

# NE NAHRO NEWSLETTER

JANUARY

## FROM THE PRESIDENT'S CORNER

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**THANK YOU** Nebraska Housing Agencies!!! I was so very pleased with the number of SHARP support letters that were sent to Senator Mike Johanns and Congressman Adrian Smith. I have not heard word yet if Senator Johanns will sponsor the SHARP legislation, but we are very hopeful! If you have an opportunity to contact his local offices and tell your stories about your residents, housing, and the need for less regulation, less paperwork to offset less funding, please do so! Those are just a few of the benefits of the SHARP (Small Housing Agency Reform Proposal) could do for us! WE have room for any Executive Directors and Commissioners who want to attend Legislative Conference in Washington D.C. March 25-28. If you are interested in sharing a room or need information to register, please let me know. The more that go, the stronger the voice!

Professional Development is working hard to bring you an additional Commissioner Training in Sidney. The April 10<sup>th</sup> Spring Workshop in Grand Island will be outstanding! The NCRC (North Central Regional Council) NAHRO Spring Conference in Peoria, Kansas April 25-27 is coming soon, get more info at [www.housingcenter.com](http://www.housingcenter.com).

Scotts Bluff County and Sidney Housing Authority are teaming up to offer a Maintenance Conference July 11,12, & 13 – a full 2 ½ days of training on REAC, plumbing, electricity and more! Our PD ladies are working so hard for NE NAHRO members with the addition of a special “pre-Spring Conference Training on doing “More with Less!” with former HUD staffer, Pat Arnaudo coming to share some of her tips and tricks to help everyone with our new funding woes! This training will be on April 9<sup>th</sup> and very, very affordable! Good Job Anita and Tracy!!!!

I look forward to connecting with each and everyone of you at these meetings! If you have an issue you would like NE NAHRO Lobbyist to work on that could be helpful to you and other Housing Agencies, please let me know: [sbha@scottsbuffhousing.com](mailto:sbha@scottsbuffhousing.com) This is a member driven organization – we want to know and respond to your needs. Lastly, enjoy these warm January days...the gorgeous sunrise and sunsets...and enjoy some of those things on your “bucket list” – we’ll still have more to do tomorrow to make the world a better place for those in need!

Nancy J. Bentley, President

### SPECIAL POINTS OF INTEREST:

- **THANK YOU!!** Ne Housing Agencies
- **What issues would you like the NE NAHRO Lobbyist to work on?**

## Management Interactive Connection Network (MINC)

MINC is the system that allows owners and managers of USDA Rural Development (RD) financed properties to communicate and perform activities within our Agency's Multi-family Housing Integrated System (MFIS). Users of the MINC system can download financial information such as proposed budgets, year-end reports of actual operating expenses, tenant certifications, and make their payments to our Agency.

Project owners or managers can purchase software through various software vendors in order to transmit and receive data in RD's MINC system. Users can also access the MINC system without purchasing software packages to enter data through the Fill-A-Form option. Probably the most important use of the MINC system is to allow projects to view their project worksheets. Project worksheets contain data on the current tenants, vacancies, rental assistance provided to the property, and is essentially the monthly billing statement. Borrowers can review their project worksheet for accuracy and make corrections or release (process) their project worksheet to make their payment.

The MINC system is constantly being updated with new enhancements. Two of the newest features are the "Task Calendar" and the "Income Limits." The "Task Calendar" is a feature that enables management agents to view and print a list of due or overdue Supervisory Activities, Tenant Certifications, and open Findings for their properties. This feature was implemented to aid the Agency in following-up with Management Agents and also provides more information to the property's Management. A Management Agent can obtain a list, for example, of open findings, overdue documents, documents due in the future, scheduled servicing visits, and the status of Tenant Certifications. To access this feature Management Agents log into their MA User Account and select the "Task Calendar" option in the "Application Functions" menu on the left side of the screen. Select the property, and select one or more types of data to display as Supervisory Activities, Tenant Certifications, and Project Findings. Data can be searched by either status (due/overdue, due, or overdue) OR date range. The system will then reflect the activities requested based on the status selected and a list can be printed out.

