

NE NAHRO NEWSLETTER

FALL 2011

OCTOBER

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From the President's Corner

Now is definitely the time to make sure your membership to NAHRO is up-to-date. NAHRO is on the cutting edge of providing valuable input to HUD, Congressional leaders and its members!

After reviewing the House and Senate proposals for the operating fund/ reserve offset, I realized that our agency will survive these turbulent times....but the cost will be significant. I am fortunate to not have to reduce staff to maintain our programs.....but not all housing agencies are in that position.

I urge you to become active in the NAHRO leadership and to help state our case! Our elderly, disabled, and working families need our voice to be heard!

Thank you to Ed Greenwood, Anita Thoene and Tracy Weickhorst for providing great information at the Fall Conference in North Platte. The Trainer made the training very down to earth with real examples from her experiences as an Executive Director. She walked the walk!

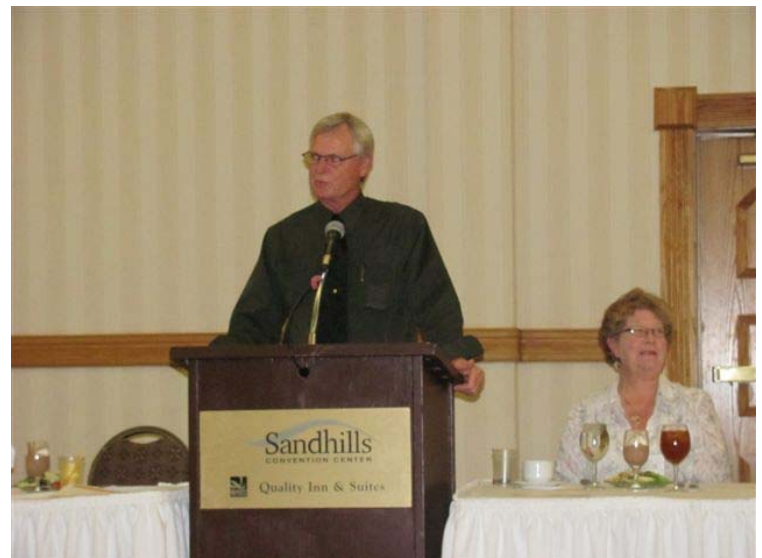
Congratulations to Becky Dutcher on receipt of the Orville Stanton Award. Her community service and dedication to housing made her an outstanding recipient of this awesome award!!! We had many other wonderful award winners and thank everyone for participating in our awards competition

and ceremony. Peggy Christofersen and her committee did a great job once again. Remember to get the information out on the Scholarship Application so we can have a healthy competition for our NE NAHRO Scholarship funds! Applications are due to NE NAHRO in January!!

Thank you to Sue Kleider and Anita Thoene for agreeing to co-chair the 2012 Kearney Conference due to Elaine Wiseman's resignation as conference chair. We had lots of NAHRO members step forward to serve on the conference committee. You are all so appreciated! Lots of willing hands make for a great conference and less burden for all!

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Ed Greenwood Welcoming the Fall Conference Attendees.





Above: Elderly Resident Hazel Adams of Columbus Housing Receives her Award from Peggy Christoffersen

Right: Jeanne Janssen accepts the award for Hall County Housing and their Program Innovation.



Steve Dearthmont from Burwell with his Maintenance Person of the Year Award. Pictured with Steve are Tom Grim, Julia Ellend and Anita Thoene.

Member Services

The new format of the NE NAHRO Fall Conference was very successful! It was great seeing everyone that attended the conference in North Platte!

Winners of the Annual Awards presented at the Conference Banquet this year were as follows:

Program Innovation-Social Work Program-Hall County Housing Authority;
Elderly Resident of the Year-Hazel Adams-Columbus Housing Authority;
Maintenance Person of the Year-Steve Dearmont-Burwell Housing Authority;
Best Newsletter/Calendar of the Year-PHA Under 100 Units-Columbus Housing Authority;
Best Newsletter/Calendar of the Year-PHA Over 100 Units-Hall County Housing Authority.

