Spring has sprung. . . .well almost!!! As we draw to the close of the first quarter of 2018 the first few months have been extremely busy in Washington, D.C. Congress passed and the President signed the fiscal year (FY) 2018 omnibus spending package. Some of the highlights include:

- **Public Housing Capital Fund**: $2.75 billion, a 42 percent or $808.5 million increase
- **Public Housing Operating Fund**: $4.55 billion, a 3 percent or $150 million increase
- **Rental Assistance Demonstration**: cap is increased to 455,000 units and the deadline is extended by 4 years
- **Choice Neighborhoods**: $150 million, a 9 percent or $12.5 million increase
- **Section 8 Housing Assistance Payment Renewals**: $19.6 billion, a 7 percent or $1.245 billion increase
- **Family Self-Sufficiency**: $75 million, level funding
- **Section 8 Project-Based Rental Assistance**: $11.515 billion, a 6 percent or $699 million increase
- **Community Development Block Grant**: $3.3 billion, a 10 percent or $300 million increase
- **HOME Investment Partnerships**: $1.362, a 43 percent or $412 million increase
- **Housing Opportunity for Persons with AIDS**: $375 million, a 5 percent or $19 million increase
- **Homeless Assistance Grants**: $2.513 billion, a 5 percent or $130 million increase

Additional information on the Omnibus Bill is later in this issue and you can find an in-depth summary at [www.nahro.org](http://www.nahro.org).

Furthermore, the Federal Housing Finance Agency (FHFA) published the Affordable Housing Program Amendments Proposed Rulemaking in the Federal Register on March 14th. Comments for this proposed rule is due on May 14th. The published document is lengthy; however, I would encourage you to read it and provide comments to the FHFA. The proposed amendments would provide banks additional authority to allocate their AHP funds; provide the banks authority to design and implement their own project selection scoring criteria, subject to meeting certain FHFA-prescribed outcome requirement. Other areas in the proposed rule include: Program Administration and Governance; General Funds and Targeted Funds as well as Outcome Requirements for Statutory and Regulatory Priorities. Your voice matters and your voice is important, so I hope you will take the time to let your voice be heard.

Finally, the NCRC Conference is fast approaching!! If you have not done so already, please take time today to register – there is still time!! Keynote speakers include NAHRO President, Carl Richie; HUD Region 5 Director, Joseph Galvin and NAHRO CEO, Adrianne Todman.

**Register Today!** The conference begins April 30th!

Happy Spring!!

**Jackie L. Newman**

ILNAHRO President
State Journal Register – Springfield, IL – Springfield aldermen voted unanimously Wednesday to approve using $1.2 million from the Far East Side tax increment financing district fund to improve the roads in Poplar Place, a troubled housing complex. The request is part of a larger plan by a developer to invest $21.9 million into overhauling the subdivision by turning 77 of its townhomes into two-, three- and four-bedroom single-family homes.

The TIF dollars will be awarded to a group led by Jim Bergman, owner of Iceberg Development Group. The money will be granted toward the end of the project and only if the development group can get the project’s financing in order. A large part of the costs will be offset by low-income housing tax credits, which the group is seeking through the Illinois Housing Development Authority.

The request was fast-tracked through the Springfield City Council process and voted through during a special council meeting because of an IHDA deadline at the end of the month. Bergman has said money to redo the one-way roads is pivotal to the project.

The roads, which are privately owned by the subdivision’s current landlord The Related Companies, are riddled with potholes and are uneven. The city has tried to force Related’s hand through court proceedings since 2014. They struck a bargain once the company negotiated with Iceberg to take on the new project. The city will write of a letter of support for the redevelopment to IHDA, Mayor Jim Langfelder said. Calling Poplar Place a “high-crime” area, the mayor said the city is trying a “holistic approach” to improve the area.

There is a demand for affordable housing in Springfield, according to Springfield Housing Authority executive director Jackie Newman, who attended Wednesday’s meeting. There are about 1,000 people on SHA’s waiting list, she said. Though SHA won’t operate or own the new Poplar Place, it is partnering with the developer to work on project-based housing vouchers. “The redevelopment — what has been presented to us — is a vast improvement over what’s currently there,” Newman said.

