



JULY & AUGUST
EDITION

IL NAHRO

HOUSING FOCUS

Thank You!

**FOR ATTENDING THE
IL NAHRO
CONFERENCE**

CONFERENCE
HIGHLIGHTS

CAREER GPS

WHAT'S
GOING ON

UNCOMMONLY STRONG FOR 30 YEARS

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We're stronger together.

INSURANCE | RISK MANAGEMENT | TRAINING | RESEARCH



www.housingcenter.com

HAI Group is a marketing name used to refer to insurers, a producer, and related service providers affiliated through a common mission, management, and governance. Property-casualty insurance and related services are written or provided by Housing Authority Risk Retention Group, Inc.; Housing Authority Property Insurance, A Mutual Company; Housing Enterprise Insurance Company, Inc.; Housing Specialty Insurance Company, Inc.; Innovative Housing Insurance Company, Inc.; Housing Investment Group, Inc.; and Housing Insurance Services, Inc. (DBA Housing Insurance Agency Services, Inc. in NY and MI). Members of HAI Group provide commercial property and casualty insurance to affordable housing organizations, public housing authorities, and related entities. Not all products are available in all states. Coverage is subject to the terms of the policies actually issued. A risk retention group or surplus lines insurer may provide certain coverages. Risk retention groups and surplus lines insurers do not participate in state guaranty funds, and insureds are therefore not protected by such funds if insured by such entities. For a complete list of companies in the HAI Group family, visit www.housingcenter.com.

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IN THE SPOTLIGHT



Alan Zais, NCRC President, Mark Thiele, CEO, Dr. Jackie L. Newman, IL NAHRO President, HUD Director Will Dawson

IL NAHRO hosted it's annual conference August 15 & 16 in East Peoria. This conference brought together leaders and industry experts in the Housing Authority arena, making the conference a perfect platform to learn and share. The topics of the conference included Section 3 Final Rule, Eviction Moratorium and Practical Implications, Ending Homelessness in Illinois, Re-Entry, and much more. This conference truly reflected the current trends and new approaches to our processes that will help assist the families we serve.

To put a conference together is not a small task. To that end, I would like to thank the IL NAHRO board for their tireless efforts to organize all the

sessions and tracks. I would also like to thank all of the sponsoring organizations and the speakers who took time out from their busy schedules to present. Lastly, I would like to thank all of the conference participants who are the foundation of this conference.

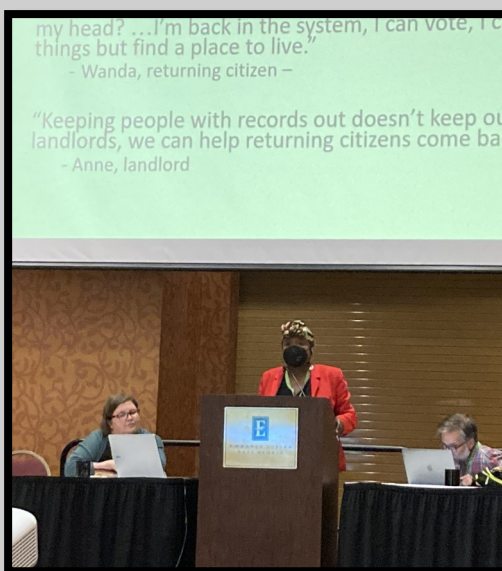
Dr. Jackie L. Newman

Jackie L. Newman

ILNAHRO President



Diane Shelly-HUD Midwest Regional Administrator
John Bae-Vera Institute of Justice



Panel discussion Part II Re-Entry & Second Chance , Gianna Baker- Chicago Area Fair Housing Alliance

MEET THE BOARD

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Highlights from IL NAHRO Conference!



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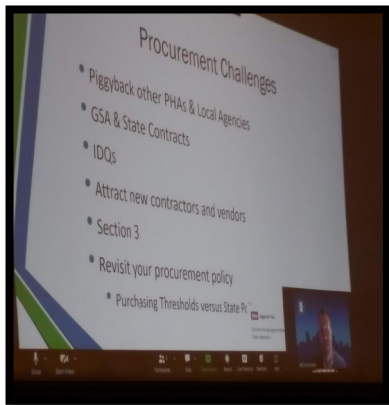
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More Highlights from IL NAHRO Conference!



