

IL NAHRO

Housing Focus



November, December, & January Edition

2023 WASHINGTON CONFERENCE

NAHRO at 90: *ADVOCATE*



MARCH 22-24

OMNI SHOREHAM HOTEL • WASHINGTON, DC



Save the Date:

IL NAHRO 2023
Conference

More details inside
Pg. 3

Training and Career
opportunities!

Pg. 12 & 20

COVID-19

Pg. 17

UNCOMMONLY STRONG FOR 30 YEARS

Thank you for being a valued partner in our mission to protect, preserve, and promote the sustainability of affordable housing. **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.

The Contents

Save the Date!

3

Covid 19 Update

17

Hud News

5

Career GPS

20

What's going on?

7

Our Mission

21

Vacancies?

13

Membership Application

23





IN THE SPOTLIGHT



SAVE

**2023
IL NAHRO
CONFERENCE**

**9TH-11TH
AUGUST**

THE

DATE



Springfield IL

More details coming soon!



[Illinois NAHRO \(ilnahro.org\)](http://ilnahro.org)

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

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

Banner Logo Link

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

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



HUD AWARDS \$315 MILLION IN HISTORIC GRANTS TO ADDRESS UNSHELTERED AND RURAL HOMELESSNESS

The first of its kind package of grants and vouchers follows progress of 100,000 people and families housed and 40,000 housing units added to development pipeline by House America communities

The U.S. Department of Housing and Urban Development (HUD) is announcing the first set of communities to receive grants and vouchers to address homelessness among people in unsheltered settings and in rural communities. The announcement totals nearly \$315 million in grants to 46 communities. In the coming weeks, HUD will be awarding grants to an additional set of communities, as well as allocating housing vouchers to awarded communities. Together, these grants and vouchers comprise a first-of-its-kind package of resources to help communities provide housing and supportive services to people in unsheltered settings and people experiencing homelessness in rural areas. Communities were also asked to develop a comprehensive approach to addressing unsheltered and rural homelessness that involves coordination with health care providers, other housing agencies such as public housing authorities, and people with lived experience.

“Homelessness is a crisis, and it is solvable. Housing with supportive services solves homelessness. That’s why, for the first time the federal government is deploying targeted resources to meet the needs of people experiencing homelessness in unsheltered settings or in rural areas,” said **HUD Secretary Marcia L. Fudge**. “With these grants and vouchers, HUD is filling this gap and giving communities the resources and tools to improve housing and health outcomes for people on the streets, in encampments, under bridges, and in rural areas.”

This funding initiative is also the first in which HUD has coordinated grants and housing vouchers. In response to the competitive special Notice of Funding Opportunity, Continuum of Care collaborative applicants were asked to formally partner with public housing authorities to leverage access to housing resources. Public housing authorities that are partnering with awarded CoC grantees will receive priority for approximately 4,000 Housing Choice “Stability” Vouchers that allow people experiencing homelessness to afford decent, safe, and sanitary housing.

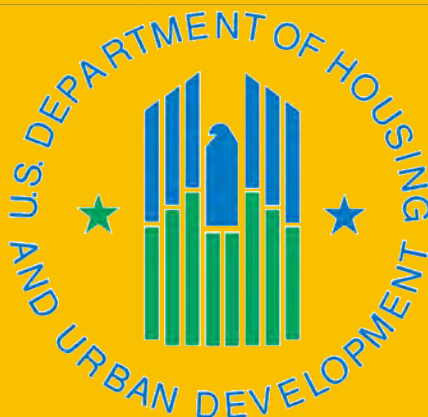
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From Day One, the Biden-Harris Administration has taken action to deliver housing relief and to solve homelessness. The [American Rescue Plan Act of 2021](#) provided historic levels of homeless assistance –including nearly 70,000 Emergency Housing Vouchers and \$5 billion in HOME Investment Partnership homelessness grants. HUD and the United States Interagency Council on Homelessness (USICH) launched [House America](#), a national initiative in which HUD and USICH partnered with 105 communities led by mayors, county leaders, governors, and tribal nation leaders to place over 100,000 households from homelessness into permanent housing and add over 40,000 units of affordable housing into the development pipeline. In late December, USICH released [All In: The Federal Strategic Plan to Prevent and End Homelessness](#), which set forth President Biden’s ambitious goal to reduce all homelessness by 25% by 2025.

