



2010 Annual Meeting

The Central Illinois Council of Housing Officials (CICHO) hosted the Annual Meeting at the newly renovated President Abraham Lincoln Hotel in Springfield, Illinois.

Ralls Melotte gave a very informative Section 3 and Lead Base Paint regulation update.

Clair Russ of Asher PHA Finance presented up to the minute housing HOT TOPICS to inform everyone in attendance the latest news on what was current in the housing industry.

The Housing and Urban Development Chicago Field Office Staff once again took time out of

their busy schedules to attend the Annual Meeting to share their knowledge to help Housing Authorities do a better job. Greg Smith of the Washington HUD office presented information on Project Based Vouchering. Mr. Mike LaRicca a HUD specialist in his field gave a half day presentation on maximizing your voucher base.

Thanks to Bill Jacobs of McDonough County, Mr. Bill Houlihan, Downstate Director for Senator Durbin made a surprise appearance. Bill Jacobs explained the SHARP Proposal to him and asked Mr. Houlihan to take the information to Senator Durbin for his support.

Mr. Houlihan explained the process of submitting a proposal by the legislative staff to the Senator. Mr. Houlihan also stated that it would be most helpful to hear from the Housing Authorities themselves about the SHARP proposal. The staff in Springfield and Washington have heard from Bill Jacobs and the NAHRO staff, now they need to hear from YOU!

A special thanks goes to CICHO for hosting, Anne Smith for organizing everyone to pull it together and Peg Barkley & her staff for covering the registrations and decorating for the banquet.

2010 IAHA Annual Awards

There are so many talented people in the Illinois housing industry that produce many creative ideas. The IAHA wanted to recognize those creative people for their time and energy they have put into their

developments. The IAHA Annual Awards gives recognition to Illinois Housing Authorities and HUD Officials for their outstanding achievements in housing. Outstanding achievement means techniques or procedures that

are not in common practices among other agencies or Officials.

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- 2010 Golf Outing Summary

OUTSTANDING OPERATIONAL EXCELLENCE

Kate Barton's service in the public housing community was recognized by the Chicago Field Office when they requested she assist Carroll County Housing Authority in resolving their



Teresa Greenstreet & Kate Barton

operational difficulties and the selection of an Executive Director. Kate's work assured the timely obligation of otherwise lost capital funds, continuing Agency Plan work, timely MASS submission, and other critical operational needs that were of direct benefit to the housing authority, therefore to the residents it serves. An ED of a housing authority immediately assisting a neighboring housing authority is not unique to our industry, and therefore makes Kate's actions all the more noteworthy. By helping Carroll County Housing Authority through this difficult time, Kate epitomized the highest expectation realized by the IAHA - that of community and agency partnership, collaboration, and cooperation for the residents of which we are all responsible and for which we all serve throughout the state and the country. This truly represents the Illinois Association of Housing Authorities mission.



Vicky Moyer presenting Kate Barton's award

*McHenry County
Housing Authority*

ACHIEVEMENT IN RESIDENT RELATIONS

When the Grundy County Housing Authority's Saratoga Tower development was built in 1977 it included a telephone switch and coaxial cable. However, those systems were so outmoded they were unable to provide digital services to all of the elderly and disabled residents who live in that 7 story, 95 unit high-rise. As a result, using ARRA funds GCHA replaced the telephone switch and re-wired the coaxial network. Now the Housing Authority is able to purchase telephone, television, and internet services in bulk, re-selling them to residents at far below the retail market rate.

A group of local providers came together to form ClearVoice Communications. This consortium successfully competed in the request for proposal process, and partnered with GCHA to provide the follow-

ing services to residents:

1,000 minutes of local and 1,000 minutes of long distance calling for \$25.00 per month.

50 channels of satellite television, chosen collectively by the residents, for \$25.00 per month. Channels provided to the building include all local channels, Showtime, Showtime Too, The Movie Channel, Flix and other popular programming.

High Speed internet service, at speeds comparable to cable (6 megs down, 2 megs up) for \$25.00 per month.