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
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Print our ad in the following newsletter issues (circle):

January	February	March	April	May
June	July/August	September	October	November/December



2022 NATIONAL CONFERENCE & EXHIBITION NAHRO Together: Advancing Our Communities

SEPTEMBER 22-24

Marriott Marquis San Diego Marina
San Diego, CA



Our upcoming **National Conference and Exhibition** will be jam-packed with high energy guest speakers and more than 35 dynamic concurrent sessions!

With 12 separate topic tracks, you'll be sure to find something to fit your needs:

Public Housing: Conversations centered around the success of public housing by implementing strategies for safety, health, maintenance, and education.

Housing Choice Voucher (HCV): Our knowledgeable panelists will discuss ins and out of the HCV program including SEMAP, management, FHEO, and what it takes to achieve neighborhood upward mobility.

Repositioning: Sessions about the various aspects of the Rental Assistance Demonstration - from HUD staff panels to management & occupancy reviews to a roundtable about lessons learned.

Moving to Work (MTW): Learn to better prepare your agency for future cohorts and shifts that address your community's specific needs.

Family Self-Sufficiency (FSS): Discuss best practices for this vital HUD program.

Commissioners: Get a refresher on common oversights, best practices, and the overall goals that Commissions strive to accomplish.

Human Resources: Conversations regarding talent management, compensation and employee benefits, training and development, compliance, and workplace safety.

Leadership: Discussions highlighting what you need to successfully influence and guide members of your organization.

Communications: Discover what it takes to oversee media relations, news releases, corporate communications, marketing, and more!

Diversity, Equity, and Inclusion: An insightful discussion into the implementation of an equity agenda.

International: Discuss housing changes that were introduced internationally to respond to the pandemic that will, or should, endure post pandemic.

Homelessness: Look at possible solutions to address homelessness.

For more information on our Sessions by Topic Track, please visit **our website**.



nahro.org/advocate

AUGUST ADVOCACY



2022 Campaign: Federal Housing Solutions Work

More than 590 advocates have sent about 7,020 letters to their legislators and the White House. Thank you for those who have already participated. But we're not there yet! Our goal this year is to send a total of 50,000 letters from 2,500 advocates. We'd also like to reach 50 site visits within this calendar year.

Our Legislative Affairs team recognizes the challenge of fitting advocacy into your busy schedules. Here are a few ways you can participate this week with any amount of time:

- **5 minutes:** Send an advocacy letter through the Action Alert Center (nahro.org/advocate)
- **10 minutes:** Send an email to your colleagues and professional network; ask them to send an advocacy letter this month
- **30 minutes:** Reach out to your colleagues and talk about scheduling a site visit. Visit the August Advocacy website for a step-by-step site visit guide (nahro.org/august/site-visits/)

The affordable housing crisis is only getting worse as the housing supply shortage continues and inflation rises. Let's raise our voices together! Send a letter to urge your legislators to prioritize affordable housing and community development programs. Questions? Reach out to Tess Hembree, Director of Legislative Affairs, at thembree@nahro.org.



To Mow, or Not To Mow: Should Residents Be Involved in Property Maintenance?

By: Andrew Ragali, HAI Group senior marketing specialist



Most housing organizations handle lawn maintenance and snow removal directly or through an insured third-party contractor, but it's not uncommon for residents of scattered sites to take on the responsibility. This can take the burden off busy maintenance teams and help instill a sense of pride in residents, but is it worth the risk?

HAI Group Senior Account Executive Michelle Bozzuto has fielded multiple questions from housing organizations wondering whether residents are allowed to handle lawn care duties. It's admirable when residents volunteer to chip in on property maintenance, whether trimming the hedges and mowing the lawn in the summer or removing snow and ice from sidewalks in the winter.

"Sometimes, residents are just bored and want to maintain their property and feel like they have a home," Bozzuto said. "But as an insurance company, we have to remind you of the possibilities and potential of risk opening up."

Nick Mayo, a senior risk control consultant at HAI Group, said housing organizations should avoid getting residents involved in lawn maintenance and snow removal duties.

"Residents should not maintain the landscaping, especially if the housing organization already provides lawn care or snow removal services," he said. "Either the housing organization or an insured contractor should handle it."

