilities.

If a pipe bursts, shut off the water (know where the water shut-off valve is located so it's not a mystery during an emergency). If the burst is near electrical switches or fuse boxes, turn off electricity in that area. Contact a licensed plumber to help remedy the problem and remove as much water as possible. Consider calling a remediation vendor for assistance. Make sure all damage is documented, including photos, and contact your insurance carrier.

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In the Spotlight



NAHRO ANNOUNCEMENTS



House Passes \$1.75 Trillion Build Back Better Plan

House Takes Steps Toward Historic Housing Investments. The largest single housing investment in American history took a monumental step forward this morning, passing the House by a narrow 220-213 margin. The Build Back Better Act now moves to the Senate for further consideration.

NAHRO led the fight to fully fund the Public Housing Capital Fund backlog at \$70 billion, strongly championed the expansion of the Low-Income Housing Tax Credit, and ardently supports the increase in Housing Choice Vouchers and Project-Based Rental Assistance contracts.

NAHRO members - thank you for raising your voices in support of affordable housing! The more than 50,000 letters you sent to Congress and the White House this year, maintained the spotlight on housing as infrastructure and made sure the critical housing provisions remained in the Build Back Better bill. But the fight isn't over yet! Be ready to speak out to preserve housing in the bill as it moves to the Senate.

The path forward is not clear in the Senate, as several Democratic Senators have issues with several provisions. Negotiations are expected to heat up, aiming for a final vote in the Senate by Christmas. Though there is widespread support for the housing provisions in Build Back Better, it is possible that changes to the bill could put the housing investments at risk. If the bill is approved by the Senate, it is likely to go back to the House for another vote.

NAHRO member advocacy will be needed to ensure these critical housing resources remain in the Build Back Better bill as it is debated in the Senate. NAHRO will be reaching out to you through future Direct News emails and also follow NAHRO on social media (Twitter, Instagram, Facebook, Linkedin) for the latest information.

NAHRO TRAINING(S)

Complete Your 2021 Professional Development Goals!

Dec. 6-16:

Public Housing Manager (PHM) Virtual Classroom

Dec. 13-16:

Commissioners' Guide to Monitoring & Oversight Virtual Classroom

Dec. 15:

Ethics for Specialists

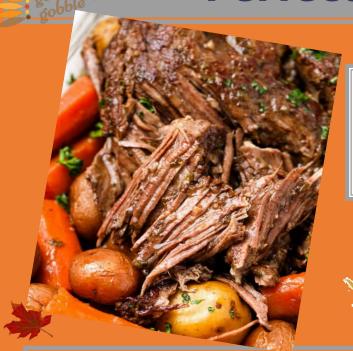


Register Now



Perfect Pot Roast





Pot roast is an instant favorite in any household! Not only is it easy to put together, but it makes for great pot roast sandwiches as leftovers, or tucked into a wrap or pita. Serve this hearty & heartwarming recipe over mashed potatoes and with a side of homemade garlic bread.

HOW TO COOK POT ROAST

- $\sqrt{}$ Preheat oven to 300°F.
- $\sqrt{}$ Season roast with salt and pepper.
- √ In a large Dutch oven, heat 1 tablespoon olive oil over medium-high heat. Sear the roast on each side until browned, about 4 minutes per side adding more oil if needed.
- √ Arrange onions around the roast. Combine wine, broth, rosemary, garlic, and thyme. Pour over the roast. Add bay leaf.
- → Bring just to a simmer on the stovetop over medium-high heat. Once the broth is simmering, cover and place in the oven and bake 2 hours.
- √ Add potatoes, carrots, and celery, and bake an additional 2 hours (for a 4lb roast) or until the roast and potatoes are fork-tender.
- √ Discard bay leaf. Gently pull beef into large pieces with a fork or slice into thick pieces. Serve with juices (or make gravy below if desired).

INGREDIENTS

- 1 tablespoon olive oil
- ♦ 3-4 pounds chuck roast or rump roast
- ♦ 1 large onion chopped, or two small onions
- ♦ 4 carrots *cut into 2" pieces*
- 2 stalks celery cut into 1 ½" pieces
- 1 pound baby potatoes
- ↑ 1 cup red wine
- 2 cups beef broth or as needed
- 4 cloves garlic coarsely chopped
 - ♦ ½ teaspoon rosemary
 - ♦ ½ teaspoon thyme
 - 1 bay leaf

To Make Gravy:

Combine 2 tablespoons cornstarch with 2 tablespoons cold water until smooth. Remove beef and vegetables from the pot and set on a plate to rest. Add extra broth if needed. Bring broth to a boil and whisk in cornstarch mixture a little bit at a time until thickened. Season with salt & pepper to taste.