The resources announced today build upon the momentum and renewed political will at all levels of government to solve homelessness through the provision of housing with supportive services. They respond directly to the calls from state and local leaders, advocates, and people with lived experience for more federal assistance to address unsheltered and rural homelessness specifically. And they provide communities with the resources and tools to respond to homeless encampments humanely and effectively and to avoid approaches that criminalize homelessness.

To make this announcement, HUD Secretary Marcia L. Fudge traveled to Chicago, Illinois to present a \$60 million grant to Mayor Lori Lightfoot, All Chicago, and other members of the Chicago Continuum of Care (CoC), which coordinates the city’s response to homelessness. The Chicago CoC is using these resources to implement a comprehensive plan to reduce unsheltered homelessness that strengthens homeless outreach, provides rapid access to permanent housing and supportive services, and which was developed with the leadership and support of people with lived experience of unsheltered homelessness. The city’s plan also leverages health, behavioral health, and supportive services from partner organizations, as well as housing resources administered by the Chicago Housing Authority. HUD leaders will make similar announcements across the country to elevate local investments.



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?



Bloomington Housing Authority—Evergreen Place



Peoria Housing Authority—New Harrison



Case Study: The Importance of Indemnification (Hold Harmless) Clauses in Construction Contracts



A resident trips and falls on your sidewalk, which is in the process of being replaced. He injures his back and shoulder, racking up nearly \$100,000 in medical bills. The resident then files a lawsuit, alleging the construction site was not properly marked or roped off. Who's liable for the damages, you or your contractor?

You might guess (and hope) that your contractor is liable, but the answer is “it depends.” It all hinges on whether your contract was properly executed. Let's explore what that means and dig into the scenario above a bit more.

What is contractual indemnification?

Contractual indemnification is a legal concept that can help shield an entity (e.g., a housing organization) from liability, said Mathew Ross, a partner with law firm Wilson Elser who focuses on the defense of construction accident claims and other high-exposure premises liability claims.

Housing organizations should negotiate and include indemnification clauses in any construction-related contracts to ensure contractors defend, hold harmless, and indemnify (protect from legal liability) the housing organization for any personal injury or property damage arising from the general contractor's work.

The housing organization should also ensure that general contractors have indemnity language in any agreements with subcontractors that may be involved in a project, Ross said.

Continues on next page



Some jurisdictions treat contractual indemnification provisions differently, especially with a construction-related contract. There are narrow, intermediate, and broad indemnification provisions.

The narrowest form of indemnity is when the burden is on the project owner (e.g., the housing organization) to prove that a contractor was at fault.

Broader forms of indemnity take the burden off the project owner to prove that a contractor was negligent. Ross said it's prudent for housing organizations to have at least an intermediate, or middle-ground clause in construction contracts to protect against liability.

Housing organizations should attempt to obtain a copy of all insurance policies in which they are named an additional insured. Ross said it's critical to check for discrepancies between insurance policies and contracts.

For instance, while the contract between the general contractor and subcontractor may have broad indemnity language benefitting the housing organization, the subcontractor's insurance policy may have limiting language that says the owner is only an additional insured to the extent that the subcontractor is found to be actively at fault or negligent for an incident. The broad indemnity doesn't align with the limiting additional insured language and can lead to a dispute in the event of an incident.

"It's important to resolve that discrepancy if at all possible," Ross said.

The lack of a contractual indemnification clause could cost you

The sidewalk trip and fall scenario we mentioned at the outset of this article actually happened. It was a \$4 million lawsuit, and both the housing organization and the contractor were named as defendants. Believing the contractor was at fault, HAI Group attempted to tender the claim to the contractor, which means the contractor would handle the claim under its own insurance policy. The contractor refused, which wasn't surprising given that the contract's indemnity provision wasn't entirely favorable to the property owner. The case went to mediation, where HAI Group's defense counsel and claims handler argued, with some success, that the contractor should bear all liability.

The case was settled, and the property owner was required to pay far less than the \$4 million the plaintiff demanded, but it could have gone even better for the property owner if the contract had been executed properly. More specifically, if the boxes in the contract below, between the housing organization and contractor, had been checked, the outcome of the case might have been very different.