What's the harm in allowing (or requiring) that residents take care of their property maintenance? Mayo said it raises potential liability questions:

- What happens if a resident is injured while cutting the lawn or shoveling snow?
- What happens if equipment and gasoline are stored improperly, resulting in damage, theft, or injuries?
- What happens if a resident does damage to the lawn or surrounding property?

HAI Group Risk Control Manager Mary Ciccaglione said housing organizations that allow (or require) residents to handle lawn and snow removal duties should consult with legal counsel and ensure responsibilities are carefully written into lease agreements.

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HAI Group Risk Control Manager Mary Ciccaglione said housing organizations that allow (or require) residents to handle lawn and snow removal duties should consult with legal counsel and ensure responsibilities are carefully written into lease agreements.

"Identify resident responsibilities and require them to report any hazards that they can't repair on their own to the housing organization as soon as possible," Ciccaglione said. "If it's not in the lease, it can lead to issues. If it's in the lease, at least the housing organization has something enforceable. I would also recommend the lease include language to hold the housing organization harmless should the resident be injured due to their use of their lawn equipment."



In general, Mayo said, housing organizations should not be responsible for purchasing or maintaining lawn care or snow removal equipment on behalf of residents. The organization should provide a storage shed located a safe distance from the home. It's also vital that housing staff check in regularly to ensure residents are following through on the duties specified in the lease, Ciccaglione noted.

Even if a lease places property maintenance responsibilities on the resident, disputes can arise. In a recent scenario, a housing organization had within its lease that the resident was responsible for lawn maintenance at a scattered site. A visitor to the resident's home tripped in a divot in the yard and filed a lawsuit against the housing organization, claiming that housing staff should have noticed and fixed the lawn defect during an unrelated visit a short time before the incident.

The lawsuit is ongoing, and even if the housing organization isn't deemed responsible, significant legal expenses have accrued.

"We just encourage housing organizations not to allow residents to manage their lawn care and snow removal," Bozuto said. "We get the intent and that some residents enjoy taking care of their property, but there's too much risk involved."

Contact HAI Group's Risk Control and Consulting team for more resources and answers to your housing organization's property and liability questions.



IL NAHRO would like to tell your Authority's story . Have you meet a milestone or participated in something amazing in your community, maybe even created something fun to do with your staff. This is the time to tell your story. Please submit your happenings to latinaf@sha1.org. Your Housing Authority can be featured in a future IL NAHRO newsletter.

What's Going On?



Springfield Housing Authority



Madison County Housing Authority

Some of the affordable housing provided by local housing authorities and IHDA funding.



Macoupin County Housing Authority





During the 2022 National Conference & Exhibition in San Diego, NAHRO will present NAHRO Dollars for Scholars Online Auction.

NAHRO President Patricia Wells has challenged each state chapter and region to donate a basket of items, which will be auctioned off to benefit the NAHRO Merit College Scholarship!

The donation items for the gift baskets should be reflective of each region's unique character!

How can you help?

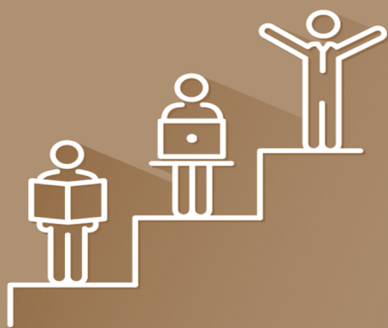
- Donate items that represent your region and meet President Wells' challenge! Contact your NAHRO Regional President or Service Officer to find out more information on how you can contribute to this great cause.

How to participate?

- The NAHRO Dollars for Scholars Online Auction will take place Sept. 21-24, so mark your calendars! Your participation will benefit the NAHRO Merit College Scholarship Program, a direct investment in the future of children in communities we serve. Together, we will succeed!

Questions: Contact Hattie Walton-Ray: hdw_33@yahoo.com





Train to Grow!

Save the Date: You're Invited to Register for FMTP!

We're happy to announce that NAHRO Professional Development's **Financial Management Training Program (FMTP)** is back by popular demand!

This six-session program is a first-of-its-kind educational series designed by housing agency industry professionals to create a qualified talent pool of finance professionals today and for the future! Learn from leaders in the business and receive hands-on lessons on how to effectively manage an agency's finances.

If you are ready to take your career into next gear, be sure to take part in what is one of our most comprehensive learning experiences to date! Customize your course with a choice of class dates and bundle pricing options. **Registration for all classes opens early next week.** Mark your calendars today for great savings tomorrow! We can't wait to see you there!

