SPRING is finally here! We can hopefully put away the parkas and the snow boots and dig out the raincoats and the Claritin. We are just a few weeks away from this year’s SPRING Conference in Salina. I hope that you are planning to join us. We are going to have a great time, learn a lot, and catch up with some old friends and make new ones. We have a lot planned for that week and you won’t want to miss any of it.

We SPRING into action Tuesday at noon with a performance by the Salina Central Jazz Band during the Opening Ceremony. Enjoy lunch with a Welcome and Washington Update by our National NAHRO CEO, Adrienne Todman, followed by some great sessions. Then later that night we will have some barn raising fun at the Bel Tree Farm. You will definitely not want to miss it. We have some great food like chocolate lasagna and apple pie baked beans to tempt your taste buds. You might even want to compete against your neighboring agency in a game of horseshoes or corn hole. And you won’t want to miss our special guest Cornelius Yukon. He is sure to win your heart with his contagious laugh and friendly demeanor.

Tuesday is just the SPRINGboard for all that will happen the rest of the week and the rest of the year. The Professional Development Committee has worked hard to make sure that there is something for everybody. There are tracks for Public Housing, Section 8, Maintenance, and Thursday training for Commissioners too. We have a lunch with vendors on Wednesday and Awards and Scholarship lunch on Thursday with our Annual Business Meeting. Of course there are plenty of giveaways, session prizes, and raffle options to enjoy. As we wrap up the conference, several of us will be heading to Washington later in April to meet with our representatives and their staff. We need your input on what matters most to you and what message we carry to Washington.

Who knew that such learning, fellowship and fun could SPRING from the same source, our Annual SPRING Conference. We hope that you will join us here as we start a new year with lots of new possibilities.

Tina Bartlett
Welcome to Spring 2018. As we head into this year, I am excited to work with Tina Bartlett and work to make KS NAHRO a better and stronger organization. I will support and help Tina with whatever is needed to achieve this goal. We have an amazing Executive Committee and District Representatives to take us into the future.

As I am learning what my position as SR VP entails, I am realizing that after 25+ years in this business, there are still so many things I don’t know. I look forward to every training I can possibly attend and meeting people that I can brainstorm with to find solutions to the problems outside of the scope of HUD. As a Director out in NW Kansas, KS NAHRO is so important to stay informed and keep sane. We have an awesome district group and that support is spreading throughout our entire state.

I hope to see each of you at least for a day in Salina at the Spring Kansas NAHRO conference. We have a great line up of sessions and speakers. KS NAHRO understands the struggle to get away from our agencies when we are in a small office but do not let that keep you from conference if possible. We will also have some fun as well. For those of you who have never been to a conference, you are in for a great time. Please be sure to introduce yourself and get involved. With the state of HUD and our government at this time, we have to lean on and learn from one another. I also serve on the Legislative committee and the Member Services committee. We will have updates from Washington and an awards ceremony celebrating the great people and great work we do at home.

I realize our jobs can be challenging to say the least, so I want to offer just one more. Do you want to make a point in this world, or do you want to make a difference? By joining KS NAHRO you are going to make a difference. By attending the trainings and sharing with your colleagues, we will continue to serve the low income populations and make a difference in their lives. I am excited to see old friends and meet new ones. See you all in Salina!!!

Sheila Barnett
Sr. Vice President
We hope you are making plans to attend the KS NAHRO Spring Conference. Your Kansas NAHRO team has been working diligently to provide some great trainings and fun activities. You don’t want to miss this great event. Get signed up today!!!

Adrianne Todman, CEO, NAHRO

Don’t miss your chance to hear from Adrianne Todman, CEO, NAHRO. She will be addressing attendees during the Opening Ceremony Luncheon on Tuesday, April 10th.

Ms. Todman will be updating us on Washington information. You will not want to miss this fantastic opportunity.