Indemnification (Hold Harmless) Clause

CONTRACTOR agrees to (check appropriate boxes and provide description, if necessary):

☐ Hold harmless and indemnify OWNER for all damages, costs and attorney fees that arise out of harm caused to CONTRACTOR, subcontractors and other third parties, known and unknown, by CONTRACTOR'S performance of the specified work, except as follows:

☐ Obtain adequate business liability insurance that will cover Job and any injuries to subcontractors or employees.

Bottom Line: Contracts are negotiable. Have your legal counsel review them before you sign to ensure they're written in your favor and properly executed.



Matthew Desmond to Speak at 2023 Washington Conference!



2023 WASHINGTON CONFERENCE



#NAHROat90

Featured Speaker:

Matthew Desmond

Sociologist & award-winning author



March 22-24 | Omni Shoreham Hotel, Washington, DC

It's official! Sociologist, award-winning author, and affordable housing advocate **Matthew Desmond** will speak at this year's **Washington Conference**, which takes place from March 22-24 at the Omni Shoreham hotel in Washington D.C.

Author of the seminal **Evicted** as well as head of **Princeton University's Eviction Lab**, Desmond's research reveals the impact of eviction on the lives of urban poor communities, and the strategies these struggling families use to survive. Over the span of four books, Desmond rose to fame and uses his platform to address racial and economic inequality in the housing industry.

Desmond has been listed among the **Politico 50** as one of "fifty people across the country who are most influencing the national political debate." With the upcoming release of his newest book "**Poverty, by America**," Desmond continues to make waves amongst Housers and the affordable housing community!

Register now and lock in our special early-bird rate! Don't miss this exciting plenary speaker, plus these many other Washington Conference events:

- Our up-to-the-minute Washington Update
- **NAHRO's Hill Day** when we advocate for our programs and residents in the halls of Congress
- A celebration of our **Awards of Excellence winners**□
- HUD policy and program updates
- Exciting **guest speakers**
- The winners of our **Legislator of the Year awards**
- The presentation of our **What Home Means to Me poster calendar contest** grand prize winner
- The highly anticipated Washington Reception
- And more!

We'll also be kicking off a year-long celebration of **NAHRO's 90th anniversary** – see you there!



Illinois NAHRO (ilnahro.org)

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

HUD Announces over \$116 million to Public Housing Agencies for the Family Self Sufficiency Program

2022 Funding Helps HUD-Assisted Families Build Assets, Increase Stability

The U.S. Department of Housing and Urban Development (HUD) announced over \$109 million to 682 Public Housing Agencies (PHAs) for the 2022 Renewal Family Self Sufficiency (FSS) Program and an additional \$6 million to 32 PHAs and 38 Project Based Rental Assistance (PBRA) owners for the 2022 New FSS Program for a total of nearly \$116 million. These funds will be used to assist families in increasing their assets and improving their financial stability through the Family Self Sufficiency (FSS) program. Expanding Asset Building Programs like the Family Self Sufficiency Program was outlined as a key element of the Agency's agenda on [Bridging the Wealth Gap](#).

The FSS program is a completely voluntary program offered to families in HUD-assisted housing who are provided coaching, referred to services and establish a family escrow savings account. FSS Program Coordinators providing the coaching and develop local strategies to connect participating families to public and private resources to increase their earned income and financial empowerment, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.

"Childcare, education, job training, and financial literacy are just some of the services to which families are connected under the FSS program," said **HUD Secretary Marcia L. Fudge**. "HUD is dedicated to providing the safety net and resources necessary to prepare for the ups and downs of life. This stabilizing program does just that and more by providing supports, connections to services and the opportunity to build a real asset."

Greatly expanded upon in 2022, the FSS program is the nation's largest asset-building program for low-income families, funding over 1,300 coordinators who serve over 60,000 residents in public, voucher, and multifamily housing. New regulations published in May removed potential barriers to the program by allowing any adult household member to apply (not just the Head of Household) and eliminating a cap on savings for higher earners. While authorized to run self-funded FSS programs since 2015, FY22 was the first year ever that PBRA owners were eligible to apply for funding. The response to the opportunity was outstanding, with demand exceeding resources by over 150 eligible applicants. In a show of continuing bipartisan support for this 30-year-old program, FSS was appropriated \$125 million in FY23 Budget.