The NE NAHRO Poster Contest winners were publicly acknowledged at the Banquet in North Platte, also. There were winners in three different age groups. The winners were as follows:

K-5th grade-Averie Zeiger-Lincoln Housing Authority
 6-8th grade-Caylen Calderon-Gering Housing Authority
 9-12th grade-Reyna Olvera-Douglas County Housing Authority

Each of the three winners received a \$50 check from NE NAHRO, and their posters will be sent to National NAHRO to be included in the National Poster Contest. The Grand Prize honoree will receive a \$500 savings bond, and his/her family will be provided with transportation to and lodging at NAHRO's March 2012 National Legislative Conference in Washington D.C.

CONGRATULATIONS to all the 2012 Award/Poster winners!!

Fall is here, so it is once again time to notify our residents of the opportunity of winning a scholarship through NE NAHRO.

Heather Looper will be e-mailing everyone the application/checklist soon. Please encourage your residents to apply. Deadline is January 15, 2012.

If you have any questions regarding the scholarship application process, you are welcome to contact me at blairha@huntel.net or 402-426-4552.

Heather Looper and I will be working on up-dating the NE NAHRO Directory over the winter. If you have any new information to submit for your agency, please contact Heather or myself as soon as possible.

Member Services Committee Members are:

Joan Bertolini-Douglas County Housing Authority
 Rita Grigg-Ord Housing Authority
 Starla Anderson-Emerson Housing Authority
 Thanks to them for all their great help this past year!

Wishing all of you a Blessed and Healthy Holiday Season!

Peggy Christoffersen

**Best Calendar/Newsletter under 100 Units Award Winner:
 Columbus Housing, Bonnie McPhillips**



NE NAHRO Newsletter – Housing Report

Chris Lamberty—VP Legislative Committee

Following the 2011 Nebraska legislative session, a group of organizations interested in affordable housing in Nebraska – including Nebraska NAHRO – began meeting and discussing a proactive response to the taking of funds from the Nebraska Affordable Housing Trust Fund for other purposes. The group has named itself the Nebraska Housing Policy Network. We are working toward better advocacy for affordable housing issues in the state legislature and state government. We hope to start with an initiative to increase the Documentary Stamp Tax to restore funding to previous levels for the Nebraska Affordable Housing Trust Fund. With decreasing federal resources, it is more important than ever to focus our efforts at the state level to make sure we maintain these housing resources.

HISTORY

- From 1998 through 2009, the Nebraska Affordable Housing Trust Fund has awarded more than \$79,000,000 to create 4,306 affordable housing units across Nebraska.

- From this, 5,580 jobs have been created and \$266,908,578 has been leveraged from other sources as a result of the trust fund allocations.

The indirect result of the trust funds has been to add more than \$590,000,000 to the economies of the local communities and the State of Nebraska with new sales tax, property tax, payroll tax, revenue and other related business, etc.

For every \$1 provided by the Nebraska Affordable Housing Trust Fund, \$3 is leveraged with an ultimate outcome of \$7 dollars of total eco-

nomie investment from jobs, taxes, services and etc. The National Homebuilders study shows for every 100 units created, \$7.9 million local dollars are spent on wages, profits to proprietors and other small businesses. It also creates \$827,000 in taxes and other revenue for local governments plus creates 122 local jobs. Only the housing dollar has this type of impact on the Nebraska economy.

The Nebraska Affordable Housing Trust Fund is one of Nebraska's most important economic development tools. The fund was created to serve a number of different financial gap challenges that Nebraska confronts in their efforts to provide safe and affordable housing for its citizens. During this difficult recessionary period the stagnation in the

housing industry has become the primary impediment to growing Nebraska's economy. More housing means more jobs. Increased investment in the Nebraska Affordable Housing Trust Fund will build and rehabilitate more homes and increase more jobs and investment in our building sector than any other public policy initiative. Therefore we are embarking on an effort to increase the State's

Documentary Stamp Tax by 75 cents and direct it towards building and rehabilitating Nebraska's housing stock through the Nebraska Affordable Housing Trust Fund.

