

Summer 2010

July



NEBRASKA CHAPTER OF NAHRO

NE NAHRO Newsletter

President's Report

Can't teach an old dog new tricks? Heard it through the grapevine? – Don't let one of these be your motto for 2010 – instead, sign up for the NE NAHRO FALL Conference in South Sioux City for the latest and greatest training ever! Connie Foust, Sheila Miller and Sue Kleider have teamed up to bring us a really terrific Conference, so please plan to attend. The price is right, the atmosphere on the river will bring peace and tranquility to you as well as a super lineup of presenters that will bring you up to date and don't forget the terrific opportunity to share with our ED's and their staff while you make money ??? on the riverboats!

We hope you are one of the lucky Executive Directors attending National NAHRO Summer Conference in Boston. Unfortunately some of us are staying home, dealing with wind, hail and flood damages close to a million dollars!

I hope that your summer finds you successful in your ARRA reporting or better yet, you are one of the Housing Agencies that has completed both your spending and reporting with the July reporting dead-lines, you can say "YEA"! Congratulations if you are 100% complete with your projects. Remember that your Congressional delegates will be home on recess from August 9



through September 10th. What an awesome time to show them your stimulus dollars for public housing Capitol Fund at work! While they are at your PHA advocate for the "Small Housing Authority Reform Proposal" (SHARP) sponsored by both NAHRO and PHADA and of course, adequate funding for both the Operating and Capitol Fund. With regards to HUD's PETRA (Preservation, Enhancement, and Transformation of Rental Assistance) initiative we hope you will support the notion that conversion of "some" public housing to Project Based Housing Choice or Rental Assistance Vouchers may work with appropriate funding....but the program should be voluntary.

Inside this issue:

Presidents Report Continued	2
Scholarship winner	2
2010 Fall Conference	3
Professional Development	4
2011 Profile of Nebraska Demo	6
Housing and Legislative	7-8
NCRC Save the Date Postcard	9
Calendar of Events	10

President's Report Cont.

We are still awaiting the results of NOFA's for both the Family Unification Vouchers as well as the RANE (Rental Assistance for Non-Elderly Persons with Disabilities) – several housing agencies in Nebraska have applied. Go to hud.gov and check out the topics, select grants and check out what is available. The new VASH voucher notice is reported to be out as well. These resources are sometimes available via lottery, sometimes by how well the grant is written....but you could be selected!



If you are interested in additional housing development, check out www.nifa.org for additional stimulus opportunities with TCAP and Section 1602 funding. Ted Simpson and Robert Gauldin ask that NE Housing Authorities respond to their survey this fall regarding rental units and vacancy information. W/o your response, your area could possibly be targeted for more housing development while your HA has a lot of vacancies....so I ask for your help to respond to this survey! You'll see more information about the survey later in the newsletter.

In closing, I hope to see each and everyone at the Fall Conference September 14-16! May your summer be richly blessed with family, friends, a sprinkling of challenges and large doses of laughter, love and personal time! God Bless you for the work you do....changing the world, one day at a time!

Nancy

Nancy Bentley



Peggy, Membership Chair, handing scholarship to the newest winner Aimmie Minich, Alliance.

Scholarship Award Winners at Spring Workshop.

L to R Terri Brown, Falls City, Terri's friend, Aimmie Minich, Alliance



2010 NEBRASKA NAHRO CONFERENCE
“BRIDGING THE GAP ON THE WAVES OF CHANGE”
SOUTH SIOUX CITY, NEBRASKA

Join us for the 2010 Nebraska NAHRO Fall Conference to be held in South Sioux City, NE September 14-17, 2010. This Conference will provide you with a large variety of educational opportunities on subjects vital to you and your organization. Some topics are: Human Resources: From Hiring to Firing; Rent Reasonableness; New Neighborhood Initiatives; Fair Housing; PH ACOP; Risk Management, and many more. Visit the product exhibits. Join us for Margaritas; visit the casino, see the sights of Siouxland and enjoy a night of comedy!