Supervisory Activities are defined as planned activities according to a predetermined schedule or regulatory requirements. Examples of these activities include Submission of Financial documents, Affirmative Fair Housing Marketing Plans, Management Certifications, Supervisory Visits, Compliance Reviews, and Physical Inspections.

Findings are defined as when the Agency "finds" that a borrower is not operating in accordance with the loan or grant agreement, with Agency regulations, or with applicable local, State, or Federal laws. More detailed information on findings may be found in RD Handbook-3-3560, Chapter 9 at <http://www.rurdev.usda.gov/Handbooks.html>.

"Income Limits" displays the current income limits for each State. Again Management Agents will log into their MA User Account and from the "Application Functions" menu on the left side of the screen select "Income Limits", select the State, and then the county. A printable list can also be obtained with this feature.

## Member Services

I'm hoping several of you Executive Director's have tenants working hard on their NE NAHRO Scholarship application, so our Member Services Committee has a difficult time choosing a winner from all the excellent applications submitted. The applications must be submitted to Nebraska NAHRO, 1820 SW 25<sup>th</sup> St., Lincoln, NE 68522 by **January 15, 2012**. The winner(s) will be publicly recognized at the NE NAHRO Spring Workshop in Grand Island, April 10, 2012.

Heather Looper and I are currently working on up-dating the NE NAHRO Directory. If you have any new information to submit for your agency, please contact Heather or myself as soon as possible. We hope to have them ready to hand out at the Spring Workshop!

Peggy Christoffersen  
Member Services Committee

NE NAHRO  
NEWSLETTER

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# Nebraska NAHRO Conference

Kearney Ramada Inn ~ September 11-13, 2012



**Change Housing! Change The World!**

## Housing Report

By Chris Lamberty

### LB 1017 - Affordable Housing Trust Fund

Senator Conrad has introduced LB 1017, a bill in the Nebraska Legislature to do a one-time transfer of \$3.5 million from the general fund to the Nebraska Affordable Housing Trust Fund. As you recall, we unsuccessfully fought efforts to take money out of the trust fund during the last legislative session. This new bill is the result of collaboration between Nebraska NAHRO, the Nebraska Housing Developers Association, Midwest Housing Equity Group, and others to further the State's support of affordable housing. It is anticipated that the bill be referred to the Appropriations Committee. We will be asking for your efforts to support the bill, especially members in the districts of Senators on the Appropriations Committee.

Appropriations Committee members are: Sen. Lavon Heidemann, Chairperson, Southeast Nebraska; Sen. Danielle Conrad, Lincoln; Sen. Tony Fulton, Lincoln; Sen. Thomas Hansen, North Platte; Sen. John Harms, Scottsbluff; Sen. Heath Mello, Omaha; Sen. John Nelson, Omaha; Sen. Jeremy Nordquist, Omaha; and Sen. John Wightman, Lexington

### LB 1075 - Assessments of Tax Credit Properties

Senator Cornett has introduced LB 1075, which addresses the variations in county assessors' valuations of Low-income Housing Tax Credit properties. This bill would require the State's Property Tax Administrator assess Tax Credit properties, rather than the local county assessors. A number of NE NAHRO members have been interested

in finding a solution to this issue. Tom Huston, an attorney with expertise in this area, helped in the crafting of this bill. It is anticipated that it will be referred to the Revenue Committee.

