



Perspectives

AUGUST, 2008

2008 ANNUAL MEETING

SEPTEMBER 24-26, 2008

HOLIDAY INN HOTEL & SUITES

3202 EAST EMPIRE ST.

BLOOMINGTON, IL 61704

PHONE: 309-662-4700

**COME ASCERTAIN THE LATEST FROM HUD WASHINGTON!
PRESENTED BY JOE SCHIFF, THE SCHIFF GROUP!**

This year's Annual meeting has been planned by the NICA Council (Northern Illinois Council of Housing Authorities). They are offering a great agenda. You will find the latest word from Chicago HUD office, AHRMA, and Mr. Schiff.

AGENDA

WEDNESDAY SEPTEMBER 24, 2008

- | | |
|------------------------|--|
| 11:00 A.M. | IAHA Executive Board Meeting – Meeting Room - Right – Rachel Crothers |
| 11:00 A.M. – 5:00 P.M. | <u>Registration</u> |
| 1:00 P.M. – 2:00 P.M. | <u>AHRMA PRESENTS:</u> Meeting Room - Left – Marie Litta
Representatives from AHRMA, Fireman 24/7 and Pioneering Technology Inc. will be providing information on the “Safe T Element.” Safe T Element reduces kitchen fires, AHRMA member's number one loss exposure. |
| 2:00 P.M. – 2:15 P.M. | Break |

2:15 P.M. – 4:00 P.M.

AHRMA PRESENTS (CONTINUED)

Representatives will answer questions about this product and its installation. AHRMA will also answer questions regarding the purchase of these units, at a greatly reduced price, for your apartments.

Following this, AHRMA will have members competing in a “Game of Wheel of Fortune.” Test your risk management knowledge and win some fun prizes!

4:15 P.M

Council Meetings - Locations to be announced.

6:00 P.M. - 7:00 P.M.

Social Hour - Meeting Room – Middle Judy Markowitz

7:00 P.M. – 8:30 P.M.

AHRMA Annual Meeting & Banquet - Meeting Room – Middle Judy Markowitz

8:30 P.M - ?

Hospitality Room

Thursday, September 25, 2008

7:30 A.M. – 8:30 A.M.

Breakfast - Meeting Room – Middle Judy Markowitz

7:30 A.M. – 2:30 P.M.

Registration

8:30 A.M. – 10:15 A.M.

ASSET MANAGEMENT - Presented by Joe Schiff - Meeting Room – Left – Marie Litta (See Mr. Schiff’s Biography below.)

Asset management: This is the most significant change to the public housing program since the introduction of Section 8 Certificates in 1975. Learn about the latest information on this HUD initiative and take the opportunity to learn about what is occurring in Washington, and what our speaker thinks will happen in the future. This is an overview of asset management, not a quick session to learn exactly how to implement asset management.

10:15 A.M. - 10:30 A.M.

Break

10:30 A.M. – 11:45 A.M.

ASSET MANAGEMENT “CONTINUED” - Presented by Joe Schiff – Meeting Room – Left – Marie Litta

12:00 Noon – 12:45 P.M.

Lunch - Meeting Room – Middle – Judy Markowitz

12:45 P.M. – 1:15 P.M.

SPEAKER – Joseph Galvan, HUD Regional Director, REGION V

1:30 P.M. – 2:45 P.M. **ASK JOE** - Presented by Joe Schiff – Meeting Room – Left – Marie Litta

Ask Joe is an open mike session designed to have as strong a dialogue between a knowledgeable public housing expert, and our membership on any question that may be bothering you. The session is structured to cover those areas that interest us, not Mr. Schiff.

Feel free to ask him anything, especially if the White Sox are still in contention for another championship.

2:45 P.M. – 3:00 P.M. **Break**

3:00 P.M. – 4:00 P.M. **ASK JOE “(CONTINUED)”** - Meeting Room – Left – Marie Litta

5:00 P.M. – 6:00 P.M. **Social Hour** – **Cash Bar** – Meeting Room – Middle - Judy Markowitz

6:00 P.M. – 7:30 P.M. **IAHA Annual Meeting and Awards Banquet**

7:30 P.M. – 9:30 P.M. **Entertainment**

9:30 P.M. - ? **Hospitality Room**

Friday, September 26, 2008

8:00 A.M. – 9:00 A.M. **Breakfast** – Meeting Room – Middle – Judy Markowitz

9:00 A.M. – 10:15 A.M. **TRAINING BY HUD** - Meeting Room – Left - Marie Litta

Panel Discussion on Homeownership

10:15 A.M. – 10:30 A.M. **Break**

10:30 A.M. – 12:00 Noon HUD On-Site AMP Reviews
Update regard Energy Star Items

JOSEPH G. SCHIFF BIOGRAPHY

President of The Schiff Group 1993 - Present

Responsible for organizing and overseeing the development and management of this public housing consulting organization. Combining the expertise of experienced public housing experts, The Schiff Group is making its mark in the public housing arena.