Currently the documentary stamp tax is \$2.25 per each \$1,000 of property sold in Nebraska. This proposal would raise this tax to \$3.00 per each \$1,000. Since this increase would go into building and improving the value of housing stock in Nebraska it has a natural nexus. Most importantly, this in-

THE NEBRASKA
AFFORDABLE HOUSING
TRUST FUND IS ONE OF
NEBRASKA'S MOST
IMPORTANT ECONOMIC
DEVELOPMENT TOOLS.

crease would go a long way in restoring the vitality of the Affordable Housing Trust Fund, given the financial erosion that has taken place over the past several years when money has been diverted to other sources. During this challenging economy it is now imperative that the state maximize one of its best economic development tools.

Tell the Senator about any activities in your area, and in particular describing the importance of the Housing Trust Fund.

that effort or not. In particular you should write or call your State Senator THIS FALL and tell the Senator about any activities in your area, and in particular describing the importance of the Housing Trust Fund. There is no need to ask for additional funding, but rather just build awareness of the housing issues and developments and the use of Trust Fund dollars in their district.

What Can You do?

You can build support with your state senator before you have to ask for anything! I would encourage you and board and other community members to make sure your State Senators know about any affordable housing developments in your community, whether you are the leader of

The Nebraska Housing Developers Association website, www.housingdevelopers.org, has a spreadsheet that shows by legislative district all the projects in the state that have received Trust Fund dollars. If you have any questions, please feel free to contact me at 402-434-5551 or chris@l-housing.com.



NE NAHRO OFFICERS 2011-2013

- PRESIDENT** — Nancy Bentley
Executive Director, Scotts Bluff County Housing Authority
- SR VICE PRESIDENT**
Sue Kleider
Executive Director, Fremont Housing Authority
- SECRETARY**
Rebecca Dutcher
Executive Director, McCook Housing Agency
- TREASURER**
Constance Foust
Executive Director, South Sioux City Housing Agency
- VICE PRESIDENTS WITH PORTFOLIO**
- Commissioner**
Julie Owens
- Community Development**
Sheila Miller, Norfolk Housing Agency
- Housing and Legislative**
Chris Lamberty, Lincoln Housing Authority
- Member Services**
Peggy Christoffersen, Blair Housing Authority

- Professional Development**
Anita Thoene, Burwell Housing Agency
Tracy Wieckhorst, Nebraska City Housing Agency
- Maintenance**
Tom Grim, Burwell Housing Authority

NE NAHRO BOARD MEMBERS AT LARGE

- Mickey Gray, Oshkosh Housing Agency
- Rita Grigg, Ord Housing Agency
- Joy Hill, Fairbury Housing Authority
- Rick Lehl, Scottsbluff County Housing Agency
- Carolyn Pospisil, Bellevue Housing Agency
- Linda Ebel, Falls City Housing Agency
- Peggy Krause, Wood River Housing Agency
- Woodeen Danner, Syracuse Housing Agency
- Joan Bertolini, Douglas County Housing Authority
- Renee Williams, David City Housing Agency

Thank You

Being chosen as this year's recipient of the Orville Stanton Award was not only AWE-SOME it was totally unexpected. I would like to Thank my wonderful staff, who make me look good, and the selection committee for choosing me for this wonderful honor.

Rebecca Dutcher
McCook Housing Agency

Sheila Miller 2010 Orville Stanton Award Winner and Nancy Bentley , NE NAHRO President with Rebecca Dutcher, 2011 Orville Stanton Award Winner.



Professional Development

What a great Fall Conference! Thank you goes out to North Platte, National NAHRO trainers, conference helpers, and Housing Authorities that attended and made this event possible. We were able to hold two National NAHRO trainings at one site for an Early Bird price of \$450! I looked to see what these training prices are at other areas in the country.... There was a HCV Occupancy training to be held in CO that would have cost \$725. Needless to say, I am very proud of NE NAHRO for succeeding at the endeavor to have TWO classes at that low price. We all know how important training is and even in these tough financial times it was obvious by the 63 people who attended that housing authorities are still considering this a priority. Tracy and I thank you all for being exceptionally understanding as we worked through the ups and downs of the fall conference

and extend a thumb up to everyone for their dedication to our (at times) wearisome field.