On the very first day 80 percent of the households in the building subscribed to at least one of the services. Residents are particularly interested

in the television service, which includes a "Front Door Channel". This closed circuit television channel allows them to contribute to the security of the building by watching who enters and exits the main entrance right from the comfort of their own home. Residents also enjoy the fact they can use internal extensions to call other subscribers in the building without using their telephone minutes. Best of all, some residents have reported saving as much as \$1,500.00 per year over the services for which they were previously paying.

*Grundy County
Housing Authority*

MISCELLANEOUS ACHIEVEMENT AWARD

During the busy holiday season when many HA's are struggling to prepare annual plans and meet year-end expectations, a plea for help was made to the director of the Greater Metro HA. As usual, she responded by providing assistance without hesitation. The help came in the form of sharing staff from the key department of finance. Due to the sudden loss of our Fiscal Coordinator/IT person, Knox Co. was in dire straits. Knox Co. knew that Greater Metro HA used the same software and Diane Fuller graciously offered her Finance Officer, Arlene Kahling to help Knox Co. out. Arlene and her assistant Andrea Handel made themselves readily available to Knox Co. when

*Greater Metro
Housing Authority*

they had a question or problem. There was never any question either too small or too involved that they did not try to answer. Both Arlene and Andrea came, in person, to Knox Co. HA to make sure that payroll was completed on time. On a number of occasions Arlene traveled to Knox Co. on her own time. Arlene helped complete end of month procedures, payroll, and payroll taxes along with numerous other things.

Eight months later Arlene continues to extend help and kindness even to assist in the training of our new financial coordinator. Thanks to Arlene and Andrea we were able to keep our heads about water!

THANK YOU GREATER METO HA!



Arlene Kahling and Diane Fuller

DAVID M. MORGAN MEMORIAL AWARD



Vicky & Diana Etheridge

Diana Etheridge, Executive Director of the City of Marion Housing Authority has been with the authority for 20 yrs. Diana has served on the ECHO board and has participated on the IAHA board for over 16 years. She is always willing to serve on a committee or lend a hand at any job that arises at any function the IAHA is hosting.

Diana is the go-to person for all of the ECHO directors along with many others throughout the State when a problem arises and one does not know quite sure about what to do. Diana has served as the IAHA Personnel Committee Chair & in that capacity has been responsible for the negotiations regarding the contract with the IAHA Coordinator. She has been involved with advocacy efforts with legislation affecting our industry. HUD staff has been known to refer new directors in Diana's direction for assistance when dealing with one distressing situation or another. Diana's door is always open or she is returning your call to help you with your situation or just lending a positive ear to release your troubles. Diana is always willing to share her experiences, wisdom and/or policies, procedures, information.

Diana... Her name should be synonymous with dedication. She demonstrates a complete and wholehearted devotion to her career and family. One person can make a difference and Diana

excels at being one person making a difference in a person's life. She has demonstrated this time and time again with her ailing parents, friends, co-workers and residents in Public Housing. Her selfless commitment, though at times is "low-key" or "behind the scenes", has made that difference! Diana does not demand to be the center of attention or quest for glory but rather displays a quiet, compassionate, humble demure. The difference she makes in people's lives does not make the 5:00 news or headlines in the newspaper but the impact on those lives is immeasurable. One of the fruits of her dedication and commitment that can be measured is the fact that as executive director, Diana's leadership has made the Housing Authority of the City of Marion a consistent high performer for almost 20 years. Just as with her family and friends, the Housing Authority would not be the same without Diana Etheridge.

OUTSTANDING ACHIEVEMENT FOR CREATIVITY

The MCHA manages 235 units of public housing, 89 section 8 vouchers, 60 single family tax credit homes, a 47 unit apartment complex and 10 market rate units in Montgomery Co. with a full-time staff of eleven employees. The MCHA has been a high performer since 2000 and continues to maintain that status.

The U.S. Dept. of Housing & Urban Development has recently approved the Montgomery County Housing Authority's Mixed-Finance Proposal for Golden Oaks Senior Apartments located in Hillsboro and Litchfield, IL, in conjunction with HUD's approval of the Capital Fund Financing Project, to replace 32 one-bedroom units of obsolete public housing dating back to the 1960's with 32 one bedroom townhome walk-up units.

