



Perspectives

SEPTEMBER 2009

2009 ANNUAL MEETING

Congratulations to the ECHO Council for an outstanding Annual Meeting. Thanks so much to Vickie Milstead, Council President, and all the members that assisted in planning this great event.

Bill Jacobs and panel of Susan Anderson and Chris Blechle opened the conference talking about “ADVOCACY.” They talked about partnering with other agencies to making your housing authority a community asset. You need to surround yourself with the people who can deliver the resources to develop and nurture your staff and your residents. Think of it as an investment. You want to see your residents succeed. This will mean paying their rent on-time, a good attitude and fewer maintenance calls for your staff and community police force. If you want more information, please contact one of the panel members.

The afternoon concluded with John Meyers, Field Office Director, Springfield Office of HUD informing the membership about the HUD Springfield Office and his role there.

That evening AHRMA hosted their Annual Banquet and Annual Meeting.

Thursday morning featured Kevin Blaine, AHRMA’s General Counsel presenting their “New Model Personnel Policy” and Updated Members on Recent Employment Law Changes.”



Steve Meiss, Director of HUD’s Illinois Office of Public Housing was the featured speaker at the Thursday luncheon.

Steve was proud to announce that at the present time none of Illinois's 111 housing authorities had the troubled designation. He offered his congratulations for a "job well done."

Steve talked about his recent meeting in Atlanta with other Public Housing Directors from across the county, where they heard from the new Assistant Secretary for Public and Indian Housing, Sandra Henriquez. He said the department was anticipating many positive and bold initiatives under her leadership, including a greatly renewed emphasis on energy savings. Steve drew attention to the need for Illinois housing authorities to specify Energy Star rated products when undertaking renovations. He pointed out the fact that the Energy Star section of the EPA website is a very good source of information.

He said that HUD was developing a new strategic plan for the agency, and that is expected to be rolled out in fiscal year 2010. Steve also stated that the new Assistant Secretary, the former ED of the Boston Housing Authority, "loves asset management."

Mr. Meiss encouraged housing authorities to expedite the obligation (contracting) of recovery act funds, noting that the 12 month period available for obligation was nearly half over. He reminded of environmental requirements, labor standards, and buy American provisions contained in the recently issued NOTICE PIH 2009- 31 (HA).

During the course of his talk, Steve reminded those assembled that they should consider a Section 32 Homeownership program, which can be done using Capital funds as well as the Section 8 Housing Choice voucher program.

Thursday afternoon, Mike Hughes from Lisa Madigan Illinois Attorney General's office addressed the group on "Identity Theft" and "Tips to Prevent Consumer Fraud." He recommended that each authority have a "Security Policy" in writing that states how the income is collected, stored and disseminated. It was suggested that you use HUD's EIV as a guide.

THE ANNUAL AWARDS BANQUET WAS HELD THURSDAY EVENING

Ms. Judy Plummer, Public Relations Committee Chairperson presented the following awards:

IAHA 2009 AWARDS APPLICATION FOR HUD STAFF AWARD

Steve has a long standing career in Public Housing and HUD not only working in the Chicago Field Office but in Public Housing as well, first working for the Peoria Housing Authority. He has dedicated his career to working in Public Housing and, throughout the years, helped us to wade through the ever changing rules, regulation and guidelines that Housing Authorities have to interpret.

As Director of Public Housing, Steve has "gone the extra mile" to work with Housing Authorities. He is always responsive to emails and more than willing to investigate issues on a case by case basis. This past year he has made an extra effort to establish regular meeting, with members of the IAHA Executive Board, enabling us to have a better dialogue with the HUD office.



