

NE NAHRO NEWSLETTER

Winter Newsletter

January 2009

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President's Report

A week from the day of this writing, we will have a new President and presumably we'll begin a different course than the one set for us over the previous eight years.

Whether you believe this to be a good or bad thing is irrelevant, the fact of the matter is things will most likely change and we will need to deal with that. To begin with, President Elect Obama has named Shaun Donovan as his HUD Secretary designee with confirmation hearings to begin January 13, 2009. Obviously it does not appear that current HUD Secretary Steve Preston will be retained when the Obama Administration begins. I would like to thank Secretary Preston for leading HUD during a very difficult period of time. Should Secretary of HUD Nominee Donovan receive confirmation, he will inherit a mess in the mortgage housing industry, a huge backlog of capital needs in our public housing industry,

fallout from underfunding of our Operating Subsidy, a movement to revamp our Section 8 Program and many other issues that will need to be dealt with.

There have been some real discussions about increased capital fund money, potentially even being distributed very soon in the form of or attached to an economic stimulus package. Some within NAHRO even believe this is not a question of if but more a question of when this will occur. I'm not sure I completely share their optimism but we'll see. I do feel that the fact that President Elect Obama is discussing this and believes more capital fund money is needed is a good thing (at least for those of us who feel as though our industry has been underfunded).

One last item I thought worthy of reporting to you on the federal front. One of the housing authorities I deal with is currently paying flood insurance as the agency is located in a flood

plain. For those of you who are also paying for flood insurance, you are well aware that this type of insurance is most likely costing you more than your normal property insurance. In addition, under the current Operating Subsidy rules, there is no means of reimbursing our agencies for these astronomical costs. I have contacted Nation NAHRO regarding this issue which they were previously unaware of. They have responded to this request by putting together a piece of legislation that would deal with this issue as an add-on subsidy to the Operating Fund. NAHRO is attempting to fold this legislation in with a bigger package that also deals with flood insurance only on a broader scope. National NAHRO staff were somewhat optimistic that this legislation will move forward. I'll keep you posted.

Statewide, Nebraska NAHRO just wrapped up a very successful 2008 with a great fall conference in Omaha,

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Thank you to those that have already sent in your Membership Dues for 2009. If you have not yet done so I will be watching the mail for their arrival. Memberships are Due March 1st.

NE. Stan Timm, Rachelle Tucker and the whole Omaha staff did a great job putting this together and I thought the material and trainings were excellent. In trying to give you all the whole Nebraska experience, we are going to the other side of the state in 2009 as our Fall Conference will be held in Scottsbluff. Nancy Bentley and her staff will do a great job and I am excited to spend some time in the western part of our great state.



Sue Kleider and the professional development committee have some great training's scheduled in 2009 so please be sure to attend as many of those as you can. I also encourage you or your staff to attend the second annual maintenance conference presented by our Maintenance Committee and Chairperson Rick Lehl.

I want to officially thank Arson Rayford, who is no longer with the Omaha Housing Authority for his

service on the Nebraska NAHRO Board. Arson was a great representative and he will be missed. The NE NAHRO Board has appointed Rachelle Tucker to replace Arson, also with the Omaha Housing Authority and we welcome her to our Board.

Respectfully Submitted,

Rick Ruzicka
NE NAHRO President

Wow – there are so many opportunities coming up for Housing Authorities to be involved in housing development. I know everyone is busy, but these are truly great opportunities to network with other housing providers and put **YOU** in the **KNOW!**

Just to name a few – There's the:

- 1) Nebraska Investment Finance Authority Conference
At the Marriot in Omaha
January 27th and 28th
Get the early bird discount – Register by January 16th.
Cost - \$100
Register at www.nifa.org

“The Nuts and Bolts of Property Management or Purchase of a Rural Development Property” Webinar on February 12th. – hosted in USDA offices in Norfolk, Lincoln, Kearney and North Platte. A Scottsbluff site would be developed as well. Cost – **FREE**.

NEBRASKA NAHRO WILL BE COORDINATING THE REGISTRATIONS

2009 Fair Housing Conference
Tuesday **April 21** 1-5 PM & Wednesday **April 22nd** 9AM – 5 PM
Cornhusker Marriot
333 South 13th Street
Lincoln, NE 68508
NEW SESSION JUST FOR PUBLIC HOUSING AUTHORITIES
Registration brochures mailed in February
For more information pvenslooten@lincoln.ne.gov

PROFESSIONAL DEVELOPMENT

By the time you receive your newsletter it may be too late to register for the **Strategic Planning, Agency Planning and Policy Seminar** to be held for one and one-half days on January 22nd & 23rd, 2009, at the Holiday Inn in Kearney, Nebraska. Seventeen Executive Directors, Management Staff and Board Members have registered to attend this workshop. The cost of the seminar is a bargain at \$350.00 which includes coaching from a National NAHRO facilitator, Ken Miller. This interactive course provides an understanding of strategy including planning, strategic initiatives, management and leadership. Relationships between strategy and the agency's vision and mission, and how strategic plans fit with HUD's planning expectations will be explored. It also deals with the development of agency capacity to achieve its goals in the context of the strategic plan. And, finally, discussion will cover the development and implementation of policies consistent with agency goals. The policies - in conjunction with the budget - are how the agency pursues its mission. The seminar is recommended for Executives Directors/CEOs, Management Staff, and Commissioners.

Commissioners Fundamentals training needs to gear up for 2009. Executive Directors and Commissioners, please contact any of the Professional Development

Committee members if you are willing to sponsor training at your housing agency for agencies located in your area or region. Five Nebraska NAHRO trainers are licensed to provide training in-state and they are excited to share a wealth of information with you and your commissioners.