Take advantage of early registration to save money. We look forward to seeing you at the conference!

Maintenance Report

There were thirty five attendees at the 2010 Maintenance Conference held June 2nd and 3rd in York. Topics covered included light bulbs, drywall, ceramic tile, pest extermination and fire safety. Champion Manufactured Homes graciously provided a tour of their facility. Conferences such as these are vital to keep your personnel up to date on changes in maintenance

and also in making connections to reach out to when questions come up on the home front. Thank you to everyone who sent people to this educational opportunity. Also, a big thank you to the York Housing Agency, Joe Belfiore, Heather Looper, and the rest of the staff who helped put this conference together.

The next conference will be held in Bellevue,

NE; dates to be determined. Anyone who has suggestions for improving our conference and making it even stronger, please don't hesitate in contacting me at 308-346-5136, Burwell Housing Authority. Any suggestions would be greatly appreciated.

Tom Grim

Professional Development

The PD committee is still promoting Commissioners Fundamentals training to all agencies in Nebraska. We encourage any agency to host a commissioners training to bring the training to their community and make it hard for them to turn down the convenience of attending training at home, the low cost to the agency, and significant savings in time. Certified trainers are Pat Hosick, Evelyn Labode, Deanna Wagner and Sue Kleider.

The most recent Commissioners workshop was held in Blair on May 17, & 18 with 11 commissioner registered. Evelyn Labode and Sue Kleider conducted the two day training. Our thanks to Peggy Christofferson for hosting at her lovely facility.

SPRING WORKSHOP was held Tuesday, April 20, 2010, at the Holiday Inn, Kearney with 118 in attendance. Our thanks to everyone who facilitated for the daylong workshops. Topics included:

How to Conduct a Board Meeting; Procurement Reviews and Findings; Section 8 & PH Rent Calculation; Sec-

tion 8 Roundtable; ARRA update; and How to use the EIV submodule for Debts Owed to housing agencies.

PD Committee is interested in bringing an ACOP & Admin Plan workshop to Nebraska. The only training source available is Nan McKay and they would modify the course to “updating” your current plans. This course would be fairly costly –in the \$575 – 595 range for two days.

The PD Committee is active on committee work for the 2010 Fall Conference in South Sioux City: Cindy Haussler and Ute Wojtalewicz pulled together the Public Housing track, Linda Ebel was responsible for the artwork, cover design, gifts for presenters, conference bags and assorted tasks, and Sue scheduled the New Executive Director’s, Commissioner’s, and Community Development tracks, along with the Conference Program and Registration Form. Tricia is in charge of Site Selection for 2013.

The PD Committee will also be conducting the 2011 Conference in North Platte. Ed Greenwood, ED from North

Platte, and his staff will be working with us on the 2011 conference.

The NE NAHRO Refund Policy was presented to the board for review and action at the June 2010 meeting.

Sue Kleider, NE NAHRO Vice President of Portfolio, Professional Development

Committee Members: Linda Ebel, Cindy Haussler, Tricia Wood, Ute Wojtalewicz, Barb Petska



Orville Stanton

Dear NE NAHRO Members:

I am honored to chair the committee for the annual Orville Stanton Award For Distinguished Service.

This award will be presented at the Nebraska NAHRO Fall Conference to be held in South Sioux City. As you may know, the Orville Stanton Award for Distinguished Service is the most prestigious award given by the NE Chapter of NAHRO because it honors an individual who has worked tirelessly for the Chapter and for the promotion of decent, safe and sanitary housing in our state. It is the time of year to begin accepting nominations for that award. If you would like to nominate an individual, please submit a letter naming the person and stating why you think this person should be considered for the award. It would also help if you could tell us a little bit about the person you are nominating.

