Dear Kansas NAHRO Members:

As the somewhat new KS NAHRO president, I want to extend my sincerest thanks for your support. I hope that over the next two years, we can make KS NAHRO stronger together. When I started in housing in 2009 KS NAHRO helped me to survive. I did not find many HUD handbooks on how to do my job and there were no jump drives that could download all the information needed directly into my brain, but there were many of you who gave me unfettered access to all your knowledge. Through KS NAHRO I met Directors who knew what a CFP was and how to request units be taken offline for modernization. I have met Directors who have shared policies with me and walked me through my first REAC Inspection. As I have learned, I have also tried to share that knowledge with those around me. I want to thank all of you who have mentored me and helped me. I want to pay it forward by helping KS NAHRO have the same impact on all our members.

Over the next two years I want to continue to strengthen our conferences with informative sessions, great networking opportunities, engaging presenters, and lots of fun. We have already started working on this Spring Conference and have some exciting new networking events including an evening out and we are working on having some state and national speakers you won’t want to miss.

I want to promote our District Meetings as this is the place that you can really learn and share with others. They are great ways to get to know others who are in similar situations and have people to bounce ideas off of. Because we only meet at conference once to twice a year, these quarterly meetings are invaluable for asking questions and getting answers in a timely manner.

I want to encourage participation and I want to thank all those who are currently volunteering for KS NAHRO. It takes great people like you who are willing to share of your time and your talents to make this an organization worth belonging to. I hope that over the next two years we will increase participation and find ways to bring more value to our membership. Each one of us has a story and has talents that we can share with others. We have all been new at one time or another and we have all needed help. KS NAHRO works because of people just like you who volunteer to be officers or on committees.

I look forward to an amazing 2018, not because we will get more money for our organizations or there will be no new regulations to learn but because we have the best network of people in Kansas who are always willing to help each other out. We will celebrate some victories and face many challenges over the next year, but all victories are sweeter and challenges are easier when we share them with each other because we are stronger together.

-Tina
Hello Kansas NAHRO Members,

Hope you all have marked your calendars for our Spring Conference April 10-12 in Salina, Kansas. Our theme is “Barn Raising”. We are busy making plans for this conference. We have lots of fun activities planned that you don’t want to miss.

During this conference awards will be given out. Please take a moment to review the website for all award entry forms. All entries will need to be turned in by March 10, 2018. This is the time to have your housing authority recognized. This will also be the time to turn in posters for the, “What Home Means to Me Contest”. I’m hoping we will have lots of entries to judge again.

And if you haven’t turned in your membership dues please do so. If you need another form please go to the website under forms to find a membership form.

You will be receiving information on all conference activities in next few months.

Look forward to seeing everyone in Salina.

Annette Wells
VP of Member Services

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**Kansas NAHRO State Poster Contest**

As part of its 2018 Housing America campaign, NAHRO will hold a poster contest for children associated with affordable housing and community development programs owned or administered by national NAHRO member agencies. Posters will reflect the national theme of “What Home Means to Me.” The contest is a collaborative effort of NAHRO’s chapter/state, regional, and national organizations. National honorees will be selected from chapter/state-level winning entries. To be eligible for national honors, all entries must come through the local chapter.

**Contest Dates:** 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.

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**KANSAS NAHRO AWARDS COMPETITION**

It is time to take some pride in your work. Take a look around, who stands out as hard worker, one that goes above and beyond! Newsletters, pamphlets, calendars. Etc. Pick out some of your best and send them in! Applications must be received by **March 10, 2018**.
According to sources familiar with the ongoing negotiations of the tax reform bill, including the Wall Street Journal, the final package will not repeal Private Activity Bonds (PABs), a huge potential win for NAHRO members who advocated strongly against the House-proposed elimination. There is no word yet on the status of New Market Tax Credits or the Historic Preservation Tax Credit.