Increasing Non-Federal Revenue

- Oct. 18, 1:30-4:30 p.m. ET

Industry Knowledge & Updates

- Nov. 1 and 3, 1-5 p.m. ET

Staff Development

- Nov. 8-9, 1-5 p.m. ET

Leadership Development

- Nov. 15, 1:30-4:30 p.m. ET

Real Estate Deal Structure and Property Operations

- Dec. 5-7, and 9, 1:30-4:30 p.m. ET

Cyber IT and Security

- Dec. 13-14 from 2-4 p.m. ET

NAHRO TRAINING

You can get started on all your professional goals by registering for one of NAHRO's upcoming trainings!

9/26/2022 - 9/28/2022

HCV Homeownership

Interactive Zoom Meeting

9/27/2022-9/30/2022

Procurement and Contract Management

Interactive Zoom Meeting

9/27/2022– 9/29/2022

Team for Success! Developing Effective Resident Councils

Interactive Zoom Meeting

9/29/2022

Creating a non-profit to grow your FSS program

Interactive Zoom Meeting

10/06/2022

Leading through times of change and transition

Interactive Zoom Meeting

NAHRO's training programs of the highest quality. All of our faculty are experts in their areas of industry knowledge. Most work or have worked at senior positions in the affordable housing and community development industry. Therefore, they understand agency operations and management and the responsibility that accompanies these responsibilities, as well as the challenges of providing quality service to those they serve.



Illinois NAHRO (ilnahro.org)

****Remember--We can use your story...please submit to latinaf@sha1.org by mid-week of the month.****

How to Communicate Through a Crisis

By: Amy Hourigan, HAI Group director of marketing and communications.



David Oates is the kind of professional you hope you never need. A former U.S. Navy public affairs officer, Dave runs [Public Relations Security Service](#), a San Diego-based crisis communications firm. Dave spends his days helping his clients prepare for, and communicate through, all kinds of crises, including employee and executive misconduct, cyber-security attacks, product recalls, mass layoffs, large-scale accidents, criminal investigations, civil litigation, and more. A sought-after speaker, Dave taught a semester-long public relations program at San Diego State University, published three books, and co-produced two LinkedIn Learning courses, Crisis Communication for HR, and HR Communication in Today's Fluid Workplace. In between clients, he gave HAI Group's Amy Hourigan a crash course on how affordable housing organizations can plan for, and ace, crisis communications.

Amy Hourigan: Thanks for talking with us, Dave. The affordable housing industry sees its fair share of crises. As far as preparation goes, developing a crisis communications plan seems to be a universal recommendation. Do you agree?

David Oates: Oh, for sure! Plenty of potential matters exist within housing that could get the interest of news organizations, the public, government officials, law enforcement, and other audiences. Fires, accidents, shootings, and other criminal activities are just the start. I could also see issues affecting the organization, but not the properties, that could damage the provider's reputation. These include cyber attacks on the organization's networks, employee misconduct, allegations of sexual harassment, and creating a hostile work environment. As highly visible as your members and policyholders are, creating and training to multiple crisis communications scenarios is essential.

AH: Who do you recommend for the crisis response team?

DO: Senior leadership must take an active role, because one or more of them will likely act as a spokesperson for specific audiences. In addition to the marketing and PR team, I would include the chief executive officer or executive director, the chief operating officer or deputy director, the chief financial officer, and the head of human resources. You should include your legal team as well, particularly for matters that could result in prosecution or civil litigation. You'll also want to have the heads of departments that communicate directly to government agencies, business partners, investors, and other stakeholders on the team.

AH: When a crisis does hit, who should act as spokesperson?

DO: Certainly, the CEO/executive director will be very visible in many instances, particularly to news outlets, employees, and government agencies. But others in the organization have essential relationships with key audiences, and those audiences will expect to hear from those individuals. The critical point here, regardless of who speaks, is that your message is consistent, on point, and conveys empathy and action.

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AH: What kind of training should spokespeople have, keeping in mind that budgets are tight?