**Assistant Secretary for Public and Indian Housing
U. S. Department of Housing and Urban Development 1990 - 1993**

Responsible for the overall operation of the nation's public housing, Indian housing, and tenant-based Section 8 programs. Housed almost 3 million families with a budget of \$15 billion (almost 60% of the entire HUD budget) and supervised 1648 employees in Washington and 51 other offices around the country.

Special Advisor to the Secretary of Housing and Urban Development for Public and Indian Housing 1989 - 1990

Served as the principal advisor to the Secretary for public and Indian Housing matters. Performed all the functions of Assistant Secretary short of possessing signature authority.

Manager of the HUD State Kentucky Field Office 1985 - 1989

Responsible for the oversight and implementation of all HUD programs in the State of Kentucky. In addition to public housing, worked with HUD's housing, community development, and fair housing and equal opportunity programs. Supervised 102 employees.

Deputy County Judge Executive for Jefferson County, Kentucky (Louisville) 1978 – 1985

Served as the second ranking official in a county government of 2000 employees. Served as the principal policy advisor to the County Judge/Executive and served as County Judge/Executive in his absence.

Elaine Schiff, Realtors 1971 – 1985

Served as the managing partner from 1973 to 1985 for this family-owned real estate brokerage company. While specializing in both investment and residential real estate brokerage, I had experience in home building and property management.

US Army 1969 - 1971

Served as a personnel specialist in the army for two years with a majority of time spent in Washington, D.C.

U. S. Representative William O. Cowger (Kentucky, Third District) 1967 - 1969

Served as an aide to the congressman for one year, and for one year served as legislative assistant (the youngest LA on the Hill at the time).

EDUCATION

Juris Doctorate from the University of Louisville School of Law
June, 1974

BA in Government from The American University, Washington, DC
June, 1968

DON'T DELAY! REGISTER NOW, AGAIN, THIS YEAR YOU MAY REGISTER ON LINE AT www.iahaonline.org. AND FOLLOW THE INSTRUCTIONS POSTED. OR IF YOU CHOOSE, A REGISTRATION FORM IS ENCLOSED FOR YOUR USE. PLEASE MAIL IT TO 350 STATE HWY Y, JACKSON, MO 63755. IF YOU HAVE ANY QUESTION YOU MAY CONTACT VICKI MILES AT (573) 243-4439. E-Mail – vickimiles@att.net

IAHA 2008 AWARDS APPLICATION

PURPOSE: To give recognition to an Illinois Housing Authority, and HUD Official for their outstanding achievement in housing. Outstanding achievement means techniques or procedures that are not in common practices among other agencies or officials.

CATEGORIES: Only one category may be chosen on each application.

- ❖ **HUD STAFF AWARD** – Recognizes a HUD staff for their outstanding leadership qualities, and exceptional contributions to IAHA members.
- ❖ **DAVID W. MORGAN MEMORIAL AWARD** – Recognizes an individual who has made outstanding accomplishments at their agency and exceptional contributions to the Illinois Association of Housing Authorities. The David W. Morgan Award was initiated in 1987 by IAHA in honor of the late David W. Morgan, one of the leaders in the foundation and development of IAHA.
- ❖ **OUTSTANDING ACHIEVEMENT IN RESIDENT RELATIONS** – Recognizes an agency or organization that has developed programs that enhances the lives of Residents.
- ❖ **OUTSTANDING ACHIEVEMENT FOR CREATIVITY AWARD** – Recognizes programs that produces housing in an innovative manner, improve the efficiency of administrative operations, or improved client services.
- ❖ **OUTSTANDING ACHIEVEMENT FOR OPERATIONAL EXCELLENCE** – Recognizes exceptional qualified person who has made an outstanding contribution at their agency; improve the administrative operations, and also enhance the general functioning of the agency as documented by the performance standards established by HUD.
- ❖ **MISCELLANEOUS ACHIEVEMENT-Please explain in detail who this person or agency is and why they should be recognized.**
Recognizes anyone not fitting into the other categories.