The one on one interaction becomes an integral part of the training process as other commissioners share their ideas on what a commissioner's role is, policy making, ethical practices and agency oversight. **DIRECTORS** - talk to your commissioners today!!!

REGISTRATION FORMS FOR THE 2009 MAINTENANCE CONFERENCE ARE INCLUDED IN THIS NEWSLETTER AND WILL BE POSTED ONLINE. REGISTRATION DEADLINE IS MAY 20, 2009. EXECUTIVE DIRECTORS PLEASE SHARE THIS IMPORTANT INFORMATION WITH YOUR MAINTENANCE DEPARTMENT AND HELP GET THEM REGISTERED SOON.

SPRING WORKSHOP - Thursday, April 23rd, 2009, Kearney Holiday Inn
Topics suggested are:
PHAS III
HUD Management Reviews
Going Green - Nebraska En-

ergy Office
FDS & Record Keeping Best Practices- with a fee accountant
The success of No Smoking Policies
Section 8 separate sessions on Rent Calculations, Portability/Roundtable, S8 Management Reviews
Presentation of the NE NAHRO Scholarship awardee at the luncheon

Other trainings outlined in our 2009 schedule are as listed.

March - Maintenance Management - \$575 - 3 day
June - Advanced Inspection - Section 8 and Public Housing - \$475 - 2 day
July - Procurement TBD

Sue Kleider, NE NAHRO Professional Development Chair
Committee Members: Linda Ebels, Cindy Haussler, Barbara Petska, Cindy Sahlfeld, Ute Wojtalewicz



September 15, 16, and 17, 2009

*“Pioneering Housing Opportunities -
Survival in Challenging Times”*

Join us in Gering, Nebraska
for the Best Housing Conference Ever!

Rooms are available by asking for the Nebraska NAHRO block at the
Monument Inn and Suites @ \$62/night (right next door to the conference center)
1-866-436-1950

Nancy is getting prices to charter a bus through Arrow – starting Omaha and heading West –
Just like the Pioneers – only the trail will be clean, safe and fun
as you network with other housing authority directors and staff. Email Nancy at
sbha@charterinternet.com if you are interested in riding the bus so she can
estimate numbers and costs before the registration goes out!



NOTICE OF RURAL DEVELOPMENT TRAINING SEMINAR FEBRUARY 12, 2009

Per a request from NAHRO, our Agency will present a seminar entitled “How to Purchase Rural Development Financed Properties.” This seminar will be held from 10:00 AM to 3:00 PM CST in five locations in Nebraska. There will be a one hour break for lunch from noon to 1 PM. Lunch will on your own. The presentation will be via webcast at each location and seating will be limited.

Topics will include: Prepayment, the Transfer of Ownership Process, Forms Required, and will allow time for questions and answers during the seminar. All attendees will receive a packet of information and forms. The seminar is open to the public as well as NAHRO members. All attendees must register in advance and must submit their registration no later than Friday, February 6th, 2009 to Heather Looper at: 1820 SW 25th St., Lincoln, NE 68522

Registration (one for each person attending)

Name of Attendee _____

Address _____

Telephone _____

E-Mail _____

Do you have any questions you would like addressed during the seminar?

Please indicate your preference for location:

Scottsbluff ___ North Platte ___ Kearney ___ Norfolk ___ Lincoln ___

Exact details on locations will be provided to all participants after registration.

2009

NEBRASKA NAHRO MAINTENANCE CONFERENCE

June 3rd & 4th

Wilderness Lodge & Conference Center
1220 East 23rd St.
Fremont, NE 68025
402-727-1110
800-743-7666
Fax: 402-727-4579

“PREPARED FOR EXCELLENCE”

Classes in:

Drywall
Appliance Repair
Plumbing
Electrical
Sprinkler Systems
Fire Extinguisher Training
Boiler System Maintenance & Repair
Complete Unit Turnaround
Roundtable for Small or Uncommon Repairs
Maintenance Forms

REGISTER NOW!!

CONFERENCE CHAIR: Ed Thilliander, Fremont Housing Agency 402-720-1264 or
402-727-4848

CONFERENCE CO CHAIR: Joe Belfiore, York Housing Agency 402-362-5900

NE NAHRO NEWSLETTER IS PUBLISHED QUARTERLY

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Send address and informational changes to:

NE NAHRO STATE SERVICE OFFICER
HEATHER LOOPER
1820 SW 25th St.
Lincoln, NE 68522
ne_nahro_sso@hotmail.com
Phone, Answering Machine and Fax
402-435-0941

Directory Changes:

Greeley—New ED Connie Steel

Chadron—New Email—
Heritage1@gpcom.net

Fremont—New Email-
fhauthority@qwestoffice.net

Gothenburg — New Email -
ghousing@qwestoffice.net

Woodriver—New Email -
wrha@cccusa.net

We're on the web!
nenahro.org

Calendar of Events



January 22-23 — Strategic Planning, Agency Development and Policy seminar, Kearney, NE , Kearney Holiday Inn

January 27th and 28th —Nebraska Investment Finance Authority Conference At the Marriot in Omaha

February 12th — “The Nuts and Bolts of Property Management or Purchase of a Rural Development Property” Webinar

Feb 20 Executive Board Meeting, Gothenburg, NE 9:00AM

March 1st — Membership Dues Due

April 21 & 22 — 2009 Fair Housing Conference, Cornhusker Marriot , Lincoln, NE

April 23rd — NE NAHRO Spring Workshop Kearney Holiday Inn

June 3 & 4 — NE NAHRO Maintenance Conference, Wilderness Lodge, Fremont NE Information: 402-727-4848 Ext 6 or fhamaintenance@qwestoffice.net