**THE 2009 HUD STAFF AWARD GOES
TO STEVE MEISS, DIRECTOR ILLINOIS
OFFICE OF PUBLIC HOUSING**

**THIS OUTSTANDING ACHIEVEMENT FOR CREATIVITY
AWARD GOES TO WINNEBAGO COUNTY HOUSING
AUTHORITY**

The Winnebago County Housing Authority operates a Housing Choice Voucher (Section 8) program in the Rockford, IL area. They were approached by RAMP about developing an alternative housing site for Traumatic Brain Injuries survivors. WCHA informed RAMP of their unique preference within the NCV program for individual who have resided in, or are at risk of residing in a state-licensed nursing home or similar institution, and are eligible for discharge. This preference, combined with preferences for residency, disability, and employment allowed four individuals with TBI's to be issued HCV vouchers for housing assistance. WCHA worked with RAMP to identify a suitable home that would meet the needs of the residents. A beautiful four-bedroom home was found in an affluent area of Rockford. Both agencies met with the landlord to describe their vision for the home, and the landlord turned out to be equally enthusiastic. In fact, he made some adjustments such as installing a wheelchair ramp, and retro fitted the bathtubs to allow access to wheelchairs and increase accessibility.

This endeavor has created an even higher level of freedom for four men who, having sustained a TBI, were unable to live on their own. By bringing together the four families of these men, WCHA and RAMP have given them their independence and freedom and helped them establish a safe, integrated community living opportunity. "WHITEHALL PLACE" is run by the four families who share the costs of rent, utilities, upkeep, staff, groceries, insurance and entertainment. Residents pay their own rent (each have a separate voucher from Winnebago County Housing Authorities) and have furnished and decorated their private bedrooms with their own belongings. The house is staffed twenty-four hours a day to ensure safety and continuity in care for each of the individuals. For the last year, these four men and their families, have a newfound freedom gained through independence.

This partnership between WCHA and RAMP provides this gap in services to an often forgotten segment of the disabled population is truly unique. In fact, it is believed that Whitehall Place is currently the only example of survivors of Traumatic Brain Injuries

living in an independent situation, with assistance provided through the partnership with WCHA, RAMP, and family members of the residents. As mentioned, in many instances TBI survivors are capable of fulfilling the activities of daily living on their own, however they are being institutionalized unnecessarily. Unfortunately Traumatic Brain Injury are being regarded as the signature injury of the Iraq War, with the Defense and Veterans Brain Injury Center, a research and treatment agency run by the Pentagon and Veterans Affairs Department, estimating that 64 percent of injured troops have suffered brain injuries. It is hoped that the Whitehall Place may be used as a unique model to address the needs of the ever growing population of Traumatic Brain Injury survivors.



**ALAN ZAIS, EXECUTIVE DIRECTOR
LINDA CORNELL, DIRECTOR OF
OPERATIONS WINNEBAGO COUNTY**

OUTSTANDING ACHIEVEMENT IN RESIDENT RELATIONS

The program is a Senior Services Program, which serves the senior citizens and persons with disabilities residing in the St. Clair County Housing Authority public housing. The program includes supportive service coordination, information and referral, direct services, along with recreational / social activities. The extraordinary staff is what has made this program so popular among residents and beneficial to the SCCHA. SCCHA contracts for this service with Southwestern Illinois College's Programs & Services for Older Persons. For more than ten years, the program has been staffed by Mary Miller, Senior Service Coordinator, a full-time position, and Shirley Carriger, a part-time Assistant.

Senior Services Program (SSP) works in partnership and cooperation with a network of service providers, local agencies, community organizations, local governments and others to carry out its mission. Partners contribute utility assistance, in-home meals, home care services, and special events / activities, just to name a few.

Real-world examples include: 1) assisting a frail senior with disabilities residing in a rural public housing location with obtaining homemaker services, a magnified reading device, "talking" wristwatch and other items / services when her macular degeneration progressed to the point that it threatened her ability to live independently; 2) finding no-cost counseling / mentoring for two teenagers being raised by their 73 year old grandmother when they began "acting out" – avoiding the need for intervention by DCFS; 3) after investigating and determining an anonymous complaint of possible abuse of an elderly resident with mental disabilities was credible, alerting authorities who subsequently confirmed that financial, physical and sexual abuse had all occurred.

Various entities worked together to ensure the safety and protection of the individual. While the individual stories may vary, one common theme prevails---the SSP always goes “above and beyond” to serve its senior clients, and those with disabilities.