Don't wait - take the time right now and nominate who you would like to see receive this award. There are lots of leaders around our state – from very small to large housing agencies. The only requirement is that the recipient be a member of our NE NAHRO Chapter Family. Send your nomination in writing as soon as possible to:

Chris Lamberty
Lincoln Housing Authority
5700 R St.
Lincoln, Nebraska 68505
chris@L-housing.com

Nomination deadline is July 31, 2010. This year's committee is made up of recent recipients of the award, Joy Hill, Rick Ruzicka, and myself. Please make the committee's job tough by having to select from lots of qualified people!!!

Hope to be hearing from you soon.

Sincerely,

Chris Lamberty

2011 Profile of Nebraska Demographics, Economics and Housing

For the ninth time since 2002, a study is being conducted to learn more about the demographic, economic and housing situation in Nebraska. Sponsored by the Nebraska Investments Finance Authority (NIFA), the Nebraska Profile of Demographics, Economics and Housing is undertaken annually to improve, enhance, expand and make more readily available information about homeownership and rental housing needs in the state. The 2011 Profile is about to begin, with an ongoing objective to continually provide current, high-quality, relevant information about factors that influence the development, production, use, rehabilitation, demand and need for housing and housing services in Nebraska's local communities.

The goals of the study are to enrich policy formation and decision-making capacity, improve the ability to interpret and predict affordable housing needs at the state and local level, and aid housing choices so that they are made more soundly. The results of these research efforts are designed to assist planners, developers, lenders, state and local government agencies, nonprofit and for-profit organizations, and other providers of affordable rental and homeowner housing and housing-related services throughout Nebraska.

One of the key primary research elements of the *Profile* is the Rental Housing Vacancy Survey. For the Survey, telephone interviews with rental unit owners and managers are used to determine the number of units available, the number of vacant units and a variety of rental market details by county and for 16 cities in the state. Nearly 100,000 units were reviewed last year, with more units expected to be covered this year.

NAHRO members are urged to participate in the study by either volunteering information if called or by contacting the consultant toll-free at 866-937-9437.

Housing and Legislative — Chris Lamberty

What is PETRA?

“The Preservation, Enhancement and Transformation of Rental Assistance Act” (PETRA) is HUD’s new sweeping proposal to overhaul the way Public Housing is funded and operates. The proposal will have to go through Congress before being implemented, and early indications suggest it is unlikely to pass this year. However, the proposal is a major priority for the HUD Secretary and it represents a significant step toward possible Public Housing program reforms.

Here is a summary of some of the key features of HUD’s proposal:

The Money. Public Housing would convert to a new project-based contract with an established monthly Contract Rent. The tenant would pay a portion of the rent and HUD would pay the rest up to the Contract Rent amount. Capital Fund and Operation Subsidy would be replaced by the Contract Rent. In this sense Public Housing would become much more like conventional rental property, with budgeting and expenditures based on expected and predictable rent revenue, with less reliance on subsidy grant formulas and pro-rated annual appropriations. HUD proposes 20 year contracts with annual rent adjustments. The amount of the initial and on-going Contract Rent is critical to a property’s success – and the mechanisms and limits in HUD’s proposal will be the subject of much debate. Rent Comparability Studies, Physical Needs Assessments and budget-based rents would be part of the process. Under HUD’s proposal it looks to me like we could have a property budget review by HUD every year or every 5 years to determine the level of the Contract Rent. It is estimated to cost more money (and pay more money to public housing properties) as a whole, but its affect will vary property by property, depending on the level of the Contract Rent.

Modernization, Improvements and Rehab. Capital Fund goes away. A property is expected to pay for improvements through the rental revenue stream. If significant rehab is needed, than the property is supposed to be able to borrow money upfront and repay the loan over time with funds from the rental revenue. Otherwise the property is supposed to generate enough money to fund adequate reserves to pay for future improvements. In this sense it is more flexible than the having the Capital Fund, which imposes strict time frames and limits on its use. It also puts more responsibility on the PHA to plan for its needs and be a good money manager. The Contract Rent, and the ability to borrow money against it, is a key feature to attract private investment money -- “to leverage” the public housing assets in order to pay for a nationwide backlog of needed improvements. It is also a concern for some in Congress who wonder what happens if a Public Housing Authority doesn’t pay its mortgage and its property gets foreclosed.