Montgomery County Housing Authority

There are multiple layers of funding for this project totaling \$4,300,00.00 which

includes funding from the Illinois Housing Development Authority Trust Fund (IHDA), a loan with Fannie Mae utilizing Capital Fund Financing Proceeds, Replacement Housing Fact Funds (RHF, Low Income Housing Tax Credit (LIHTC) equity, Federal Home Loan Bank Affordable Housing Program (FHLB-AHP) funds, Section 1602 Funds, Department of Commerce and

Economic Opportunity (DCEO) funds and Tax Credit Assistance program (TCAP) funds. Construction started the first week of August and will be completed by the end of December 2010.

The Litchfield and Hillsboro public housing sites, each with 16 public housing units, will be demolished.

These units will be replaced with the Golden Oaks Senior Apartment, which will include the construction of 32 new one bedroom units at the two sites—sixteen (16) at Litchfield and sixteen (16) at Hillsboro. Of these 32 units, 25 will remain public housing and 7 units will be project based section 8 units serving seniors 62 years of age and older with income levels between 30% and 60% AMI. The development is a joint venture of the Montgomery County Housing Authority (MCHA), MCHA's affiliate, the Montgomery Co. Regional Growth and Development Corp. (MCRGDC), and Windsor Development Corp. (acting as the general contractor and turn-key developer). MCRGDC/MCHA together have developed several other successful affordable multi-family and single family projects in Montgomery County including 60 single family homes in Hillsboro & Litchfield and a 47 unit multi-family complex in Litchfield called Brown

Shoe Loft Apartments.

The MCHA and its Development team have worked hard on this project for the past 21/2 years, and have overcome numerous obstacles during the process. This is a huge accomplishment and a major milestone for a small HA such as Montgomery County Housing Authority, its residents and the community.



Vicky Moyer & Kelly Moroney

HUD STAFF AWARD

Ms. Donica Davis is a pleasant individual who is dedicated to providing the best possible service to her public housing clients. The IL HA's have grown to depend upon her dependability so that we are assured that together we are doing our best to meet any and all HUD public housing financial requirements.

Ms. Davis has always been prompt in returning a phone call or an email request for assistance. If she does not have the answer, she will find it in short order. She is also very courteous when contacting you about some information that she needs to obtain. Ms.



Davis has been working from home for one day per week for at least several years, and it makes no difference in her ability to attend to business. If anything, it is easier to get through to her when she is at home. We have never experienced a problem with her availability.

Ms. Davis is an all-around pleasant person when conducting business. She is always friendly and cheerful. You are always assured she knows that your business is important and that it needs to be addressed as quickly and effectively as possible. Underlying all this pleasantness however, you know that you are dealing with a person who is serious and dedicated to the common mission



GRAND PRIZE WINNER OF DRAWING DEBRA KENTON EAST ST. LOUIS HOUSING AUTHORITY

TO: IAHA Members and Associate Members,

The 2nd Annual IAHA Golf Outing was a hole in one! The weather was picture perfect, the course was in great shape and a good time was had by all. Even though our numbers were down from last year we still managed to raise over \$11,350.00 (less expenses) for the IAHA Scholarship Fund!

We had another tie this year for first place with two teams shooting rounds of 64. After a score card play off the team of **Andy Hightower, Larry Newquist, Sam Neal and Robert Fox** finished in first place. The team of **Tom Baker, Dave Wagner, John Wagner and Kevin Blaine** finished second. **Sheri Kurtek** had Longest Drive Women, **Dave Wagner** had Longest Putt Men, **Ted Bailey** had Longest Drive Men and **Tom Baker** had Closest to the Pin.

I would like to thank all of our participants for coming out in support of the Scholarship Fund, **Sonya Conlin** Event Coordinator at the **Edgewood Golf Club** for helping organize our outing, and **FEMA L&L Food Services** for preparing a great dinner.