Georgi Banna, Director of Policy and Program Development NAHRO

Join Georg Wednesday, April 11, from 3:30 - 5 pm as he will be demonstrating how to navigate NAHRO’s Action Alerts and discuss how your participation is beneficial to the housing industry.

NAHRO Commissioners Succession Planning & Hiring Executive Staff

This training will be of interest to commissioners and executive staff that are responsible for hiring key executive staff as well as building a culture and process for succession planning at all levels of an organization.

The executive hiring segment will cover all aspects of the search and recruitment process, including, but not limited to, building the ideal candidate profile, marketing and outreach, screening criteria, interview questions, rating and ranking criteria, closing the deal, and transitioning. The succession planning segment will provide for a comprehensive approach to career goal setting, future human resources needs analysis, individual development plans, cross-training, and professional development growth that will maximize the opportunities for internal hiring that can be a win-win for the agency and its staff.

Opening Ceremony Luncheon

Who doesn’t want to win CASH!!?! It’s simple! Just join us for the Opening Ceremony Luncheon on Tuesday, April 10th and two lucky attendees will win a $100 cash prize each!!! We also have a great line up of speakers and entertainment!!!
Hello Members,

District 1 met on Thursday, February 15, 2018 at the Hill City Housing Authority. We had a great turnout with 12 people attending. Tina Bartlett our KS NAHRO president from the Salina Housing Authority was in attendance. Tina was able to give us information about KS NAHRO and NAHRO and what they do for us. She urged attendance to the KS NAHRO Spring Conference in April, being held in Salina. The idea of having it centrally located in Kansas was well received. Other topics of discussion among those attending were Security Cameras, what housing authorities charge per hour for maintenance charges, computers, snow removal, policies, Passbook Savings Rates, vacancies and No Smoking Policies. We had lunch at Las Canteras Grill and then resumed our roundtable discussion afterwards. The next district meeting will be held at Phillipsburg Housing Authority.

Judy Luedke
Colby Housing Authority

The next district 5 Meeting has been scheduled:

May 11, 2018
12:30pm – 3:30pm
The Echo Ridge Community Center
2021 SE Market St
Topeka, KS 66607

Kimberly Nuessen
Johnson County Housing Services

Contest Deadline
Entries must be received by 4/10/18.

Contest Location:
Entries should be brought to the KS NAHRO Annual Conference April 10-13, 2018. Judging will take place at the Annual Conference at Salina, Kansas

For more Information, Contact the KS NAHRO Service Office @ (940) 521-9982

Kansas NAHRO is offering NAHRO’s Commissioner’s Fundamentals and Commissioner’s Ethics onsite training for your commissioner and neighboring agencies who are interested.

Click here for more information!
This April marks the 50th Anniversary of the Fair Housing Act, which prohibits discrimination in the sale, rental, or financing of housing based on race, color, religion, gender, disability, familial status or national origin. The “Open Housing” bill was signed into law by President Lyndon B. Johnson on April 11, 1968, seven days after the assassination of Dr. Martin Luther King, Jr. and the ensuing riots across America. Check out this video, which captures that historic day: https://www.youtube.com/watch?v=BN7tMJvlDNU

While the Fair Housing law covers all entities that touch the private and subsidized housing industry, in so many ways it is the work you do every day that truly actualizes its promise. Affordable housing can provide access to fair housing. Low-income housing built or preserved in “high opportunity” or emerging neighborhoods provides access to promising communities that the private market alone often does not. The voucher program, created in the 1970s, offers enormous choice to families across the country. Your homeownership programs open up wealth-building opportunities that will help families for generations to come.

Our industry is often lectured on how much we are NOT doing. I submit that you are doing more than any other industry to keep the promise of Fair Housing alive, in words and deeds. Public housing was created in a highly segregated fashion and we still live with, and need to correct that legacy. But the work of NAHRO’s members, in more ways than not, exemplify the words of President Johnson 50 years ago. “...America does move forward and the bell of freedom rings out a little louder.”

