With the 2017 coming to a close and the end of my tenure as President of the wonderful organization, I would like to thank all of you who paid membership dues, for without those funds there would be no organization. I want to thank all of you who have participated in the leadership, for without you there would be no direction. I would like to thank all of you who helped with planning for without you there would be nothing to do.

Lastly, I would like to thank all of you who attended a conference or a training for without your participation, there would be no exchange of ideas and information. This is what KSNAHRO does best. The exchange of ideas and information so that we all might succeed to the benefit of those we serve. It has been a great pleasure for me to be a part of this organization for 13 years, and I will not soon forget the friendships and memories that you created for me during that time.

Hope to see you soon!

Thank you,
Tony
Greetings! From the Incoming Sr. Vice President

Welcome to KS NAHRO. My name is Sheila Barnett. I am the incoming Senior Vice-President of Kansas NAHRO and I am the Executive Director of the Goodland Housing Authority, Goodland Kansas. I will also be serving on the KS NAHRO legislative committee and the Member Services committee.

I have been in Goodland for 5 ½ years, Executive Director for 4 ½ years. We have 84 units of Public Housing. Prior to coming to Goodland, I was in Salina for many years. I worked at the Salina Housing Authority on two different occasions and have managed tax credit and private rentals. I have spent 23 ½ years working in the housing industry in Kansas. However, this is my first officer’s position with Kansas NAHRO. I am very excited to continue learning and growing with the organization. I look forward to meeting all of our new directors and helping to make sure everyone is getting the training and information they need to provide the best housing services we can to our tenants. I am also nervous because even though I have been doing this for years, I feel like there is so much I do not know. And as we all know everything changes so often. New regulations, budget cuts, tenant and staff issues can make our jobs exhausting. I feel KS NAHRO keeps us connected, educated and just knowing there is always someone I can call for help has been a Godsend.

I hope to see all of you at the Spring conference in Salina.

Sheila Barnett, PHM
Goodland Housing Authority, KS055
515 E 5th Street, #107
Goodland, KS 67735
785-890-5591
In November of 2016, HUD published a rule titled “Establishing a More Effective Fair Market Rent System; Using Small Area Fair Market Rents in the Housing Choice Voucher Program Instead of the Current 50th Percentile FMRs,” which mandated that PHAs in certain metropolitan areas use Small Area Fair Market Rents instead of regular Fair Market Rents (FMRs). After learning of the content of an interim evaluation report of the Small Area FMR Demonstration, which showed that the use of Small Area FMRs had both benefits and drawbacks, HUD suspended the mandatory implementation of Small Area FMRs for two years, though PHAs are still allowed to voluntarily implement Small Area FMRs. NAHRO has previously covered the publishing of the rule, the suspension of the mandatory implementation of the rule and the report. While NAHRO believes that the concept of localizing rents – i.e., Small Area FMRs -- is good, flaws in the rule’s execution made its mandatory implementation problematic.

The Atlantic addressed the topic of HUD making Small Area FMRs voluntary in a piece titled “Trump Administration Puts on Hold an Obama-Era Desegregation Effort.” The article makes many points extremely well, including its discussion about the benefits of living in areas of opportunity. It also makes a strong case against cuts to HUD’s budget, with which NAHRO wholeheartedly agrees. The piece makes a few points about Small Area FMRs that NAHRO believes require additional clarification. What follows are quotes from the article along with additional information and context that we hope can provide a more accurate picture of the Small Area FMR rule.

“[T]he Trump administration recently suspended a key Obama policy that would have, on October 1, begun helping low-income people move. The program, called Small Area Fair Market Rents, would have increased the amount of money the government would pay for voucher-holders to rent homes in high-opportunity areas, and lowered the amount they would receive in low-opportunity areas.”

The Small Area FMR rule still remains in place. Any PHA that previously planned on implementing Small Area FMRs can still implement them. Provisions such as the ability to hold harmless program participants or other provisions to limits subsidy reductions, remain in place. Only the mandatory imposition of Small Area FMRs in 23 metropolitan areas was suspended.

As the interim evaluation found Small Area FMRs had varying impacts on different housing markets, this voluntary approach allows communities to use local knowledge and need in order to maximize the benefit and to minimize the potential harm of using Small Area FMRs.

 “[The rule] also sought to make sure that the Section 8 program was not artificially inflating rents in low-opportunity areas where landlords, knowing that voucher holders could pay a certain amount of money, would charge rents that the market otherwise wouldn’t support.”