While PABs appear to be preserved, it is possible that the bill will make changes to the program. It is unsure at this point what the impact of potential changes to PABs would have on the Low-Income Housing Tax Credit and on affordable housing production. NAHRO will continue to update its members as more information becomes available.

The tax reform conference committee is expected to approve the report tomorrow, at which point either the full text of the bill or the conference report summary will be publicly available. The Senate will begin consideration of the bill on Monday, aiming for final passage on Tuesday. The bill then goes to the House for final approval. If passed by both chambers, the President is expected to immediately sign the bill.

Meanwhile, the House introduced bill text for the third continuing resolution (CR) of FY 2018. The current CR expires on Friday, December 22. The House-proposed bill would provide funding for the government until Friday, January 19. It also includes the House's FY 2018 Defense Appropriations bill as well as an extension of the Children's Health Insurance Program (CHIP) and other health programs. The House is likely to pass the bill, but the Senate is not expected to adopt it with the defense bill included. It’s unclear whether the Senate will simply pass the CR stripped of the defense spending bill or if there are other concessions that Democrats will require in exchange for their procedural votes to move the bill forward. If Congress does not act quickly enough, the government will shut down on Saturday, December 23 at 12:01 am ET.

Also expected to be released on Friday is a disaster relief supplemental package that could be considered in conjunction with the CR or as a stand-alone bill. Congressional leadership has prioritized approving the bill prior to the holidays. The administration released a $44 billion disaster package last month, a request that included the conversion of the Community Development Block Grant Disaster Relief (CDBG-DR) program into a competitive grant program to help communities that have experienced “major flood disasters” in the past four years. Congress is expected to ignore that request and increase the size of the package substantially. This will be the third disaster supplemental passed since September and lawmakers already recognize the necessity for a fourth supplemental in early 2018.
**DISTRICT 1 Update**

District 1 met on Thursday, November 16, 2017 at the Atwood Housing Authority. We had 12 people attend. We welcomed Krystine Baalman as the new Executive Director of Hoxie Housing Authority. Topics of discussion were insurance companies that offer housing authority coverage, survey of which northwest Kansas housing authorities have vacancies, security cameras, counter top recoating, the No Smoking Policy, and the Litigation for 2012 Operating Subsidy. We had lunch at Mojo’s and then Cassidy gave us a tour of the apartments. The next district meeting will be held at Hill City Housing Authority.

Judy Luedke  
Colby Housing Authority

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**DISTRICT 5 Update**

Thank you all who was able to attend the meeting on Friday, October 20, 2017 in Topeka. Penny and Shelly really out did themselves with Halloween treats and decorations. Thank you both.

Tina Bartlett our KS NAHRO president from the Salina Housing Authority was in attendance. Tina was able to jump start our meeting with Housing Updates. Tina covered VASH vouchers, SNAP, and UPCS to name a few. Lots of discussion followed. Annette Wells from the Johnson County Housing Authority spoke on the upcoming KS NAHRO Spring Conference. This year it will be held in Salina April 10, 2018 through April 13, 2018. A discussion was held regarding water bottles and portfolios to be sold at the conference with the KS NAHRO logo on them.

Each district has been challenged with having one person on each KS NAHRO standing committee. If you are interested in serving on a committee, please contact the following:

- **Professional Development**: Joyce DePriest of the Olathe Housing Authority  
  Phone: 913-971-6260 - Email: jedepriest@olatheks.org
- **Housing**: Sandi Scott of the Olathe Housing Authority  
  Phone: 913-971-6251 - Email: sscott@olatheks.org
- **CR&D**: Jesse Mofle of the Johnson County Housing Authority  
  Phone: 913-715-6602 - Email: jesse.mofle@jocogov.org
- **Member Services**: Annette Wells of the Johnson County Housing Authority  
  Phone: 913-715-6607 - Email: annette.wells@jocogov.org