Advocacy Works!

In the previous Monitor, our President, Carl Richie, sent a strong message on the importance of advocacy. In this Monitor, we see the fruits of our collective labor. The 10 percent increase in HUD’s budget represents a significant and welcomed down payment in preserving and expanding affordable housing across the country. We are particularly pleased to see funding increases in HOME, CDBG, and the public housing operating and capital accounts. The public housing capital fund program, which is a critical tool in leveraging private sector investments, has been under attack, so we are thankful that Congress saw fit to increase it by 42 percent over last year’s funding level.

The bill’s inclusion of a 12.5 percent increase in the Low Income Housing Tax Credit allocation for four years and income averaging are also big affordable housing wins. These provisions will make up for some of the ground lost due to the tax reform law and will help preserve aging public housing units through mixed-finance and RAD deals.

Increases in vouchers for homeless veterans and parents reuniting with their children will stabilize families across the country. Additional funding in the Choice Neighborhoods program and a significant increase in the RAD cap provides you with tools you can use to reposition your capital assets and improve communities. We remain disappointed that Congress has not adjusted the Section 8 administrative fee upwards to match the effort needed to manage an effective and safe rental assistance program; we will focus on Section 8 “operating fund” advocacy in the months to come.

While we are grateful for our Congressional leaders’ inspiring actions, we are also grateful for yours. Each letter, call, tweet, Facebook post, visit, and headline made a difference. Your advocacy does matter! Imagine what we will do in the future...
Students lobby for housing legislation

Bill introduced Tuesday would protect potential renters who receive housing vouchers

By COLLEEN CRONIN - SENIOR STAFF WRITER

University students lobbied for a bill designed to eliminate housing discrimination against homeless individuals Tuesday afternoon at the Rhode Island State House. House Bill No. 7528, entitled "An Act Relating to Property — Fair Housing Practices," was introduced to the House Committee on Judiciary by seven Democratic representatives.

The bill will allow more of Rhode Island’s homeless community to find housing, said Morgan Talbot ’18, advocacy director for Housing Opportunities for People Everywhere. Without this legislation, landlords can discriminate against buyers in the Housing Choice Voucher program, which gives supplemented rent to those that score highest on the homelessness vulnerability index form, he added.

As part of their research, HOPE finds housing listings that discriminate against potential buyers who receive vouchers.

“It’s pretty sad to see these,” Talbot said. “Sometimes it’s like, ‘No dogs, no smoking, no Section 8.’”

Maritiza Del Rosa poses with her son and Gabe Zimmerman ’18 at the Rhode Island State House after lobbying for a bill that aims to end housing discrimination for homeless individuals.

Maritiza Del Rosa, a Rhode Island constituent who has experienced homelessness, was already inside the State House when students arrived. As Del Rosa walked around the House chamber with Executive Director of HOPE Gabe Zimmerman ’18, she shared her own story. She explained how difficult it was to get back on her feet and to raise children out of a shelter, where she still lives.

“Everyone deserves a home,” she said.

HOPE reached out to Del Rosa to tell her about the bill’s introduction after she left her contact information on a HOPE survey indicating her interest in advocacy. The survey, which asked 200 Rhode Islanders experiencing homelessness what prevented them from finding stable housing, revealed “lack of affordable housing” and “sources of income” to be the leading causes, Talbot said. The bill would address concerns surrounding “sources of income” by outlawing discrimination against those who receive money from the government, he added. More>>

Renovated kitchens coming to Dulle Tower

February 14th, 2018 by Nicole Roberts

After some prodding from tenants, the Jefferson City Housing Authority plans to renovate and modernize the kitchens at Dulle Tower Apartments.

The Housing Authority will replace lateral sewer lines in the apartments. Since the contractor will have to take out some of the kitchen cabinets to reach the pipes, the Housing Authority decided it would be cost-effective to renovate the kitchens at the same time.