Unequal access to savings, negative or invisible credit history, and engagement in mainstream banking are national problems that especially impact renters and contribute to the racial wealth gap. This leaves renters with a minimal safety net to draw from in times of unemployment or unanticipated expenses such as car repair or medical emergencies. The FSS program helps to keep the unexpected from becoming larger financial problems through savings and support.

Additionally, the FSS program published an updated version of the FSS Program Guidebook that encompasses information on the new FSS rule and support for Project-Based Rental Assistance (PBRA) owners. This guidebook serves as a resource to all practitioners who are implementing the FSS program locally by providing practical hands-on guidance on how to run an effective FSS program. This guidebook will be a key resource for the 70 new FSS programs that were announced today.



Virtual Classroom Trainings Offered by NAHRO

**Train
to Grow!**

02/15/2023 - 02/16/2023	FSS: A Holistic Approach to Client Engagement
02/21/2023 - 02/24/2023	Section 3 and Labor Standards: Job Opportunities for Low-Income Persons
02/28/2023 - 03/02/2023	Commissioner's Guide to Monitoring & Oversight
02/28/2023 - 03/03/2023	Fair Housing
03/6/2023 - 03/16/2023	Public Housing Manager (PHM)
03/13/2023 - 03/17/2023	HCV Occupancy, Eligibility, Income, and Rent Calcula-
03/27/2023 - 03/31/2023	HCV Project Based Vouchers
03/27/2023 - 03/31/2023	Housing Quality Standards
03/28/2023 - 03/30/2023	Succession Planning
03/29/2023 - 03/30/2023	Excellence in Customer Service
04/24/2023	HCV Portability
04/4/2023 - 04/7/2023	Capital Fund Program
04/5/2023 - 04/6/2023	HCV Homeownership
04/11/2023 - 04/14/2023	Executive Management and Leadership
04/25/2023 - 04/27/2023	Commissioners' Fundamentals
05/1/2023 - 05/5/2023	Family Self-Sufficiency
06/6/2023 - 06/9/2023	Fair Housing
06/6/2023 - 06/15/2023	Public Housing Manager (PHM)
06/20/2023 - 06/29/2023	Managing Public Housing Maintenance

How to Avoid Paying Unforeseen Insurance Costs for Vacant Properties



If you've ever chalked up money for a streaming service or gym membership you didn't end up using regularly, then you know what it's like to spend unnecessarily.

We've all been there—a study found that pre-pandemic Americans spent at [least \\$18,000 yearly](#) on non-essential items.

Whether it's your personal budget or your housing organization's insurance budget, it's not wise to spend money on things you don't need. Speaking of your insurance budget, when it comes to your or-

ganization's property coverage, vacant buildings are a potential source of overspending. How, you ask?

If a building is vacant long enough, your organization may end up paying for coverage that doesn't exist. And if a loss occurs on a vacant property without the proper coverage in place, your organization may end up paying out of pocket.

Property policies and vacant buildings

Most commercial insurance carriers include language in their property policies that says if a building is vacant for a certain period, coverage for that building drops. It's standard practice, as vacant buildings present a high risk of vandalism, theft, and damage. **At HAI Group, ordinary property coverage of a vacant building drops after 120 days.** Carriers will make note of this in their policy language, but all too often it's overlooked, which is why a close read of your policy is always a smart idea.

If you don't notify your insurance carrier of a vacant building at the outset, your premium (what you pay) won't change when the property coverage period for that building lapses, meaning you'll continue to pay for non-existent coverage.

"I see it all the time," said Kathy Cudmore, an account executive in [HAI Group's Account Services department](#). "Sometimes it's with a vacant property waiting to be demolished or a property in rough shape waiting for grants or funding for redevelopment. There's the assumption that the property remains covered, but with our property policy, after 120 days of vacancy, that's not the case, and if you don't let us know, you're paying for coverage you don't have."

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A potential lapse in coverage of a vacant building could also put your organization at financial risk if a loss were to occur. For instance, say a building insured by HAI Group is emptied while your organization awaits a grant to replace a broken boiler system. The grant funding is delayed indefinitely, and the building remains vacant for over 120 days, but HAI Group wasn't made aware of the extended vacancy. If the roof were damaged 120 days after the building became vacant, there would be no property coverage, and your organization would have to pay out-of-pocket for repairs.