SPRINGFIELD, Ill. (WICS/WRSP) -- More than a million dollars were just approved in a special council meeting Wednesday to help renovate Poplar Place on Springfield’s east side. $1.2 million will come from city TIF funds and will be used to repair the roads. The project will cost the investor $21.9 million. That money will be used to renovate the Poplar Place area.

The safety of the area and condition of the roads have long been questioned. This redevelopment idea really took off last summer when a developer teamed up with the fire department to look into the logistics of the construction.

Mayor Jim Langfelder said he is glad to see it moving forward. "New greenway space and I think it's 77 houses and 11 duplex housing units. So, it'll be a lot less dense, so it's a win-win for everybody," Langfelder said. Alderwoman Doris Turner has also been working to get this 18-month project started. Mayor Langfelder said they expect the new management company to be here starting things up in March. One model home was built in Poplar Place to give the city an idea of how they would all look.
ROCKFORD, Ill. (WIFR) -- As the demolition date approaches for Brewington Oaks, the Rockford Housing Authority scrambles to help residents of the apartment complex find a new place to live.

The RHA says about 160 people are affected. The U.S. Department of Housing and Urban Development recently approved tenant vouchers for the residents. Those vouchers help those in need of a place to live find a spot outside of the RHA.

"We always work with our residents to make sure that it's affordable, safe, that it meets standards," said Owen Carter, RHA director of housing operations. "We will work with other housing authorities, wherever they choose. We'll be in contact with them through our resident services department. They are working together to make sure it's an appropriate placement."

RHA leaders also met with local landlords in the search for new housing arrangements. The Brewington Oaks apartments are expected to come down sometime this year.

Federal Home Loan Bank (FHLB) - Workshops

We recently announced a series of 2019 Affordable Housing Program (AHP) application workshops. During these half-day complimentary workshops, we’ll cover program eligibility, project feasibility, and changes to the scoring guidelines. FHLBank Chicago member institutions, potential sponsors, project consultants, and other interested parties are encouraged to attend. We’d also welcome any interested members of our Community Investment Advisory Council.

The workshops will be held:

April 17: Bloomington
April 23: Stevens Point
April 24: Madison
April 25: Milwaukee
May 1: Chicago
Participating in MTW can be a smart move for your agency and your community. But like anything new and innovative, it can also be challenging. HAI Group is here to help – our newly updated MTW Resources page has the latest information you need to navigate the program. We’ve updated the MTW Guide, added an expert Q&A about the Cohort 1 application process, posted an interview with two long-time MTW participants, highlighted relevant research, and more.

You will learn:

- The benefits and challenges of the MTW program
- How to plan, build support for, and develop your MTW application
- MTW activities your agency can implement
- What early participants wish they’d known when they were starting out
- Why baseline data collection is so important—and why it’s such a challenge
- What you’ll need to do if you’re selected to receive an MTW designation
- More!

Questions? Contact Keely Stater, PhD, Director of Research and Industry Intelligence, at 800-873-0242, x 222 or kstater@housingcenter.com.

2019 – ILNAHRO Poster Contest

Illinois NAHRO is partnering with North Central Regional Council of NAHRO (NCRC) and National NAHRO to promote the “What Home Means To Me” Contest. The poster contest provides an opportunity for children residing in affordable housing and community developments owned or administered by NAHRO agency members to reflect the national theme of “What Home Means to Me”.

Youth who submit posters must be in grades K-12, reside in affordable housing assisted directly, supported under community development, or participants in affordable housing programs administered by a NAHRO member agency. Winners of the state contest entries will be submitted by IL NAHRO to NCRC for the regional competition. NCRC will select three winners – one from each age category—and will forward those winners to national competition in Washington, D.C. IL NAHRO will NOT accept a submission from an individual youth.

The deadline for submission of posters is Friday, March 22, 2019. Return all entries to:

Kim Holman-Short  
c/o Bloomington Housing Authority  
104 E. Wood Street  
Bloomington, IL 61701

All posters contest rules can be found at: https://www.housingamericacampaign.org/what-home-means-to-me.html.
CR&D Updates – Bill Pluta (Director of SPAR, IHDA)

Federal Legislation

Appropriations

After passing two Continuing Resolutions last year and experiencing a 35-day partial federal government shutdown, Congress finally approved the remaining appropriations bills on February 5, 2019 for the FFY 2019 budget, which included all of HUD’s programs. Highlights included the following programs and funding levels:

- CDBG: $3.3 Billion, level funding to FFY 2018
- HOME: $1.25 Billion, a $112 Million reduction /also extended the waiver of the 24-month funding commitment to CHDOs
- Homeless Assistance Grants: $2.63 Billion, a $123 Million increase; HUD also announced FFY 2018 Continuum of Care grants; Illinois’ 20 agencies received a combined $116 Million in funding.
- HOPWA: 393 million, an $18 million increase
- Section 202/elderly housing: $678 Million, level funding
- Section 811: $184 Million, all for renewals except $30 Million in new funding
- Tenant-Based Rental Assistance (HCVs): $20.3 Billion, a $713 Million increase
- VASH: $40 Million, level funding
- Family Unification: $20 Million, level funding
- Section 8 Project Based Rental Assistance: $11.7 Billion, a 4232 million increase
- Public housing Capital Fund: $2.75 Billion, a $25 Million increase
- Funding of a voluntary Mobility Demonstration Program at $25 Million
- USDA-RD Section 502 Homeownership Direct Loans $1.1 Billion at level funding
- Section 502 loan Guarantees: 424 Billion, level funding
- Section 515 MF Direct Loans: $40 million, level funding
- Section 521 Rental Assistance: $1.3 billion (for existing properties)
- Section 538 MF loan Guarantees: $230 million, level funding
- Section 542 Rural Voucher Assistance: $27 million, a $4 Million increase
- USDA was also directed to incentivize PHAs and non-profits to take over ownership of USDA-funded rental housing properties

Regarding the FFY 2020 budget, it has been delayed. The Administration anticipates releasing it the week of March 11th, with more detailed Congressional budget justifications and policy proposals the next week. Congress also must deal with sequestration as was authorized by the Budget Control Act of 2011, which would reduce funding in all domestic assistance and defense programs by 9%. Congress is expected to pass legislation that would lift these spending caps prior to an FFY 2020 budget moving forward.

Substantive Legislation

There were a number of housing-related bills pending in the 2018 Congress which expired, so will need to be re-introduced in the current 116th session to be reconsidered. One major bill expected to be re-introduced is the:

- **Affordable Housing Credit Improvement Act**: It is comprehensive legislation that would strengthen the Low-Income Housing Tax Credit Program by providing a 50% cap increase, new flexibility, simplifying program requirements, supporting the preservation of existing affordable housing, facilitating development in challenging markets and hard-to-reach populations, and other modifications. Major changes include: establishing a permanent minimum 4% credit for acquisition and bond-financed properties: allowing income averaging for bond-financed projects; integrating VAWA into Section forty-two (42) clarification of general public use, especially for veterans; establishing a State-determined basis boost for bond-financed properties; basis boost for rural projects; bond recycling; and promoting energy efficiency.
• **Bipartisan Housing Finance Reform Act:** There is also Draft Bill – anticipated for the Bipartisan Housing Finance Reform Act. It would eliminate Fannie Mae and Freddie Mac, moving most of their functions into Ginnie Mae, which would become the primary source of mortgage guarantees.

• **Infrastructure:** Finally, there may be a major infrastructure bill proposed in Congress. NCSHA is advocating that affordable housing development be part of that effort if undertaken.

**Opportunity Zones**

Established by the Tax Cuts and Jobs Act of 2017 (P.L. 115-97), Congress has created a new community development program that encourages long-term investments in low-income urban and rural communities. The Opportunity Zone Program provides tax incentives for investors to re-invest unrealized capital gains into Opportunity Funds. Opportunity Funds are private sector investment vehicles that invest at least 90% of their capital in Opportunity Zones. Governors in all 50 states and territories were authorized to identify 25% of the of the total number of low-income census tracts in their state as Opportunity Zones, using the definition that each qualifying census tract has a poverty rate of at least 20%, or tracts do not exceed 80% of the statewide or metropolitan area median family income. In Illinois, the Department of Commerce and Economic Opportunity serves as the lead technical assistance agency in implementing this new program, and the Governor designated 327 opportunity zones throughout the state in 2018. See DCEO’s website to find its mapping tool to determine if an area is designated: [https://www2.illinois.gov/dceo/Pages/OppZn.aspx](https://www2.illinois.gov/dceo/Pages/OppZn.aspx).