“The kitchens are outdated, and even though it’s public housing, it still needs to be safe, decent and nice,” Housing Authority Executive Director Cynthia Quetsch said. “It’s much easier to take good care of things that are in good care when you move in as opposed to really old; so I think people will be really excited.”

Renovations include new kitchen cabinets, counter tops, slightly larger stoves and possibly new refrigerators.

The Housing Authority received a $750,000 grant from the Federal Home Loan Bank of Des Moines to offset the cost of the kitchen renovations. Capital funding from the federal government will cover the lateral sewer lines project. More>>

HUD Issues Choice Neighborhood Planning Grants

March 5, 2018 ~ Eric Oberdorfer

Last week, HUD awarded nearly $5 million in Choice Neighborhood Planning Grants to six communities to “help create plans to redevelop severely distressed HUD assisted housing and revitalize neighborhoods.” The Choice Neighborhoods Initiative is place-based and focuses on three goals: housing, people, and neighborhoods. Through the Choice Neighborhoods planning process, local governments, housing authorities, residents, nonprofits, tribal authorities, private developers, school districts, police departments, and other civic organizations “create a common vision and develop effective strategies to revitalize their neighborhood.”

Choice Neighborhood Planning Grant Recipients include:

- The Housing Authority of the City of Los Angeles (California)
- The Housing Authority of Cook County/City of Chicago Heights (Illinois)
- City of Lewiston/Community Concepts, Inc. (Maine)
- Cuyahoga Metropolitan Housing Authority (Ohio)
- Philadelphia Housing Authority (Pennsylvania)
- City of Huntington/Huntington Housing Authority (West Virginia)

The Housing Authority of the City of Los Angeles, the City of Lewiston, and the Philadelphia Housing Authority will receive an addition $950,000 each for “action activities.” These include: recycling vacant property into community gardens, pocket parks, or farmers markets; beautification, place-making and community arts projects; homeowner and business façade improvement programs; neighborhood broadband or wi-fi; fresh food initiatives; and gap financing for economic development projects.

The President’s 2019 budget would not provide funding for the Choice Neighborhoods Initiative. Congress provided $137.5 million for Choice Neighborhoods in 2017. The President’s budget requests cancelling any unobligated funds tied to the Choice Neighborhoods Initiative or the HOPE VI program. NAHRO is strongly advocating for Congress to continue funding this important community development and housing program.
Salina (Kan.) Housing Authority Details Devastating Effects of Proposed HUD Budget Cuts

As the House and the Senate begin their work on an omnibus spending package for FY 2018, they do so in the shadow of the White House proposed budget, which includes an 18.3 percent cut for the Department of Housing and Urban Development (HUD). This budget also eliminates the Public Housing Capital Fund (funded at $4.5 billion in 2016) and cuts $1.93 billion from the Public Housing Operating Fund (a 44 percent decrease). These devastating cuts to public housing, which provides affordable homes to 2.1 million low-income Americans, would harm communities nationwide.

“The proposed budget means less people assisted and worse conditions for those who are assisted,” said Tina Bartlett, Executive Director of the Salina (Kan.) Housing Authority. “The Capital and Operating Funds pay for sewers, heating, air condition, extermination, roofs, and repairs. If these budget cuts happen, the majority of our public housing units, which are single-family homes, would not receive needed repairs and improvements.”

“We currently serve 478 families,” Bartlett continued. “These cuts will impact the elderly, disabled, and children in our community who are most at risk. We currently house more than 400 children, and 60 percent of our residents are elderly or disabled. And the need continues to grow - lack of safe, decent, affordable housing tops our list of community concerns year in and year out.”

NAHRO CEO Adrianne Todman agreed. “It is difficult to comprehend how out of touch this budget is with the realities of immediate housing needs. We now look to the Congress to craft a realistic budget that addresses the immediate needs that face Salina and other communities nationwide.”