KS NAHRO has a $300 for a head of household in a supporting program and a $500 scholarship available for a high school senior in a supporting program. Programs include public housing, HCV, HOME, and CDBG whose agency is a member of KS NAHRO. KS NAHRO has also opened up the application process to include dependents of Housing Authority Staff whose agency is a member of KS NAHRO. Applicants must have all information submitted by March 9, 2018. Further guidelines and the application can be found at www.ksnahro.org. A discussion was also held on using these funds to sponsor a small housing authority to attend the 2018 Spring Conference if no other scholarship applicants apply. Jesse Mofle of the Johnson County Housing Authority led a brief discussion on hoarding and how to balance program requirements with reasonable accommodations. Many shared their experiences.

Pet policies, pet deposits, pet fees, and service animals were discussed during the open forum.

Please mark your calendars for our next meeting on Friday, January 19, 2018 from 12:30pm to 3:30pm in Topeka. Lawrence has volunteered to provide snacks.

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**WHAT DISTRICT IS MY AGENCY?**

*Click on the map below to find out what district your agency is in and who your representative it!*
Meet the woman turning a nonprofit into a developer of affordable housing

By Laura Wenus

In her four years working in the real estate arm of the Mission Economic Development Agency, Karoleen Feng has played a key role in turning the program from an idealistic aspiration into a major player in the neighborhood’s housing scene.

A year or two ago, Feng said, the nonprofit didn’t much impress the local development community.

“I was talking to a realtor and he was kind of not really giving me the time of day, despite whatever I had said about my own experience,” recalled Feng, 40, who studied political economies of industrial societies at UC Berkeley for her BA and then moved elsewhere on campus to receive a Master’s Degree in city and regional planning.

Then, a few months ago, the same realtor got in touch, Feng said.

“He calls me up and says, ‘Oh, you guys have made yourself into the big time, you guys are able to buy buildings throughout the Mission. So I have a building now for you.’”

Before Feng joined its staff, MEDA mostly provided tax preparation, business strategy guidance and education programs. It owned no property, but since then, it has become a mini-mogul. The nonprofit now manages 439 apartments it took over from public housing, owns 122 units in the form of multi-unit apartment buildings acquired through the city’s “Small Sites” program, and is the developer of 534 entirely below-market-rate units in five different buildings, the first of which is expected to break ground in February 2018. It recently paid $6 million to buy a former furniture store on 18th and Mission Streets.

Heading up the 13-person real estate department is Feng — a woman of color in real estate. It’s a field that, in the nonprofit sector, is less homogenous than in general, but is still dominated by men. That makes her, inevitably, a representative of both women and people of color — as well as the face of an agency relatively new to the scene.

“There is a sense that MEDA, being an upstart and a startup ... that we don’t have the full technical qualifications behind our work,” she said. “So I have to represent that I’m on top of my game whenever I’m in a conversation ... Unlike, potentially, being a man in the field, I don’t get the privilege of just throwing my weight around. I also have to be more respectful of what other people have to say about our work.”

More>>
HUD Posts Updated ’18 Operating Subsidy Processing Schedule

Jan 4, 2018 ~ Eric Oberdorfer ~ Leave a Comment

HUD has posted its updated schedule for Calendar Year (CY) 2018 Operating Subsidy Process to the CY 2018 Operating Subsidy Processing Webpage. HUD will release the PHA tools Form HUD-52723 and Form HUD-52722 by Friday, Jan. 12, or earlier. PHAs must submit these forms to their Field Offices no later than February 2. HUD will publish preliminary eligibility for 2018 based upon HUD-52723 by March 5, and and PHAs will be required to contact HUD with any issues regarding their preliminary eligibility by March 12.

HUD OIG Releases Semiannual Report to Congress

Dec 28, 2017 ~ Tushar Gurjal ~ Leave a Comment

HUD’s Office of Inspector General has published their semiannual report to Congress. These reports are “intended to keep the Secretary and the Congress fully informed of significant findings, progress the Agency has made and recommendations for improvement.” The report can be found here.