DO: Training can occur without spending a lot of money. I'm a fan of creating scenarios and situational training. In other words, create real-life cases that you throw at a team to solve in a safe teaching environment. Doing so offers a practical approach that will help your team retain the information. Each training should take one to two hours and include mock interviews and conversations with all audiences. When my company is running a training, at the end of the session, we give everyone an overview of the things that went well and the things to keep in mind that they can do better. I also recommend throwing a small party to tell everyone how much you appreciate their efforts. By doing so, you'll improve everyone's ability to communicate through a crisis and create a positive work environment in the process.

AH: Is it okay to use a hired firm to manage crisis communications, or is that a bad look?

DO: It's wise to hire a crisis communications expert for these types of instances. During a crisis, emotions are running very high, and that can cloud judgment. Getting someone on board who's "been there" can help you put together the correct response right away and give you the best chance to return to normal operations quickly. That doesn't mean your crisis communications expert should act as the company spokesperson when things go south. In many cases, that can give audiences the impression that you're hiding behind a shield at a time when being as open and transparent as possible can mean the difference between getting through a crisis and never recovering from one. Nevertheless, this advisor can stay behind the scenes and help you navigate through the chaos.

AH: People expect a timely, transparent, and genuine response from leaders. But what do you do if there's an active investigation? How do you come across as transparent when you don't have all the facts? Is reading a prepared statement sufficient?

DO: I get it. There are times when you can't say much without disrupting an active investigation. In those cases, you should explain what you can and can't say and be ready to offer more information as soon as you can. If all you can do is provide a prepared statement, then so be it. Just be sure you follow up with more information as soon as possible.

This question brings up a couple of good points. First, it's important in these cases to get your PR person and legal team talking to each other. They will likely have differences of opinion regarding the information that should be made public. Lawyers will want to limit the amount disclosed for fear of creating more liability risk. However, being too ambiguous in a press release or social media posts will cause more angst and anxiety with audiences. This friction will need to get ironed out—and fast.

Second, don't speculate on the information you don't know. If you don't have all the facts, give audiences an idea of what you're doing to find out. But don't forecast what you may uncover. You'll look even sillier if your predictions turn out to be wrong.

AH: How quickly do you need to respond after a crisis?

DO: Plan on responding within an hour. Today's 24/7 social media and news cycle means any story—either by a news outlet or social media influencer with thousands of Instagram followers—can turn any organization of any size into an outcast within moments. Waiting until the day's end or even longer can prove detrimental.

AH: How do you gracefully decline to take questions from reporters?

DO: That depends. You're out of luck if you're not answering questions because they're uncomfortable for you to address. Don't avoid an inquiry hoping that a reporter or social media influencer will just move on. They won't. More to the point, they'll dig deeper because you're dodging the question. That said, if you can't answer a question for legitimate reasons, such as privacy rules or that you don't have the information at hand, say so. Don't simply state, "No comment." You'll appear distant and evasive, no matter the question.

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AH: Can an organization acknowledge responsibility without opening itself up to liability?

DO: I'm not a lawyer, so I'm not sure I can provide a qualified answer to the legal liability risk. I'll say this, though: Sometimes organizations create more significant PR problems that overtake the liability risk by not being open and transparent. That's certainly true for public and affordable housing providers. If by not appearing empathetic and willing to act to fix whatever the crisis is, government agencies, business partners, taxpayers, and others will likely decide not to keep their relationship with you. That has everything to do with your inability to communicate and little to do with the legal process. Let me make one point here. By expressing empathy, I don't mean to suggest that organizations must admit culpability if one doesn't exist. But you must address the reality that audiences are feeling angst and uncertainty due to the crisis and perceive you to be involved somehow. Your messaging to them must convey a sense of understanding about that and a willingness to take action to help reduce that anxiety. You can often do so simply by telling them what you know and what you are doing about it.

AH: What's the best way to track—and respond to—external sentiment?

DO: The best outlet will be the one that your audience prefers. Press releases, social media posts, email newsletters, town hall-style meetings, phone calls, video conferences, and others can all be useful depending on the audience you want to address. Use the platform that best fits their communication preferences—not yours.

AH: Is it essential to monitor and respond to social media comments, even if the organization isn't active on social media?

DO: There's a more significant issue here. If you're not active on social media, you should be. That's how most audiences get information these days. Fewer folks than ever before watch the local 6 o'clock news or read the morning paper. They get their information from social media influencers and organizations like yours directly. It's essential to have and maintain such a presence in today's communications environment.

AH: How can organizations keep employees in the loop during a crisis?