If you feel your Housing Authority is worthy of an award, we urge you to submit an application on your own behalf.

Submitted by _____ Title _____

Agency _____

Address _____

City _____ State _____ Zip _____

Area Code/Phone _____ Ext. _____ Fax Number _____

To the best of my knowledge, all information contained herein is accurate and complete.

Signature

All nominations shall be submitted to Judy Plummer, Union County Housing Authority PO Box 317, Anna, IL 62906 FAX: 618-833-3969 or by Email uncoha@neondsl.com by August 29, 2008.

IAHA 2008 AWARDS APPLICATION FOR OUTSTANDING ACHIEVEMENT CATEGORIES

The application must be prepared on 8 1/2" x 11" paper. The text portion must be no longer than one typewritten page. Include photographs, if they help to explain the program or agency. Do not put applications in binders or notebooks, because they are copied and forwarded to the Public Relations committee.

Address each of the following sections by number. Failure to do so renders the application incomplete. Page lengths are suggestions only.

- 1. SUMMARY OF PROGRAM:** In no more than 100 words, describe the program or agency, the accomplishments, and how it contributed to the success of the agency. (1/4 page)

- 2. DESCRIPTION OF THE PROGRAM:** Provide a description of the program including its objectives, the clientele being served, the agency's role, and the contribution, if any, of other partners. (1/4 page)

- 3. THE RESULTS OR SUCCESS OF THE PROGRAM:** Provide a description of success of the program. Provide specific examples.
- 4. WORTHINESS FOR AN AWARD:** Describe why this program or agency is worthy of an award.

IAHA 2008 AWARDS APPLICATION FOR HUD STAFF AWARD

The application must be prepared on 8 ½” x 11” paper. The text must be no longer than one typewritten page.

- 1. SUMMARY OF CONTRIBUTION TO AGENCY OR IAHA:** In less than 100 words, describe what this person contributed to your agency or IAHA, and how it added to the success of the agency. (1/2 page)
- 2. WORTHINESS FOR AN AWARD:** Describe why this nominee is worthy of an award. (1/2 page)

IAHA 2008 AWARDS APPLICATION FOR DAVID W. MORGAN MEMORIAL AWARD

The application must be prepared on 8 ½” x 11” papers. The text must be no longer than one typewritten page.

- 1. SUMMARY OF OUTSTANDING ACCOMPLISHMENTS AT NOMINEE’S AGENCY OR FOR IAHA:** In less than 100 words, describe the accomplishments and how it contributed to the success of the agency or the Association. (1/2 page)
- 2. WORTHINESS FOR AN AWARD:** Describe why the person is deserving of the honor. Do not repeat above paragraph. Highlight outstanding contributions through service in the field of housing and in support of IAHA. (1/2 page)

IAHA 2008 AWARDS APPLICATION AWARD FOR OUTSTANDING _____

The application must be prepared on 8 ½” x 11” papers. The text must be no longer than one typewritten page.

This is a new award for that outstanding person you feel should have recognition, and does not fit the criteria in the other awards. This person may be an ED, staff person, Board Member, or even someone from another agency (other than housing authority) who you feel is deserving.

- 1. SUMMARY OF OUTSTANDING ACCOMPLISHMENTS OR REASON FOR THIS NOMINEE:** In less than 100 words, describe the accomplishments, and why you feel this person or Agency should have recognition. (1/2 page)

- 2. WORTHINESS FOR AN AWARD:** Describe why the person is deserving of the honor. Do not repeat above paragraph. Highlight outstanding contributions through service in the field of housing and in support of IAHA. (1/2 page)

MESSAGE FROM THE EDUCATION COMMITTEE

The Illinois Association of Housing Authorities is finalizing the hotels and trainers for the following educational sessions for its membership: Public Housing Rent Calculations – October, Springfield, Capital Fund and Asset Management/Jay Ortenzo/Nan McKay & Associates. We are also trying to contract with Training Services & Associates for a Maintenance and Asset Management session. Please contact any of the following Education Committee members if there is any specific session that you would like to see IAHA sponsor: Tom Myers, Tom Smith or Lynn Deter. It is very important that IAHA members support the affordable training sponsored by IAHA.