The Opportunity Zone program includes tax incentives to encourage investment and includes a temporary tax deferral for capital gains reinvested in an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the Opportunity Zone investment is sold or December 31, 2026. Also included is a step-up in basis for capital gains reinvested in an Opportunity Fund. The basis of the original investment is increased by 10% if the investment is held for at least 5 years and 15% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation. Also, the investor receives a permanent exclusion from taxable income of capital gains is in an Opportunity Zone and held for at least 10 years. Opportunity Zones are meant to complement New Market Tax Credits, not replace them. NMTC is a debt vehicle and Opportunity Zones are an equity vehicle. The Opportunity Zone program does not provide an upfront subsidy to investors, instead its incentives are linked to the duration of the investor’s commitment to Opportunity Zone’s investments.

The Internal Revenue Service published proposed rules in the Federal Register on October 28, 2018 and had a December 28, 2018 deadline for its public comments period. While it appears that market-rate and affordable housing are eligible uses under Real Estate, many states are awaiting further IRS guidance in this area, especially related to combining Opportunity Zone funds with other federal tax credits.

**State Legislation**

Three housing-related bills were passed into law in the 100th Illinois General Assembly in 2018. They were as follows:

- **P.A.100-0654/HB 4951:** This law amended the Security Deposit Return Act by providing that for a written lease that specifies costs, the costs specified shall be for damage beyond normal wear and tear and reasonable to restore the leased premises to the same condition at the time the lease began. Took effect on July 31, 2018.

- **P.A. 100-1021/SB 3081:** Amends the Housing Authorities Act; requires each Public Housing Authority to provide, upon request by an applicant for a Housing Authority’s public housing, a Housing Choice Voucher or other housing owned or operated by a Housing Authority, for which the Housing Authority manages a waiting list, specific information. The Housing Authority shall provide the applicant with information on that applicant’s position on the waiting list within ten business days. Effective January 1, 2019.

- **P.A. 100-0723/SB 2996:** Regarding the testing of elevated lead poisoning blood levels, replaces the State’s statutory definition with the standards used by the federal Centers for Disease control (CDC) regarding the inspection of regulated facilities occupied by children. Also requires reporting of results within 48 hours. IDPH is to develop rules in this area. Effective January 1, 2019.

- **P.A. 100-1133/HB 5542:** Requires mortgage activity reports to be submitted to IDFR using Nationwide Multi State Licensing registration system (NMLS). Exempts non-profits focused on affordable housing from having to obtain a residential mortgage license.

Other housing bills introduced last session but not passed into law included the following:

- **SB 3512 – Rent Control Act**
Repeals the Rent Control Pre-Emption Act of 1997 and replaces it with county-level rent control boards, specifically targeted to 60%-120% AMI or below households, each with elected Board members and specific statutory responsibilities. Subject to major amendments.

- **HB 5965:** Provides eligible organizations with a waiver of unpaid local property taxes on properties that have been vacant for at least three years.

In addition, it is anticipated that a major State-level infrastructure bill will be proposed this session as well. A number of affordable housing organizations in Illinois are advocating that any such effort also includes affordable housing funding. These groups include Illinois Housing Council, Housing Action Illinois, Enterprise Community Partners, Corporation for Supportive Housing, Chicago Rehab Network, and Supportive Housing Providers Association.

Finally, the current session of the 2019 Illinois General Assembly is scheduled to adjourn on May 31, 2019.

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**Employment Opportunities**

- **Peoria Housing Authority**
  (Please contact Bret Stone at 309/676-8736, Ext. 17316 for complete information on these position vacancies.)

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**JOB SUMMARY**

Plans, directs, and oversees implementation of comprehensive security systems for the protection of individuals and PHA properties; investigate various crimes against clients, tenants and staff; monitor the compliance of the contract between the City of Peoria Police Department and the Peoria Housing Authority to provide police protection for the residents of the Authority.

The incumbent will administer the safety and security division of the Peoria Housing Authority with an emphasis on such activities as operational problem solving, personnel and resource allocation; identify training needs; develop policies and procedures; plan and project future needs.

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**JOB SUMMARY**

Responsible for managing the procurement and contract administration for the Housing Authority’s modernization programs, extraordinary maintenance, betterment, and additions; affordable housing development; housing authority wide procurement and contract administration; section 3 and 504 compliance; and the housing authority business certification program.