We also would like to let everyone know that after gathering the conference evaluation sheets, we confirmed there is enough interest in gaining certifications, that we will be more actively perusing Nationally Certified trainings. Trainings that qualify for certifications are more costly, so to be able to have them come to NE, NE NAHRO will need your support in attendance.

We also wanted to remind everyone to check out the National NAHRO web site. There are many on-line training opportunities offered. Also by checking out their site, you may run across training you would like

to see offered and can send Tracy or I an e-mail letting us know your suggestion. Once again, we strongly encourage everyone to contact us and let us know your ideas. Contact Anita at bha@nctc.net or Tracy at twieck@windstream.net. We would love to hear from you and listen to what you have to offer to us for suggestions. We are here to help you get the information and training you feel is needed to do your job more efficiently.

Anita Thoene, Burwell Housing Authority

Tracy Wieckhorst, Nebraska City Housing Agency

NE NAHRO Salary Survey

NE NAHRO has put together a “2011 Salary Survey” consisting of information from 52 housing authorities across Nebraska. The Survey is available to the Executive Directors of all NE NAHRO members for a fee. The survey is broken into three main sections comparing agencies and staff by 1) benefits, 2) positions & 3) overall agency information.

The “Benefit” section includes comparisons of agency hours worked, holidays, vacation and sick benefits, personal time off, bereavement leave, medical insurance provided, dental insurance, retirement packages, life insurance offered and other benefits. The “Position” section compares agency salaries by position and includes comparisons of Executive Director Salaries, Maintenance Supervisor, Maintenance Technician, Custodian/Cleaning, Receptionist/Office Assistant, Executive secretary, Housing Specialist, Program Supervisor/Property Manager, Accounting Clerk/Payroll, Accounting/Finance Director, Resident/Activities Coordinator & Kitchen Staff.

The final section of the survey, “Overall Agency Information” is a synopsis of all 52 agencies which responded to the survey allowing for ad hoc comparisons based upon agency size, position similarities or any other potential comparison information that one may want to evaluate.

This information may be helpful in fulfilling requirements found in PIH Notice 2011-48. To order or for more information, please contact Heather Looper at ne_nahro_sso@hotmail.com or call (402) 435-0941.

Presidents Update Continued

Congratulations to the new board members and officers who were elected at Fall Conference. We are now at 100% board membership! Board members will meet again on November 18th at the Cozad Housing Authority. If you have any issues you think NE NAHRO should be working on, please let us know so we can put them on the agenda. This organization works for you!!!

Thanks to Chris Lamberty who is already putting together Nebraska’s talking points for the Legislative Conference in Washington D.C. March 26-28 in Washington D.C. ! This is a great time to be in Washington, sharing our story with our congressional leaders! If you are worried about costs, please contact me to see if we can share some rooms to make

the trip more affordable. We need lots of Executive Directors to attend this year – new faces are welcome!!!

Respectfully submitted,
Nancy
Nancy J. Bentley, President

NE NAHRO NEWSLETTER IS PUBLISHED QUARTERLY

(Jan.-Apr.-July-Oct.)

**and paid for as part of membership dues.
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*Don't forget to distribute
the Scholarship application
to qualified tenants!!*

**We're on the web!
Nenahro.org**

Calendar Of Events

October 23-25, 2011, NATIONAL
NAHRO Conference, St. Louis, MO.

November 18th, 2011 — NE
NAHRO Executive Board Meeting,
Cozad

January 15, 2012 — Scholarship Ap-
plications due to State Service Offi-
cer.

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

April 2012 — Spring Workshop

Directory UPDATES

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updated. Send in your
changes to Heather
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