It is has been the experience of many of NAHRO’s members that FMRs do not accurately represent on-the-ground rental prices. The FMRs are based on the American Community Survey (ACS), and while NAHRO appreciates that this is the best national data source available to HUD, the ACS still produces FMRs that lag behind actual rental prices in many markets—especially metropolitan markets. If FMRs lag behind actual rental prices in metropolitan areas, then many of the “inflated low-opportunity areas” actually receive FMRs that are too low for their surrounding neighborhoods. The shift to Small Area FMRs lowers the subsidy amount for program participants in these areas even further, making it hard to find units. In the high-rent areas, if the FMRs are lagging behind the on-the-ground rental prices, then the additional subsidy may still not be enough for program participants to find units.

“[S]et up, this wasn’t a program that was rushed to implementation or that materialized out of bureaucrats’ brains with no testing or little process. HUD had tried out the program in five housing authorities beginning in 2012.”
DISTRICT 1 Update

District 1 met on Wednesday, July 12, 2017 at the Norton Housing Authority. We had 13 people attend. Topics of discussion were the No Smoking Policy, Energy Audit vendor information, the Operating Subsidy Litigation for 2012 Operating Subsidy, VAWA, Write-off of Accounts Receivable Policy, 2017 Capital Fund ACC’s, EPIC reporting, vacancies, and trash removal processes. We had lunch at Pfonz and then Lacy gave us a tour of the apartments. The next district meeting will be held at Atwood Housing Authority in November.

Judy Luedke
Colby Housing Authority

DISTRICT 5 Update

Mark your calendars now for our next meeting:

Date: October 20, 2017
Time: 12:30 – 3:30
Location: The Echo Ridge Community Center
2010 SE California
Topeka, KS 66607

Sits directly behind the Topeka Housing Authority

Kimberly Nuessen from Johnson County Housing will be our new District 5 Representative. If you are not getting e-mails from District 5 and would like to please e-mail Kimberly at Kimberly.Nuessen@jocogov.org or she can be reached at (913) 715-6604.

If you haven’t been to a meeting I highly encourage you to come. What better way to get training and ideas then from your fellow housing authorities. It is always an enjoyable meeting and you walk away glad that you came. And it’s free training!!! I have taken the position of VP of Member Services but I will still be attending this meeting. I wouldn’t miss it.

Annette Wells
Johnson County Housing

WHAT DISTRICT IS MY AGENCY?

Click on the map below to find out what district your agency is in and who your representative it!
In 2007, Housing America was created and October was designated as the annual month for NAHRO and its members to collectively raise awareness of the need for, and the importance of, safe, decent and affordable housing in quality communities. Events are held around the country by housing authorities, redevelopment agencies and government entities to spotlight the great works that have been done and the successes that so many residents have experienced. Sadly, there continues to be an unmet housing need for many of America's most vulnerable.

Here you can find examples of what NAHRO members have done to recognize and celebrate Housing America Month.

**Event Media Kit**
Use our media kit to help get the word out about your event!

- [Housing America Month logo](#) *when the page opens, right click and select save as)*
- [Event Flyer Template](#) *(a Word document downloads to your computer for you to edit)*
- [Sample Proclamation](#) *(when the page opens, download and edit the file)*
- [Register your event with us](#) *(scroll to the bottom of the page and fill out the Plan An Event form – that's how we know you are participating!)*

Tweet your event with the hashtag #HousingAmerica and @NAHROnational

If you need assistance contact Carmen Smith at [csmith@nahro.org](mailto:csmith@nahro.org)

**Event Ideas**
- Groundbreaking Ceremony
- Property Opening
- Ribbon-Cutting Ceremony
- Beautification Project
- Resident Activity
- Proclamations
NAHRO CEO's Statement on Hurricane Harvey

NAHRO’s thoughts are with all those impacted by Hurricane Harvey. We offer whatever help we can provide to all impacted affordable housing and community development organizations and their residents during this difficult time. We have also reached out to affected public housing authorities with information and resources, and are working on additional support.

While affected agencies and staff work tirelessly to help their neighbors and communities, there are some things that other public housing authorities and community development agencies around the nation can do. Please consider donating to the Red Cross or the Salvation Army, and/or donating to or volunteering with other helpers at the National Voluntary Organizations Active in Disaster. Donations are also being accepted at the Hurricane Harvey Relief Fund, which was created by Houston Mayor Sylvester Turner, and by the United Way of Greater Houston. For vetted lists of both local and national of organizations to donate to or volunteer with, see NPR and the New York Times. NAHRO will coordinate other future aid efforts for the residents of our affected colleagues.

Our colleagues have a long road ahead. Let's stand in support of them.
MEMBER SERVICES UPDATE!