CR&D Committee Update!

With an economy that has broken all-time highs, in the stock market, over 70 times in the past year and nearly full employment (everyone willing and able to work can get a job), it can be hard to believe that affordable housing is still disappearing at an alarming rate. Research shows that housing continues to burden many lower income families in our area and throughout the entire country. No state has rents that are affordable on a minimum wage salary. Additionally, only 12 counties in the entire United States have rents that are affordable with this level of income, none of which are located in Kansas. Our nationwide Housing Wage is $21.21, full-time hourly wage to afford a rental at HUD’s FMR without spending more than 30% of income, for a two-bedroom rental home and $17.14 for a one-bedroom. Though the Housing wage in Kansas is lower than the national average at $15.59, it still creates a heavy burden for many lower income families. Currently at a minimum wage in Kansas of $7.25 a renter would need to work 86 hours per week to avoid becoming burdened for a two bedroom unit. Without delving too deep into the all the data the case is easily made for additional affordable housing.

As wages haven’t increased with the rental market prices more families are becoming burdened. Rent subsidy programs have also not increased assistance at a rate to absorb the families that have become burdened as rents have increased over time. This is compounded by the fact that the pool of affordable units is tightening due to deferred maintenance making them become uninhabitable. Another concern is the production of new units and rehabilitated units are targeting higher rents from tenants that are far outside allowable ranges of FMR’s that could assist families.

These issues will continue to persist for the foreseeable future and we will all need to be advocates for the families we serve to ensure that we able to provide the greatest benefit to as many families as possible. The task of informing and educating our governmental partners of the ongoing and increasing need for additional funding is also of great importance to the success of families experiencing the effects of being burdened by the high, and increasing, costs of housing.

Jesse Mofle
CR&D VP
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](mailto:ksnahro@brazosnet.com)
This year’s theme is Barn Raising. Barn Raising was common in the 18th and 19th century in rural communities. Barns were a vital necessity to families and farms. Since building or raising a barn, required many people, the family would call on its neighbors for help. Each person would come, bringing with them their knowledge and skills to share. These events were also social gatherings for these rural families. Many Housing Authorities feel secluded. While we are all busy keeping our business running smoothly, it is vital for our survival to come together. KS NAHRO hopes to serve as our connection. This year’s spring conference is a place for all to come, learn, share knowledge, and support each other while having a little fun too! We look forward to seeing and learning from you in April of 2018.

Session Topics:

- EPIC
- How To Handle Proper Eviction Procedures
- Communication Skills for Customer Service & Dealing with Elderly/Disabled
- Green Housing & Energy Efficiency
- Controlling Contracts Cost While Ensuring Work Quality
- REAC
- Diffusing A Difficult Situation & Conflict Resolution
- General Safety Training - Ladders, Weed eaters, & Lawn Equipment and Landscape Maintenance
- Section 3
- HCV Funding
- Housing Finance, Construction & Mortgage Lending
- Bio-hazard
- Working With Local Contractors For Small Bids When They Don't Want To Mess With Paperwork or DBA's
- HCV Regulatory Update
- Sharing Forms Roundtable
- Mold
- Creative Housing Partnership
- HCV Financials: How To Review & Understand
- Communicating with People with Mental Illness & Empathy Towards Tenants
- Bug Extermination
- Reviewing PH Financials
- IT For Dummies
- Grant Writing
- Bed Bugs
- Round Table CR&D
- Responsive Maintenance Caring For Properties To Protect Assets
- Round Table FSS Active
- Shooter Basic Electrical Work
- Round Table Public Housing
- Drug Identification & What To Look For
- Round Table Section 8
- RAD - Is It Worth The Risk?

Hotel Accommodation:

Hilton Garden Inn Hotel & Convention Center
3320 S 9th St, Salina, KS 67401
Phone: 785-309-0440
Room Rate $112
Cutoff - 3/30/2018
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 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.