Voluntary? HUD has stated the conversion would be voluntary. However, they have also stated that they want to reduce their number of different rental programs and the long term goal would be to convert all public housing and some other programs to the new system.

Resident Mobility. HUD proposes that every resident in a converted public housing development would have a voucher to move after two years. The resident would have the choice to stay or move with assistance. HUD believes this will force PHAs to be more accountable to market forces and, therefore, better managers. HUD Secretary Donovan personally believes very strongly that rental subsidy should

Housing and Legislative — Chris Lamberty

be mobile, and that residents shouldn't be "stuck" in public housing. There is no new source of vouchers for this proposal – they would come from existing allotments. In areas with long voucher waiting lists, this would lengthen the wait for a voucher for persons without any rental assistance by giving a higher priority to persons in public housing. The proposal provides no guidance on how mobility would work if there is no voucher program in a particular jurisdiction.

PH Legacy features. The proposal would carry over many existing regulatory features of public housing, including endless leases, grievance processes and Section 3 requirements. While voucher mobility would impose "market discipline" on PHAs, no such corresponding market discipline is required of tenants. It would be just as difficult to remove problem tenants from your property.

NAHRO has been advocating for several years for a rent setting system similar to the one proposed in PETRA. For many properties, utilizing a Contract Rent makes more sense than the current system of operating subsidy and capital fund. The ability to borrow against a reliable revenue stream is critical for the preservation of some public housing properties. NAHRO continues to advocate for a demonstration program for voluntary conversion of some public housing to the HUD multifamily system, which already has an existing system for establishing contract rents and has an established and known regulatory structure. NAHRO prefers that to a sweeping proposal to convert all Public Housing to a new program.

NAHRO has strongly advocated that any conversion program be voluntary, keeping the continued operation of traditional public housing as a viable option for PHAs. In regards to the mobility proposal, NAHRO has pointed out the practical difficulties and affects of such a system. We are now developing some proposed alternatives. One such alternative might be to allow anyone in public housing to be placed on a PHA's voucher waiting list, whether the list is open or closed, and move up on that list in the same order and time frame as anyone else in the community.

If you have any hopes or concerns you'd like us to bring up at a national level, please feel free to contact me.

SAVE THE DATE

**NCRC/ Nebraska Chapter
2011 NAHRO Spring Conference**

Hitting a Home Run for Affordable Housing



April 26 – 29, 2011
Hilton Omaha
1001 Cass Street
Omaha, Nebraska 68102

NAHRO
National Association of Housing and Redevelopment Officials
N E B R A S K A

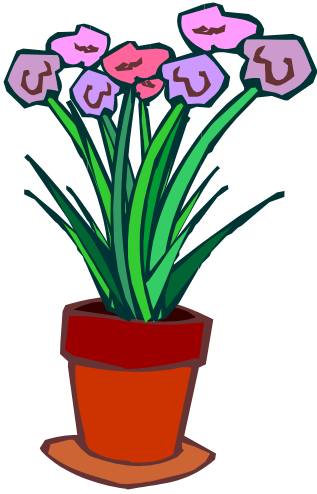


**2011 NCRC/ Nebraska Chapter
NAHRO Spring Conference**

**Golf Outing Vendors
Door Prizes Auction
Networking Engaging Sessions
Housing Tour**

And much, much, more!

**For more information contact
402-444-7100 ext. 215**



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402-435-0941

Get your registration for the fall Conference 2010 in South Sioux City online at ne-nahro.org.

We're on the web!

Nenahro.org

Calendar Of Events

July 22-24 — National NAHRO Summer Conference — Boston, MA

September 14-16 — NE NAHRO FALL CONFERENCE — South Sioux City, NE Marina Inn

October 31-Nov 2 — National NAHRO Conference — Reno, NV