It has been a pleasure working with everyone over this past two years. Annette Wells has some great ideas for the future of Member Services and we are looking forward to the new and exciting activities coming our way! – Roxanne Mason

Happy Fall!

Last month we wrapped up our fall conference held in Wichita. There were great certifications offered and the conference was well attended.

We have chosen our spot for the 2018 Spring Conference – Salina, KS. We will be planning sessions soon so please contact me if you have any ideas or sessions that you would like offered. We are YOUR organization and want to make sure that we give you the conference that YOU need!

In January, 2018 we will be in Grapevine to attend annual meetings and begin work on the Southwest Conference to be held in Little Rock, Arkansas to be held in June of 2018. At that time, Kansas NAHRO executive committee will meet to discuss the Spring Conference details.

If you are interested in joining the Professional Development team, please don’t hesitate to contact me, any member of the Kansas NAHRO executive committee, or our service officer.

Enjoy this beautiful fall weather!

Joyce DePriest
Olathe Housing Authority
jedepriest@olatheks.org
913-971-6271

CR&D Committee Update!

As 2017 comes to a close, we are left to contemplate what 2018 will hold for us. Being new to NAHRO I am very excited for the opportunities we are presented. Throughout the last year I have had the pleasure of connecting with many like-minded individuals in San Antonio, Wichita and Grapevine. During breakout sessions, meetings and dinners these newly found contacts have rejuvenated my dedication to the industry and people that we serve. In the climate of continuously shrinking budgets and many times increasing regulatory duties, innovative solutions must be implemented to deliver our desired outcomes.

My expectations are high for our upcoming gatherings for Kansas NAHRO, “Barn Raising” and in Arkansas for SWNAHRO, “Hog Wild” that everyone will contribute by bringing ideas to share with there colleagues. We all have had a unique set of experiences that can be of considerable value to others. I have the greatest of confidence that NARHO can be the agent of change! See you all soon!

Jesse Mofle
Johnson County Housing Services
Do your commissioners need training but can’t travel?

No worries we will come to you!!

Kansas NAHRO is offering NAHRO’s Commissioner’s Fundamentals and Commissioner’s Ethics onsite training for your commissioner and neighboring agencies who are interested. (Please see class descriptions below)

Ethics Description: Ethics plays a significant role in the life of a commissioner. Increases the commissioner’s understanding of professional conduct guidelines, and the ability to recognize and appropriately address ethics-related issues and problems that may occur. Learn about industry laws and regulations impacting ethical conduct and build your capacity as a board member. This course, intended for the new commissioner and a refresher for the veteran, uses practical applications and skills assessment exercises to reinforce ethical concepts. Training Duration: 1 day CEU’s: 0.70

Who Should Attend? Both new and veteran Commissioners

Fundamentals Description: This course explores the roles and responsibilities of commissioners, enhancing understanding of the commissioner’s multi-faceted position as advocate, leader, team-builder, strategist-and more. Increase your effectiveness as a board member and leader, while exploring the intricacies of board-staff relationships and boundaries. Provides an excellent training foundation for the new commissioners. Training Duration: 1.5 days CEU’s: 1.0

CLICK HERE FOR REGISTRATION INFORMATION AND AGENDA

Who Should Attend? New & veteran commissioners, new board officers and Executive Directors

DON’T MISS OUT ON THIS GREAT OPPORTUNITY!

Got Questions? Call us at 940. 521.9982 or email ksnahro@brazosnet.com
2018 ANNUAL CONFERENCE
Salina, Kansas
APRIL 9 – 12, 2018
THANK YOU CORPORATE SPONSOR:
Housing Authority Insurance Group supports Kansas NAHRO

UPCOMING EVENTS

2017 SW NAHRO Winter Conference
January 24-26, 2018 - Grapevine, Texas

2017 SW NAHRO Maintenance Workshop
February 13-15, 2018 – Shreveport, Louisiana

2017 NAHRO Washington Conference
April 22-23, 2018 - Arlington, VA

2018 KS NAHRO Spring Conference
April 9-12, 2018 - Manhattan, Kansas

Click here to view latest job postings in Kansas.

If you are a member of Kansas NAHRO in good standing and have a position open, e-mail your ad to ksnahro@brazosnet.com for posting on this site. All submissions subject to review and approval.

WE WANT TO HEAR FROM YOU!

We hope you have enjoyed reading this issue of Kansas NAHRO NOW! The newsletter will be published at the end of every quarter. We want to hear what is going on in your agency! If you would like to submit an article that you want published in the news please send it to us at ksnahro@brazosnet.com.