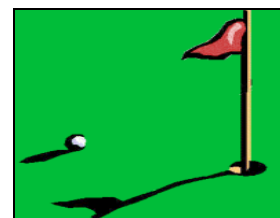
Secondly, I want to extend my sincerest gratitude to our many pin and event sponsors for their generous support. Without the following sponsors this event would have not been possible; **AHRMA/Mickey Reynders, Applegate, Thorne – Thomsen/Warren Wenzloff, AXA/Dan Snodgrass, BFM Graphics/Holly Guth, BLDD Architects/Steve Oliver, Burzynski Financial Group/Ralph Burzynski, Capstone Development/Bill Luchini, Country Companies/Gary Edwards, Designed Architecture/Scott Cowdry, Eggemeyer & Associates/Mark Dillon, Evans Restoration/Tim Brown, Emphasys Software/Kevin Pike, Goodwin & Associates/Ed Goodwin, James Childs Architects/Mark Lablang, Life Associates/Ken Krupp & Lori Zachmann, Lighten – Gale Group/Larry Pusateri, Mahoney, Silverman & Cross/Eric Hanson, Melotte, Morris, Leonatti, Parker/ Ralls Melotte, Morrissey Construction/Tom Deters, Peerless - Premier Ranges/Dennis Daniels, Siemens Industries/John Marley, Verticchio & Verticchio Law Office/Rick Verticchio and Winsor Homes Development Group/Mike Niehaus.** The financial support we received from our sponsors was our hinge pin to a successful event. Their generous support has once again enabled the IAHA to make a difference in the lives of our college bound clients.

Finally, I would like to thank IAHA President Kate Barton, the IAHA Executive Board, IAHA Coordinator Debbie Smith, our Golf Committee; Treasurer Randy McGill, Peg Barkley, Anne Smith, Dave Wagner, Mike Niehaus and Dan Snodgrass for helping keep the ball in play, Regina Byots, Diana Etheridge, Tom Deters, Ralph Burzynski for stuffing goodie bags, working the registration table, selling mulligans and raffle tickets, and driving the beverage cart.

Again, thanks to ALL for your help and support.

Fred Clinton
Golf Committee

“Golf is a game in which you claim
the privileges of age, and retain
the playthings of childhood.”



ALL PAYMENTS SHOULD BE SENT TO THE
NEW LOCKBOX ADDRESS:
2105 Cook Street
P. O. Box 4486
Springfield, IL 62703

Phone: 618-302-3759

Fax: 618-445-3603

e-mail:
dlsmith@fairfieldwireless.net

The IAHA has a new address for mailing all payments. It is a Lockbox at a bank in Springfield, IL. All payments (checks & credit card information) should be sent to the address below and the envelope should be marked "event being paid for" (such as m/m clinic, dues, annual meeting, etc.). This is an efficient and secure system to process your payments to the IAHA. The beauty of this set-up is it should not change in the future when the various officers change. Please change your computer's a/p invoice address to reflect the payment address of:

IAHA
2105 Cook Street
P. O. Box 4486
Springfield, IL 62703

Policy Reminder: A \$50.00 administration fee will be kept if a refund is requested 30 days prior to the date of the training. No refund will be given if the request is made less than 30 days prior to the date of training.

2011 MAINTENANCE MANAGEMENT CLINIC

2011 will be the 50th anniversary of the IAHA! Plan on joining all the meetings as it will be a very special year.

The dates for the 2011 Maintenance Management Clinic will be April 27, 28, and 29th. It will be the last week of April due to the Easter holiday. Mark your calendar.

The committees have already begun working on the Clinic and have come up with some great ideas for the training, theme, and fun all around.

Do you know any vendors that would be interested in joining us? Have them give

me a call at the number above or you can email me their information so I can mail them a vendor packet.

Do you have an idea or suggestion for the newsletter? Is there something special you would like to see in the newsletter or information (personal or business) you want to share with all your friends? Give me a call or email me I welcome your suggestions, ideas etc..

Do you have policies you would be willing to share? I would like to set up an extensive policy section on the IAHA web site. If you would be willing to share please email or fax me your policy (policies).

THANK YOU to everyone for your support and the help you have given me this year as your coordinator. I feel so very fortunate to have each and everyone of you as my friend. You have made me feel so very blessed this year.

I hope you have great upcoming holidays and I look forward to working with you again in 2011.