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(*Visit [www.ilnahro.org](http://www.ilnahro.org) to view the complete job descriptions)
## UPCOMING CONFERENCES

### Professional Development

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<th>Date</th>
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<td>3/6/2019</td>
<td>Preparing for Lease Termination, Hearing &amp; Trial</td>
<td>Clifton C. Martin</td>
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<td>3/11/2019</td>
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<td>Marsha J. Parham-Green, CME, MA, MNPM</td>
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<td>3/13/2019</td>
<td>Public Housing Manager (PHM) w/ Certification Exam</td>
<td>Sharon L. Carlson, CME</td>
<td>Livonia, MI</td>
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<td>3/15/2019</td>
<td>Excellence in Customer Service</td>
<td>Deborah Jackson</td>
<td>e-Learning; Online</td>
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<td>3/18/2019</td>
<td>Housing Quality Standards (HQS) w/ Certification Exam</td>
<td>Georgi Banna Esq</td>
<td>Glen Burnie, MD</td>
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<tr>
<td>3/18/2019</td>
<td>Public Housing Manager (PHM) w/ Certification Exam</td>
<td>Veronica Bukowski</td>
<td>Vineland Housing Authority, 334 Axtell Avenue, Vineland, NJ 08360</td>
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<td>Preparing for HAP Termination</td>
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<td>3/25/2019</td>
<td>HCV Occupancy, Eligibility, Income &amp; Rent Calculation (HCVOEIR) w/ Certification Exam</td>
<td>Dennis Morgan</td>
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<td>3/28/2019</td>
<td>Affordable Housing ABCs: A Guide for new Commissioners &amp; new staff</td>
<td>Georgi Banna Esq</td>
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<td>Stacy L. Spann</td>
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<td>4/24/2019</td>
<td>Section 3</td>
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<td>4/25/2019</td>
<td>Procurement &amp; Contract Management Refresher</td>
<td>Georgi Banna Esq</td>
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### 2019 Annual Convention & Exhibition

The 2019 Annual Convention & Exhibition is scheduled for June 2–5, 2019, and will be held at the Marriott Harbor Beach Resort & Spa in Fort Lauderdale, FL. EDEP courses to be held May 31 – June 1, 2019.
Membership Renewals

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.

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 form located at the link below and return it with the appropriate payment to:

ILNAHRO
Jackie L. Newman, President
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.

Membership Application and Renewal Form

IL NAHRO – 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 served; are financially and programmatically viable for our industry; are flexible, reduce regulatory burdens and promote local decision-making.
• 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.
TRANSFORMING?
We’ve got you covered—
no matter how dramatic the change.
Builder’s risk
D&O
Loss of tax credits
Property
Liability
Excess liability
FOR MORE INFORMATION
Contact Ken Merrifield today at
800-873-0242, x 291 or at
kmerrifield@housingcenter.com.
www.housingcenter.com
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 IL NAHRO membership and posted on the IL NAHRO 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:

<table>
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<th>Finished Ad Size (width x length)</th>
<th>Cost Per Issue</th>
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**Website Company Link**

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

*Return form to IL NAHRO, Springfield Housing Authority, 200 North Eleventh Street, Springfield, IL 62703.*

**Company Name:**

**Contact Person:**

**Address:**

**City/State/Zip:**

**Phone:**

**Amount Enclosed:**

**Paid With Check #:**

**Ad Size (Circle)**

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<td></td>
<td>October</td>
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</table>
President
Jackie L. Newman, Executive Director
Springfield Housing Authority
(217) 753-5757, Ext. 206
jackie.newman@sha1.org

Senior Vice President
Alan Zais, Executive Director
Winnebago County Housing Authority
(815) 963-2133
alan@wchauthority.com

Secretary
Vacant

Treasurer (Interim)
Alan Zais, Executive Director
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(815) 963-2133
alan@wchauthority.com

Vice President—CR&D
William Pluta, Director of SPAR
IHDA
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wpluta@ihda.org

Vice President—Housing
Kim Holman-Short, Retired

Vice President—Professional Development
Kate Brown, Senior Housing Research Specialist
Elevate Energy
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Vice President—Member Services
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Vice President—Commissioners
Vacant

Vice President—International
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Legislative Liaison
David Young, Director of Technical Assistance
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NCRC At Large Representative—2 Year’
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Housing America/Poster Contest
Kim Holman-Short, Retired