DO: Employees are your top priority in any crisis communications plan. Staff must always, always get informed about an adverse event before any other audience. It doesn't matter what type of crisis. Your employees serve as your most effective and valuable marketing assets. They operate as your director of first and last impression. Provide staff with information about the crisis and empower them to convey your message clearly and effectively. Use the same outlets you use to convey other information to them. You'll likely need to step up the frequency of your communications. Keep employees informed. It's crucial.

AH: Do you have tips for communicating to employees that they should not talk to the press?

DO: As you talk to your team members about the crisis, let them know how to forward inquiries from the press and to whom. Make it easy for staff members to do so in a timely fashion. Most don't want to speak to the press. It makes them nervous, and they'll want to know how to pass that request on. You'll be doing them a favor by spelling out the process.

AH: Do you have tips for handling a rogue employee who talks to the media?

DO: In general, employees talk to news organizations when they feel disenfranchised and disrespected. In the same spirit that you work to be open, transparent, and empathetic to external audiences, do so for your staff. Letting them feel like they're in the know will help reduce this issue significantly. That said, I'm certainly not opposed to disciplining employees for failure to follow directives. Just be sure that any decisions are made to correct the issue of a staff member not adhering to established policies and practices. If the information they conveyed was accurate and it wasn't confidential due to privacy concerns, I don't believe the organization should punish them for telling the truth.

AH: Anything else you want to mention to our audience of public and affordable housing professionals?

DO: Any organization can prepare for a crisis communications event. More importantly, they should. Few don't, and it's why so many organizations, like public and affordable housing providers, come under intense scrutiny.

AH: Duly noted. Thanks for your time, Dave, and for sharing your expertise with our audience.

DO: My pleasure.

Contact [HAI Group's Risk Control and Consulting team](#) for more resources, including our Business Continuity Plan (for HAI Group members) and answers to your housing organization's risk-related questions.



The Waukegan Housing Authority is currently accepting applications/resumes for **HOUSING CHOICE VOUCHER (HCV) CASE MANAGER I**

Job Description Waukegan Housing Authority is looking for a Housing Choice Voucher (HCV) Case Manager I. Under the direction of the HCV Supervisor, the HCV Case Manager I is responsible for assisting clients and evaluating their continued eligibility for housing assistance. This position ensures that clients understand the requirements of the Housing Choice Voucher (HCV) program in accordance with the Housing Authority's Administrative Plan, HUD and all other applicable Federal, State and local policies and regulations. The incumbent works with Authority personnel, landlords, and clients to conduct housing inspections, interviews, certify client eligibility and changes, and support clients throughout their time on the HCV program. The HCV Case Manager I assists with the wait list as needed. The person in this position must be able to work independently with little supervision



Career opportunity refers to a particular job that may be a steppingstone to loftier ambitions.

FIND YOUR FUTURE

The Springfield Housing Authority is currently accepting applications/resumes for **Section 3 Compliance Manager**. This is a highly responsible senior manager position involving a diversity of duties, including extensive program analysis, data and information collection, compliance monitoring, preparation of reports, compliance oversight responsibilities and other duties which may involve training. Position works with SHA's internal divisions, contractors, vendors, residents, the public, HUD, DOL, municipal partners, and developers.



For more information about your career opportunities, please visit ILNAHRO website:

www.ilnahro.org/careerOpp.aspx



Illinois NAHRO (ilnahro.org)

*****Remember--We can use your story...please submit to latinaf@sha1.org by mid-week of the month.*****

HUD PUBLISHES FY 2023 FAIR MARKET RENTS

FMRs Will Make It Easier for Families with Housing Vouchers - Including Vouchers Created Under this Administration - to Use Their Vouchers to Access Affordable Housing

The U.S. Department of Housing and Urban Development (HUD) published Fair Market Rents (FMRs) for Fiscal Year 2023. FMRs, published annually, are an estimate of the amount of money that would cover gross rents (rent and utility expenses) on 40 percent of the rental housing units in an area. Nationally, FMRs will increase by an average of approximately 10 percent, enabling more households with housing vouchers to access affordable, stable housing. For FY23, HUD is using private sector data to estimate changes in FMRs to address a temporary data availability challenge and to align with market conditions. The basic methodology that HUD uses to estimate FMRs remains the same.