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In the Spotlight

Housing Authority of the City of Richmond finds its 9th leader in Toledo, Ohio

Mike Emery, Richmond Palladium-Item

RICHMOND, Ind. — The Housing Authority of the City of Richmond has found its ninth leader.

Keon Jackson started Nov. 8 the chief executive officer and president. He replaces Derek White, who retired in July, according to a news release. Jackson's selection concluded a national search.



"I appreciate this opportunity by the board of commissioners and the chance to embrace the city of Richmond," Jackson said in the release. "We are going to be jumping right in to provide quality of housing for our community. I look forward to including the community in our process and working with the residents, staff and board of commissioners to move our organization to the next level."

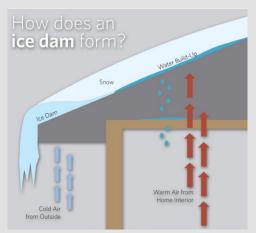
Jackson most recently served as vice president of asset management at Lucas Metropolitan Housing in Toledo, Ohio. He graduated from the University of Toledo with a human resources major and business law minor and has worked in public housing since 2010. Jackson received the 2012 Rising Star Award from the National Association of Housing and Redevelopment Officials and the 2017 Most Influential African American of Lake County Business Leadership Award.

"We are excited to bring a young professional to our organization," said Ron Maze, the HACR's board chairman. "Keon's energy and experience are nationally recognized, and we are happy to see him choose our community. Keon will be essential to leading our organization through the next few years of transition for HACR. We are hopeful that his work will bring new ideas and programs that will benefit our residents, community and HACR staff."

Learn to identify and remove ice dams

An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow (water) from draining off the roof. The water that backs up behind the dam can leak into a building and cause damage to walls, ceilings, insulation, and other areas.

"To prevent ice dams, ensure attics are properly insulated and there is not significant heat loss through the roof," Owens said. "Clean all gutters of debris prior to the colder weather to maintain drainage and prevent pooling ice from freezing in the gutter."



Identify ice dams by looking carefully at the icicles around the exterior of your buildings. If they are confined to the gutters and there is no water trapped behind them, then an ice dam has likely not formed. Check for water stains or moisture in the attic or around the tops of exterior walls on the top floor of the building. Stains and moisture may indicate that an ice dam has formed and water has penetrated the roof membrane.

To safely melt the ice dam, fill a nylon stocking with calcium chloride ice melt, and place it vertically across the ice dam so that it melts a channel through the dam (make sure you can safely position the ice melt on your roof, and make sure to use calcium chloride, not rock salt).

If you cannot safely reach the roof, avoid using a ladder in snowy and icy conditions. Consider hiring a contractor to remove the ice dam.

Help staff and residents prepare for cold weather

Severe cold weather includes snow or subfreezing temperatures, strong winds and ice, or heavy rainstorms. These conditions pose a risk to employees, residents, and property. Share these tips to help keep everyone safe and warm:

- If possible, stay indoors during storms or stretches of cold weather.
- Keep dry when outside; change wet clothing frequently to stay warm.
- When outside, wear several layers of loose-fitting, lightweight, warm clothing instead of one layer of heavy clothing.
- Outermost garments should be tightly woven and water repellant.
- Wear mittens or gloves. Keeping your hands dry and warm is extremely important.
- A heavy winter hat prevents loss of body heat.
- Scarves placed over your nose and mouth can help keep your face warm.





Membership Renewals

It's that time of year!! Time to consider renewing your membership or consider joining the Illinois Chapter of NAHRO. Your decision to continue or join ILNAHRO through membership keeps the association strong and helps us in our common mission of seeking excellence in both public and affordable housing, as well as, community and economic development.

If you are not a member, this is your opportunity to join forces with other PHA's and CD organizations. Please consider joining us this Fiscal Year, there are exciting things on the horizon as we "Reposition, Renew and Refocus –in providing more Affordable Housing.

Please renew or join **TODAY**. You can visit our website at **www://ilnahro.org**. Send a copy of your completed application along with the appropriate payment to:

ILNAHRO, Springfield Housing Authority 200 North Eleventh Street Springfield, IL 62703.

This will ensure that your membership benefits continue or begin promptly. Let us know if we can be of service at any time.