There's a simple solution to all of this, but first, **let's clarify a few things** (*the following points are specific to HAI Group's coverage; we recommend checking in with your respective carrier*):

- If you have liability coverage through HAI Group, it doesn't go away, even if a property is vacant for an extended period.
- "Vacant means completely vacant," Cudmore said. For example, if even a single unit is occupied in a building, it's not vacant, according to HAI Group guidelines.
- If the building is under renovation, HAI Group doesn't consider it vacant because people are actively on-site.
- On the other hand, unauthorized visitors aren't considered residents, meaning a building is still considered vacant, even if squatters occupy it.

The solution? Keep your property insurance carrier up-to-date

To avoid paying for the property coverage of a building that's not actually covered, it's critical that you notify your insurance carrier as soon as you know a building has become vacant. If you have property insurance through HAI Group, check in with your account executive so they can remove the vacant building from your property policy, and if necessary, find an interim coverage solution.

Continues on next page



At larger organizations, this may mean checking in with property managers regularly to see if any buildings have recently become vacant. What may be seen as a short-term vacancy by a property manager might turn into an extended vacancy, so it's best to err on the side of caution and notify your carrier of any building that becomes vacant.

If you need to keep some level of coverage on a vacant building, there are options. For example, your HAI Group account executive can set you up with a specialized vacant building policy.

"We'll ask a series of questions to assess where and how to best place your coverage for that vacant building," Cudmore said. "We're here to try to save you money where we can."

Additionally, while a building undergoing major renovations might not be considered vacant, there are additional insurance implications to consider, including a separate builders' risk policy.

"This is another reason why we really urge our customers to tell us when a building is vacant," Cudmore said. "It may not be technically vacant because it's under renovation, but that doesn't mean the existing policy provides proper coverage for the risks related to construction. We really just want to know so we can ask questions and provide the proper coverage."

Bonus Tip: *As a general rule of thumb, vacant buildings should be secured and regularly monitored to avoid trespassing. If a building remains vacant, it's recommended that utilities be shut off. Pipes should also be drained to prevent freezing in cold temperatures.*

Related Article: *Local municipalities and private owners may offer to donate vacant property to your housing organization. While there are clear advantages to these donations, including the potential to increase housing stock in the area, you should consider several factors before accepting donated property.*



Alan Zais, Executive Director

N

orthern Illinois ReACH and Boone County Housing Authority Executive Director Alan Zais was appointed by Governor Pritzker to the Illinois Affordable Housing Trust Commission.

The Affordable Housing Trust Commission is an 11 member committee appointed by the Governor to guide the development and administration of the Illinois Housing Development Authority's affordable housing programs, and to monitor and evaluate the use of funds.

Working with a commission that is composed of the Chicago Department of Housing, the Department of Commerce and Economic Opportunity, Illinois Finance Authority, IHDA, housing advocacy and tenant organizations and persons with disabilities, Alan will be representing the public housing authority position for Illinois housing authorities.



Pritzker relaunches 'opening door' homebuyer assistance program with additional \$8 million

Governor JB Pritzker announced the reopening of a homeownership program designed to help working-class families and underrepresented communities of color throughout the state of Illinois. The Opening Doors or Abriendo Puertas program is designed to aid lower-income people of color who have historically faced steeper barriers in their path toward homeownership with \$6,000 in forgivable assistance for a down payment and/or closing costs.

This latest round of assistance is funded through \$8 million in state Rebuild Illinois capital funds and is expected to assist more than 1,300 potential homebuyers.

Originally launched in December 2020, Opening Doors has assisted more than 7,100 first-time and repeat homebuyers with \$43 million in Rebuild Illinois capital funds.

The program increases home purchase accessibility by addressing the financial and institutional barriers historically faced by low- and moderate-income homebuyers across Illinois. This includes Deferred Action for Childhood Arrivals (DACA) recipients, who pay hundreds of millions in federal, state and local taxes, yet struggle to find mortgage lenders and programs that will work with them.