“One of the reasons that housing voucher holders are unable to use those vouchers is because the value of their vouchers has not kept up with rapid rent increases,” **said HUD Secretary Marcia L. Fudge**. “These new FMRs will make it easier for voucher holders facing this challenge to access affordable housing in most housing markets, while expanding the range of housing opportunities available to households. The new FMRs reflect the reality of housing unaffordability for many households, while supporting our efforts to improve affordability and accessibility for all Americans. HUD and the Biden-Harris Administration recognize the burdens of housing costs and are committed to expanding access to affordable housing through a wide range of necessary efforts, from boosting housing supply to providing more vouchers to help households with higher housing costs.”

Because rents have risen so quickly recently, voucher holders are increasingly unable to find units available to rent within HUD payment standards. The new FMR levels announced today will enable the voucher program to keep up with rent increases in the private market. These new FMRs will allow voucher holders to access and secure leases in more units so that they can benefit from the housing affordability and stability that vouchers provide.

HUD is required by law to set FMRs every year. FMRs, which go into effect on October 1, are used in several HUD programs, including to determine the maximum amount that a [Housing Choice Voucher](#) will cover. [Click here to view the FY23 FMRs](#). A fact sheet on the FY23 FMRs is available [here](#).

Since taking office, the Biden-Harris Administration has repeatedly acted to help vulnerable renter households attain quality and stable housing. For example:

- The American Rescue Plan and FY22 budget collectively provided nearly 100,000 new housing choice vouchers. This includes about 20,000 new flexible incremental housing choice vouchers that HUD expects to allocate in coming weeks via formula to most communities across the country.
- The President’s FY23 budget proposes 200,000 additional housing vouchers.
- In June, HUD [announced](#) \$43 million in FY21 funding to fund approximately 4,000 new incremental housing choice vouchers, or "[Stability Vouchers](#)," focused on people experiencing unsheltered homelessness, including in rural areas.
- The American Rescue Plan also included \$5 billion to create housing and services for people experiencing or at risk of homelessness, and provided tens-of-billions of dollars for Emergency Rental Assistance, which improved housing stability for over 6 million unique households, including [700,000 HUD-assisted households](#).

Due to significant interruptions in public data sources caused by COVID-19, HUD supplemented public data with data from private sources to ensure the accuracy of the FY23 FMRs. This methodological change - which incorporated public feedback through a [notice of proposed changes](#) - is only applicable to FY23. Calculating the FY23 FMRs in this way ensures that FMRs accurately reflect recent, steep rent increases in many communities and will make it easier for households in those communities to use their vouchers to rent affordable homes.





Housing America Month

October is Housing America Month! Celebrate the critical role affordable housing programs play in building and sustaining healthy communities nationwide.



IL NAHRO Mission

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.



COVID-19 by County

What You Need to Know

- COVID-19 Community Levels help individuals and communities decide which prevention actions to take based on the latest information.
- Each level helps convey how much COVID-19 is impacting your community using data on hospitalizations and cases.
- Using these data, communities are classified as low, medium, or high.

For each level, CDC recommends actions you can take to help you [protect yourself and others](#) from severe impacts of COVID-19.

Many people in the United States have some protection, or immunity, against COVID-19 due to vaccination, previous infection, or both. This immunity, combined with the availability of tests and treatments, has greatly reduced the risk of severe illness, hospitalization, and death from COVID-19 for many people.

At the same time, some people—such as those who are older, are [immunocompromised](#), have certain disabilities, or have certain underlying health conditions—continue to be at higher risk for serious illness. Learn more about the factors that can affect your [risk of getting very sick](#) from COVID-19 to better understand how COVID-19 could affect you and others around you.

For Healthcare Facilities: [Prevention actions in healthcare facilities](#), such as hospitals, rehabilitation centers, and nursing homes, are not linked to COVID-19 Community Levels.

Know Your COVID-19 Community Level

Take action to protect yourself and others from COVID-19 based on the COVID-19 Community Level in your area.

People may choose to wear a mask at any time. Masks are recommended in indoor public transportation settings and may be required in other places by local or state authorities.