ILNAHRO Mission Statement

NAHRO makes available resources for its members and others who provide decent, safe, affordable housing, and viable communities that enhance the quality of life for all Americans, especially those of low— and moderate-income by:

- Ensuring that housing and community development professionals have the leadership skills, education, information and tools to serve communities in a rapidly changing environment;
- Advocating for appropriate laws, adequate funding levels and responsible public policies that address the needs of the people serve; are financially and programmatically viable for our industry; are flexible, reduce regulatory burdens and promote local decision-making; and,
- Fostering the highest standards of ethical behavior, service, and accountability to ensure public trust.

NAHRO enhances the professional development and effectiveness of its members and the industry through its comprehensive professional development curriculum, including certifications; conferences; and publications. These efforts work to equip NAHRO's members with the skills, knowledge and resources necessary to succeed and prosper in a changing environment.



ILNAHRO Welcomes You to Join

Dear ILNAHRO Member:

It is that Time of Year!!! Time to consider *renewing* your membership or consider *joining* the Illinois Chapter of NAHRO. Your decision to <u>continue</u> or <u>join</u> ILNAHRO through membership *keeps the association strong* and *helps us in our common mission* of seeking excellence in both public and affordable housing, as well as, community and economic development.



During a time when our agencies are facing a decline in economic support, the question may be – "Why Membership?" Your membership in the state chapter of NAHRO provides services that benefit you and your organization every day. ILNAHRO has committed itself to providing services such as:

Training and networking through ILNAHRO's cutting edge annual conference that offers the best in our training fields. Additionally, ILNAHRO offers centrally located training opportunities throughout the year at its Peoria Training Center in Peoria, Illinois.

Legislative Advocacy and Legislative Advocacy Opportunities by providing sample 'sign-on' letters to issues affecting affordable housing; Senate and House Bills that directly affect and shape public policy.

Informational Resource through a monthly newsletter that contains up-to-date information on housing issues, regional, and national trainings, workshops, and the latest in legislative developments.

"Hot-Off-The-Press" e-mail blasts that provide information on legislative issues that affect agency operations.

State recognition of resident accomplishments through its annual Resident Recognition Award.

Your membership gives you access to members-only discounts for training, to name a few benefits!

Annual Membership Period: October 1, 2021 through September 30, 2022

If you are not a member, **this is your opportunity** to join forces with other PHA's and CD organizations. Please consider joining us this Fiscal Year, there are exciting things on the horizon as we "Build Communities Together—Through Affordable Housing".

Please <u>renew or join TODAY</u>. Complete the attached form and return it with the appropriate payment to: Executive Assistant, Springfield Housing Authority, 200 North Eleventh Street, Springfield, Illinois 62703. This will ensure your membership benefits will begin promptly.

Let us know if we can be of service at any time.

Sincerely, Lorraine Hocker VP of Member Services



ILNAHRO Membership Renewal Form

2021-2022
MEMBERSHIP APPLICATION / RENEWAL FORM
Illinois Chapter of NAHRO
(Please Print or Type All Information)

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Come Advertise with Us!

Advertising Rate Sheet

The Illinois Chapter of NAHRO is a professional membership association of housing and community development agencies and individuals. All editions will be sent by e-mail to the entire ILNAHRO membership and posted on the ILNAHRO website.

The newsletter is distributed the entire year and our current subscription list encompasses over 200+ members/individuals.

Submission deadlines are 20th of each month.

The advertising rates for the newsletter are as follows:

Finished Ad Size (width x length)		Cost Per Issue	Cost For All 10 Issues
Full page	7.5" x 10"	\$75.00	\$675.00
Half Page	7.5" x 5"	\$50.00	\$450.00
Quarter Page	3.5" x 5"	\$30.00	\$270.00
Medium/Small	3.5" x 3.5"	\$25.00	\$225.00
Business Card	3.5" x 2.5"	\$15.00	\$135.00

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Cost for Link—1-Year \$100.00

If you are interested in advertising with us, please send a high-resolution file (at least 300 dpi) to latinaf@sha1.org by submission deadline indicated above. Acceptable files include: .tiff, .eps, .pdf, or .jpeg or .png. If you have any questions please contact Latina Faulkner, Executive Assistant at the Springfield Housing Authority at 217/753-5757, ext. 206 or by email at latinaf@sha1.org

Return this form to ILNAHRO, Springfield Housing Authority, 200 North Eleventh Street, Springfield, IL 62703

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