NOMINATING COMMITTEE REPORT

The following slate is submitted by the Nominating Committee:

President – Kate Barton, Henry County Housing Authority
Vice President – Susan Anderson, Rock Island Housing Authority
2nd Vice President – Dennis Greene, Pekin Housing Authority
Treasurer – Peg Barkley, Macoupin County Housing Authority
Recording Secretary – Mark Sosnowski, Williamson County Housing Authority
Immediate Past President – Debbie Smith, Edwards County Housing Authority

Executive Board Members term from 2008 – 2012.

Andy Hightower, Alton Housing Authority
Chris Blechle, Randolph County Housing Authority
Randy McGill, Kankakee Housing Authority

Tom Smith to fill Peg Barkley's term till 2011.

Nomination for these positions may be made from the floor at the Annual meeting on Thursday, September 25, 2008

**ILLINOIS ASSOCIATION OF
HOUSING AUTHORITIES
ANNUAL MEMBERSHIP MEETING
THURSDAY, SEPTEMBER 25, 2008
HOLIDAY INN & SUITES
3202 EAST EMPIRE ST.
BLOOMINGTON, IL 61704**

AGENDA

ITEM

PRESENTER

WELCOME AND INTRODUCTIONS

Debbie Smith

Determine if a quorum is present.

Brenda Coates

I. Approval of Minutes

Brenda Coates

II. Standing Committee Reports

A. Personnel

Diana Etheridge

B. Resolutions and By-Laws

Diane Fuller

C. Membership

Gina Wolf

**D. Nominating Committee
Election**

Peg Barkley

E. Public Relations

Judy Plummer

F. Legislative

Chris Blechle

G. Education

Lynn Deter

H. Finance Reports

Brent Newman

III. Council Presidents' Reports

A. North

Gina Wolf

B. South

Mark Sosnowski

C. Central

Tony Hasbargen

IV.

- A. AHRMA**
- B. Executive Coordinator's Report**

Julie DePasse
Vicki Miles

V. President's Report

Debbie Smith

Adjourn

**THE EXECUTIVE BOARD HELD THEIR
QUARTERLY MEETING ON
FRIDAY, JULY 25, 2008**

The following are highlights from that meeting:

Standing Committee Reports:

Personnel: Diana Etheridge, no report

Resolution & By-Laws: Diane Fuller, Absent

Membership: Regina Wolf, Absent

Nominating: Peg Barkley presented the slate of officers and Executive Board members for the ensuing term:

President – Kate Barton, Henry County
1st Vice President – Susan Anderson, Rock Island
2nd Vice President – Dennis Greene, Pekin
Treasurer – Peg Barkley, Macoupin County
Recording Secretary – Mark Sosnowski, Williamson County
Immediate Past President – Deborah Smith, Edwards county

Executive Board Members for terms 2008 – 2012
Andy Hightower -Alton
Chris Blechle – Randolph County
Randy McGill – Kankakee

Tom Smith to fill Peg Barkley unexpired term 2008 to 2011.

Public Relations: Judy Plummer reported that the Request for Nominations for the Annual Awards had been e-mailed to the membership. The nominations are to be in no later than August 29, 2008. She stated that the other members of her committee were Vicky Moyer and Teresa Greenstreet.

Legislative: Dave Wagner reported for Chris Blechle: He said there is nothing of importance at this time in the state legislature. He did call everyone's attention to Bill Jacobs e-mail on what is going on with NAHRO in Washington. He also stated that he had received a call from an Executive Director. HUD was at their housing authority for a review. They were requesting to see an evaluation of the Executive Director done by the Board of Commissioners. Several of the members stated that there is no written requirement in the regulations, stating that this is to be done.

It was stated that PHADA has a contract which says that "no evaluation is considered a good evaluation." Another suggestion was to take the Executive Director position out of the Personnel Policy.

Education: Lynn Deter reported that there was a balance of \$ 3,600.43 in the Education Account.

The following are the upcoming Training sessions:

1. PHA Rent Calculations – October 7 & 8, 2008
2. Capital Fund/Project-Based – January, 2009
3. Maintenance/Project Based – Date not set at this time.

Finance Reports: Brent Newman presented the Audit Report for 2005 & 2006 fiscal years. He also presented the financial reports for the 3rd Quarter of this fiscal year. Anne Smith moved and Tom Smith seconded a motion to approve both reports. Motion carried.