Under Opening Doors, IHDA will provide a 30-year 1st mortgage with a fixed interest rate and \$6,000 in down payment and/or closing cost assistance. The down payment assistance is forgiven after five years, and no monthly payment is due from the borrower. Borrowers must meet all eligibility requirements established for IHDA's down payment assistance programs, and homebuyer education is required.

Critically, Opening Doors is not exclusive to first-time buyers, may be used by buyers in any county in the state, and can be used in conjunction with other down payment assistance programs to increase homebuyer leverage.

IHDA supports homebuyer counseling and financial education services to increase the number of low-income renters and households of color that are ready to qualify for a mortgage. All IHDA mortgage programs offer safe and reliable down payment assistance to first-time homebuyers, qualified veterans and non-first-time homebuyers. All mortgage products are subject to income and purchase price limits.

Eligibility for each product is based on the borrower's credit profile, household income and the purchase price of the home. In 2022, IHDA's down payment assistance programs helped over 5,200 households purchase a home in Illinois.



COVID-19 Plan

Tools, information, and action steps to share with your family, friends, and healthcare provider

Start your personal COVID-19 plan

Talk with your healthcare provider about whether you are at high risk of getting very sick from COVID-19 .

- People who are more likely to get very sick include older adults (ages 50 years or more, with risk increasing with age), people who are unvaccinated, and people with certain medical conditions, such as chronic lung disease, heart disease, or a weakened immune system.

Understanding risk

<https://www.cdc.gov/coronavirus/2019-ncov/your-health/understanding-risk.html>

- People with risk factors for severe disease may benefit from treatment if they get COVID-19. A healthcare provider will help decide which treatment, if any, is right for you.

Tests

Have a supply of COVID-19 self-test kits at home and know when and how to use them.

<https://www.cdc.gov/coronavirus/2019-ncov/testing/self-testing.html>

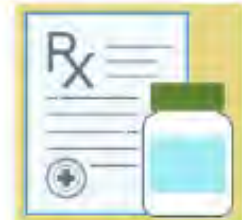
- If you have symptoms of COVID-19, test immediately.
- If you test positive, treatments are available that can reduce your chances of hospitalization and death.



Treatment

Have a plan to contact a healthcare provider right away if you test positive.

- Don't delay: Treatment must be started within days after you first develop symptoms to be effective.



Healthcare provider

If you don't have a healthcare provider, consider telehealth options or contact a Test to Treat site to get tested, evaluated, and treated in one location.

- Test to Treat locations: <https://covid-19-test-to-treat-locator-dhhs.hub.arcgis.com/>

Take precautions

COVID-19 in your Community: Keep track of your COVID-19 Community Level and use it to guide your precautions: <https://www.cdc.gov/coronavirus/2019-ncov/your-health/covid-by-county.html>

Vaccines

Stay up to date on vaccines. Know when to get a booster:

<https://www.cdc.gov/coronavirus/2019-ncov/vaccines/stay-up-to-date.html>

Ventilation

Spend time outside and improve indoor air quality at home by opening windows and using adequate filtration.



Masks

Masks are recommended for those at high risk when COVID-19 community levels are medium and for everyone when levels are high. Learn more:

<https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/about-face-coverings.html>



Illinois NAHRO (ilnahro.org)

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

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Recognize COVID-19 symptoms

- Fever or chills
- Cough
- Shortness of breath or difficulty breathing
- Fatigue
- Muscle or body aches
- Headache
- New loss of taste or smell
- Sore throat
- Congestion or runny nose
- Nausea or vomiting
- Diarrhea



Emergency warning signs for COVID-19

- Trouble breathing
- Persistent pain or pressure in the chest
- New confusion
- Difficulty waking or staying awake
- Pale, gray, or blue-colored skin, lips, or nail beds, depending on skin tone



This list is not a full list of all possible symptoms.

Call your healthcare provider if I have any other symptoms that are severe or concerning to me.



If I have symptoms Date my symptoms started: _____

1. Get tested right away (within 24 hours or as soon as possible).
2. Call my healthcare provider right away and see if I am eligible for treatment.



If I test positive

1. Call my healthcare provider and see if I am eligible for treatment.
2. Isolate at home for at least 5 days.
3. Tell people I had recent contact with that they may have been exposed.
4. Wear a high-quality mask for 10 full days anytime I am around others inside my home or in public.
5. Monitor my symptoms.