Revenue Committee members are: Sen. Abbie Cornett, Chairperson, Bellevue; Sen. Greg Adams, York; Sen. Deb Fischer, Valentine; Sen. Galen Hadley, Kearney; Sen. LeRoy Loudon, LaVista/Gretna; Sen. Pete Pirsch, Omaha; and Sen. Paul Schumacher, Columbus

### Combined Operating and Capital Fund?

In the midst of all the 2012 funding notices and calculations, HUD is floating a new funding reform proposal for public housing – namely, to combine Operating Fund and Capital Fund into one stream. On the one hand they have suggested leaving them as separate funds, but allowing full fungibility between the two funds (similar to what agencies with less than 250 units enjoy). On the other hand they want to explore the full combination of the funds, a much more complex undertaking. They have floated the idea to industry groups and are proposing to set up working groups to review the following areas: Management and Financing; Funding Formula; Utility Incentives; and Reporting, Assessment, Monitoring and Oversight. NAHRO's national Housing Committee and staff have begun a discussion of the issue and are working on key principles on which to judge any specific proposal. If you have any thoughts or concerns or want more information on this topic, please email me.

If you have any questions, please feel free to contact me at 402-434-5551 or [chris@l-housing.com](mailto:chris@l-housing.com).



## Professional Development

Happy 2012!!! We hope to provide some great training opportunities in the upcoming year.

Professional Development finalized the outcomes of the Fall Conference/Training. Through the evaluation process we did confirm that several agencies would like to pursue certifications and endorsements. We will continue to work with NAHRO and approved training agencies to achieve these goals for our membership. We appreciate the assistance and patience in the midst of challenges. Congratulations to those who successfully passed their exams for their certifications. Be watching for future training that will assist you in achieving your training goals.

A Commissioner's Fundamentals Training was held in Nebraska City. Pat Hosick from Cozad provided this training. There were eight commissioners in attendance representing four housing authorities. Thank you to those agencies that sent commissioners.

We are currently working on the Spring Workshop which will be held in Grand Island at the Holiday Inn Midtown. Omaha HUD staff has confirmed their availability for the day but we have not confirmed the agenda. There will definitely be sessions for public housing and section 8. This will be completed in the near future. We will also be offering an extra pre-conference session with Pat Arnaudo. She is an ex-

HUD employee and helped write some of the regulations we follow. She is leading a session on "Doing More with Less". Watch for registration forms for this additional pre-conference educational opportunity that will be held on April 9<sup>th</sup> in Grand Island.

The Sidney & Scottsbluff Housing Authorities will be hosting a Commissioner Fundamentals training on February 23<sup>rd</sup> & 24<sup>th</sup>. This will be held in Sidney and the registrations have recently been sent out to the membership. We encourage those particularly in the western part of the state to send your commissioners for a great training.

The 2012 Fall Conference Committee have met and have worked diligently on putting together a great conference in Kearney on September 11<sup>th</sup>-13<sup>th</sup>. Mark the dates on your calendars.

Thank you all for supporting professional development and continue to share your request with us.

Anita Thoene  
Burwell Housing Authority

Tracy Wieckhorst  
Nebraska City Housing Authority



**NE NAHRO NEWS-  
LETTER**



Pre-Spring Workshop  
Session  
April 9th, 2012

We're on the web! [Nenahro.org](http://Nenahro.org)

## NEBRASKA CHAPTER OF NAHRO

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The Directory is being updated. Send in your changes to Heather Looper

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## CALENDAR OF EVENTS

February 10 2012 – NE NAHRO Executive Board Meeting, Fremont, NE

February 23-24, 2012 – Commissioner Fundamentals, Sidney NE (registration attached)

March 1, 2012 – Memberships due to Heather Looper

March 25-28, 2012 – Legislative Conference, Washington DC

April 9th, 2012 – Pre-Spring workshop, Grand Island, NE

April 10th 2012 – Spring Workshop, Grand Island, NE (registration Attached)

July 11-13, 2012 – Maintenance Conference, Sidney, NE

July 29-31, 2012 – National NAHRO Summer Conference, San Francisco, CA

September 11-13, 2012 – NE NAHRO Fall Conference, Kearney, NE

October 28-30, 2012 – National NAHRO Conference, Nashville, TN