Council Presidents' Reports:

NICHA: Kate Barton reported for Gina Wolf.

1. At their last meeting three Scholarships, 2 - \$1,000.00 and 1-\$500.00 were awarded.
2. They are working on the IAHA Annual Meeting to be held Sept. 24-26 at the Holiday Inn Hotel & Suites.
3. They have a committee appointed to work on nominations for the IAHA Annual Awards.

CICHO: Tony Hasbargen reported.

1. A meeting was held on July 11, 2008 in Springfield.
2. Six Scholarships, 4 - \$1,000.00 and 2 - \$500.00 were awarded.
3. They too have a committee working on nominations for the IAHA Annual Awards.

ECHO: Mark Sosnowski reported that they met on June 20, 2008, with a large attendance present.

1. Their committee is working on Scholarships; however, they prefer to wait until the applicants are actually attending class to award their Scholarships.
2. He reported that the Authorities had received a letter from Land of Lincoln requesting information on the last 10 year utility allowances. Discussion was held on this request.

AHRMA: Michelle Bayles reported for Julie DePasse that AHRMA was working with the Company Fireman 24/7 to purchase the Safety Elements for stoves. Julie will be meeting with Dennis Quirk, Fireman 24/7 next Tues to obtain additional information such as:

1. Whether these are only for electric stoves, or if they also have gas units.
2. Installation and use training.
3. Check on the Warranty Status if replacement is done on a new stove.

A discussion was held in regard to an alternate type of maintenance vehicles, i.e. golf carts, scooters etc. The questions consisted of what medical coverage an employee would have, and what the housing authority liability status would be in case of an accident.

Michelle informed the Board that AHRMA was sponsoring Commissioners Training in each of the Council's Area. The dates are: September 12, Moline; September 19, Effingham; September 23, Marion. Mr. Dan Cain of Cain Consulting Co. will present the training.

Executive Coordinator: Vicki Miles reported on the 2008 Maintenance/ Management Clinic: 64 vendors, utilizing 67 vendor booths, three were no charge. These were in exchange for training at the clinic.

There were 202 attendees registered for the full conference; 3 for Wednesday only, 34 for Thursday and 16 for Friday.

She requested that the 2009 committee be appointed. She has scheduled an organizational meeting to be held September 24, 2008 at 10: A.M. in Bloomington.

President's Report: President Smith ask about attendance at NAHRO Annual Convention. After a discussion Anne Smith moved and Mark Sosnowski seconded a motion for the incoming President or her designee to attend. Motion carried.

The next meeting of the Executive Board is set for Wednesday, September 24, 2008 at 11:00 A.M. at the Holiday Inn Hotel & Suites, Bloomington, IL.

Other Business: Steve Silverman advised that he is the State Coordinator for the NARHO Housing America Campaign. He shared that NAHRO has a poster Contest going throughout the country.

Meeting was adjourned at 1:05 p.m.

ONE PAGE REGISTRATION FORM FOLLOWS!



2008 ANNUAL MEETING

**SEPTEMBER 24-26, 2008
HOLIDAY INN HOTEL & SUITES
3202 EAST EMPIRE ST.
BLOOMINGTON, IL. 61704**

Registration includes Breakfast, Lunch and Dinner on Thursday, September 25th and Breakfast on Friday, September 26th. Rooms have been set aside at a rate of \$70.00, for one room with 2 Queen Size Beds. Fifteen Suites with King Size Beds have been set aside for Thursday night only at a rate of \$85.00. All rates are plus 12% tax. Please call the Hotel direct to make room reservations (309) 662-4700. Be sure to specify that you are with the I.A.H.A. Rooms will be held until September 10, 2008.

**REGISTRATION IS \$250.00 PER PERSON,
PLEASE REGISTER AND MAKE HOTEL RESERVATIONS BY
SEPTEMBER 10, 2008.**

Housing Authority: _____ Phone: _____

Name/Title: _____

Name/Title: _____

Name/Title: _____

Name/Title: _____

Total Registration: \$ _____

**THIS YEAR YOU MAY REGISTER ON LINE! –www.iahaonline.org
OR
YOU MAY MAIL OR FAX THIS FORM WITH A CHECK MADE PAYABLE TO
IAHA TO: Vicki Miles, Executive Coordinator
350 State Hwy. Y
Jackson, MO 63755
Fax: (573) 243-9219
Phone: (573-243-4439**