If I am exposed to COVID-19 Date of exposure: _____

1. Get tested at least 5 days after I was exposed.
2. Watch for symptoms for 10 days.
3. Wear a high-quality mask for 10 full days any time I am around others inside my home or in public.



Things to consider if I get sick

- Transportation
- Room to isolate
- Help at home
- Childcare
- Pet care
- Food
- Cleaning supplies
- Hand sanitizer
- Fill all prescriptions
- Masks
- Over the counter medications



COVID-19 testing near me

Community testing sites: <https://www.hhs.gov/coronavirus/community-based-testing-sites/Index.html>

Address

Phone #

Test to Treat locations: <https://covid-19-test-to-treat-locator-dhhs.hub.arcgis.com/>

Address

Phone #

My medical information

Medical conditions

Allergies

Medications

Supplements

Disabilities

My healthcare providers

Name

Phone #

Name

Phone #

Name

Phone #

Talk with your healthcare provider about telehealth options and what medications to have on hand at home.

How to contact my provider after hours:

If you don't currently have a healthcare provider, reach out to your community health center to find one:

<https://findahealthcenter.hrsa.gov/>

My pharmacy

Pharmacy

Phone #

My COVID-19 vaccinations

Name of vaccine

Where I got my COVID-19 vaccinations

Dates of primary series

Dates of booster(s)

Types of booster(s)

Contact information for family/friends

Name

Phone #

Name

Phone #

Name

Phone #



<https://www.nahro.org/>

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

cdc.gov/coronavirus

The Waukegan Housing Authority is currently accepting applications/ resumes for ASSISTANT PROPERTY MANAGER -We are currently seeking an Assistant Property Manager to join our team! As an Assistant Property Manager, you are primarily responsible for providing comprehensive support in all aspects of property operations, including work orders, building maintenance, inventory analysis, reporting, property management, customer service, maintenance, make ready process, and administrative activities. May perform work in various locations as needed and assigned. Evening, on call and weekend work may occasionally be required. Duties include but are not limited to collecting rents and other charges; follow-up on delinquent accounts; day-to-day maintenance of physical properties; resident relations; and establishment of liaisons with agencies or organizations supplying services to the projects and residents. Work requires the exercise of mature, independent judgment, tact in dealing with all types of people in stressful situations, thorough knowledge of pertinent Authority policies and the Department of Housing and Urban Development regulations, as well as state and federal laws regarding evictions. Work is reviewed primarily through conferences, review of reports and evaluation of results obtained.

The Springfield Housing Authority is now accepting applications/ resumes for DIRECTOR OF HOUSING CHOICE VOUCHER. This is a responsible senior management position involved in short/long-term planning for the Housing Choice Voucher (HCV) Programs. The incumbent is responsible for budget development and administration, fraud control, utility allowance, rent reasonableness, comparability studies, as well as the development of the HCV Administrative Plan and Management Agreement between the Authority, HUD and developers to ensure that all parties comply with the provisions of HCV Programs.



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

FIND YOUR FUTURE



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

www.ilnahro.org/careerOpp.aspx



Illinois NAHRO (ilnahro.org)

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Registration Open for NAHRO's Washington Conference!

March 22-24, Omni Shoreham Hotel, Washington, DC

After three years of virtual conferences, we're thrilled to be back in the nation's capital with hundreds of housing advocates and thought leaders! We'll hear the latest from HUD and the Hill at the Washington Report, get the latest program and policy updates from HUD staff, hear from experts, and make ourselves heard on Capitol Hill!

At this conference, we'll also kick off NAHRO's 90th anniversary celebration! Join us to celebrate nearly a century of being the leading housing and community development association as we look back on our storied history and move forward into the future.

Events include:

- Our up-to-the-minute Washington Update
- A celebration of our Awards of Excellence winners
- HUD policy and program updates
- Exciting guest speakers
- The winners of our Legislator of the Year awards
- The presentation of our What Home Means to Me poster calendar contest grand prize winner
- The highly anticipated Washington Reception
- And more!

Don't miss your chance to make an impact in Washington, D.C.!

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.



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





ROCK

PAPER

SCISSORS!!!

PEOPLE THOUGHT WEATHER FORECAST WAS A SCIENCE



Handwritten signature