Individual-Level Prevention Steps You Can Take Based on Your COVID-19 Community Level

LOW, MEDIUM, AND HIGH

At all COVID-19 Community Levels:

- [Stay up to date](#) on vaccination, including recommended booster doses.
- Maintain [ventilation improvements](#).
- Avoid contact with people who have suspected or confirmed COVID-19.
- Follow recommendations for [isolation](#) if you have suspected or confirmed COVID-19.
- Follow the recommendations for [what to do if you are exposed](#) to someone with COVID-19.
- If you are at [high risk of getting very sick](#), talk with a healthcare provider about additional prevention actions.

Continues on next page



MEDIUM AND HIGH

When the COVID-19 Community Level is Medium or High:

- If you are at [high risk of getting very sick](#), wear a high-quality [mask or respirator](#) (e.g., N95) when indoors in public
- If you have household or social contact with someone at high risk for getting very sick, consider self-testing to detect infection before contact, and consider wearing a high-quality mask when indoors with them

HIGH

When the COVID-19 Community Level is High:

- Wear a high-quality mask or respirator.
- If you are at high risk of getting very sick, consider avoiding non-essential indoor activities in public where you could be exposed.

Community-Level Prevention Strategies

LOW, MEDIUM, AND HIGH

At all COVID-19 Community Levels:

- Promote equitable access to vaccination, testing, masks and respirators, treatment and prevention medications, community outreach, and support services.
- Ensure access to testing, including through point-of-care and at-home tests for all people.
- Maintain [ventilation improvements](#).
- Provide communications and messaging to encourage isolation among people who test positive.

MEDIUM AND HIGH

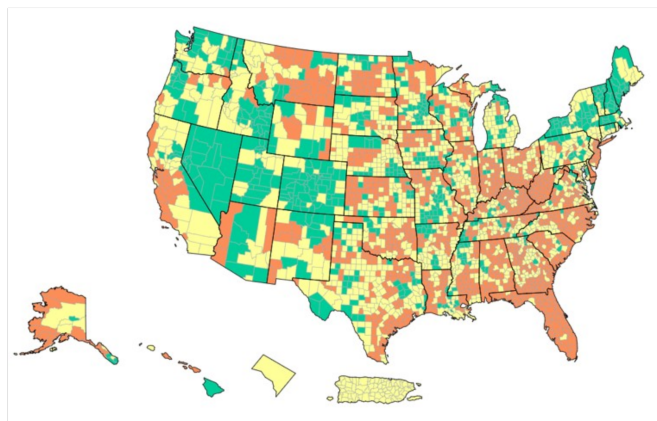
When the COVID-19 Community Level is Medium or High:

- Implement screening testing in high-risk settings where screening testing is recommended.

HIGH

When the COVID-19 Community Level is High:

- Implement healthcare surge support as needed.



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 **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.

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, 2022 through September 30, 2023

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 **renew or join TODAY**. Complete the attached form and return it with the appropriate payment to: Latina Faulkner, 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,

Jackie L. Newman

Illinois NAHRO President



Illinois NAHRO (ilnahro.org)

****Remember--We can use your story...please submit to latinaf@sha1.org by mid-week of the month.****

MEMBERSHIP APPLICATION / RENEWAL FORM

Illinois Chapter of NAHRO

(Please Print or Type All Information)

Contact Name:					
Agency/Company Name:					
Address					
City:		State:		Zip Code:	
Telephone:	()		Fax Number:	()	

Please provide up to five (5) staff emails for "Agency" membership:

E-mail:		Name:	
E-mail:		Name:	
E-mail:		Name:	
E-mail:		Name:	
E-mail:		Name:	

Type of Membership (Check one or both):

<input type="checkbox"/>	Agency (\$75.00) from October 1, 2022 to September 30, 2023
<input type="checkbox"/>	
<input type="checkbox"/>	Individual (\$25.00) from October 1, 2022 to September 30, 2023
<input type="checkbox"/>	

Check the one below that applies to the business of your agency / company:

<input type="checkbox"/> Public Housing/Section 8	<input type="checkbox"/> Vendor/Supplier	<input type="checkbox"/> CDBG (other government agency)
<input type="checkbox"/> Commissioners	<input type="checkbox"/> Affordable Housing	<input type="checkbox"/> Other Affiliated Member (specify): _____

Please make your check payable to: **Illinois NAHRO**

Mail to:

Jackie L. Newman, President
 Springfield Housing Authority
 200 North Eleventh Street
 Springfield, Illinois 62703
 Phone: (217) 753-575, Ext. 206 or info@ilnahro.org