This program has a tremendous positive impact on the lives of seniors and persons with disabilities. Mary and Shirley are personally worthy of an award for their exceptional dedication to the program’s success and clients served. Mary and Shirley both bring “real-life” experiences to their job that allow them to uniquely “connect” with their clients. Mary has been with the program since the early 1990’s during which time she survived a heart attack, and successfully battled breast cancer. Shirley, who has been a public housing resident for more than 17 years, has not let her personal disabilities (she is a wheel chair bound double amputee) stop her from helping others during her more than 10 years with SSP program. At age 73, Shirley retired July 31st.



**DAVE WAGNER, EXECUTIVE DIRECTOR
ST. CLAIR COUNTY HOUSING AUTHORITY**

**CONGRATULATION TO DAVE AND TO
SHIRLEY AND MARY FOR A JOB WELL
DONE!**

**AWARD FOR OUTSTANDING ACHIEVEMENT
MISCELLANEOUS**

This year, Fred Clinton established the first annual IAHA golf outing which benefits the IAHA scholarship fund. Because of this effort, the scholarship fund will receive over \$9,000.00 in 2009 which far surpasses what was earned through 50/50 drawings at the Maintenance/Management Clinic and will enable the IAHA to assist in the educational goals of public housing residents.

Fred’s creativity, combined with his support of continued education for public housing residents, makes him a worthy recipient of this award. His idea brought together vendors, housing authorities and HUD officials for an event which will expand the scope of the IAHA scholarship fund.



**CONGRATULATIONS FRED CLINTON,
EXECUTIVE DIRECTOR, MORGAN COUNTY
THANKS FRED FOR A GREAT JOB!**

DAVID W. MORGAN MEMORIAL AWARD

The David W. Morgan award recognizes an individual, who has made outstanding accomplishment at their agency and exceptional contributions to the Illinois Association of Housing Authorities. The David W. Morgan Award was initiated in 1987 by the Illinois Association of Housing Authorities in honor of the late David W. Morgan, one of the leaders in the foundation and development of the Illinois Association of Housing Authorities.

This individual is being recognized for the “WILLINGNESS TO SERVE.” Some of the local organizations this person has devoted time to include:

Big Brothers/Big Sisters
The local Chamber of Commerce
Community University Partnership Program
Illinois Coalition for Community Services
Salvation Army Advisory Board
County Interagency Council Poverty Group

AND THE LIST GOES ON

When asked to be a presenter at this years' clinic, he did not hesitate.

Bill Jacobs is willing to serve where he is needed. Whether it is McDonough county Housing Authority, his community, NAHRO, IAHA, or the North Central Regional Council.

Most recently, Bill was awarded the North Central Regional Council's Charles A. Thompson award for distinguished service. This was one of the few times Bill was actually “speechless”.

Bill is worthy of this award for the many hours he devotes to his profession and his community to help improve the quality of life for countless individuals. Bill exemplified exceptional contributions for constantly promoting the housing industry.

How fitting he receives this award at the culmination of the United We Serve Summer Service Initiative, which ends tomorrow September 11th, with the National Day of Service and Remembrance.



**BILL JACOBS, EXECUTIVE DIRECTOR
MC DONOUGH COUNTY
CONGRATULATIONS BILL!**

**EGGEMEYER ASSOCIATES ARCHITECTS, INC. SPONSORED
THE SOCIAL HOUR!**

They are celebrating their 30th Anniversary of serving Public Housing Authority clients. THANKS SO MUCH TO MARK DILLON AND THE EGGEMEYER TEAM.! We look forward to lots more successful years of your service!



ENTERTAINMENT BY “DAWN THE HYPNOTIST”



All present had a hilarious time! Thanks so much to all those who participated.

FRIDAY MORNING:

HUD Staff addressed the group on the following:

“ARRA 2009 Recovery Act” & “Capital Fund Financing Program”, presented by Todd Wendorf.

“REAC Physical Inspections” & “Homeownership” and “Energy Conservation” presented by Bill Siska.

FIRST ANNUAL GOLF OUTING

Letter from Fred Clinton

First of all, I want to thank the Rail Golf Course, their staff, and all the golfers, and non-golfers for your service, participation and support for this event. We had a tie for first place with two teams shooting rounds of 59. After a score card play off the team of **Dave Wagner, Kevin Blaine, Tom Baker and John Wagner finished in first place. The team of Dan Snodgrass, Larry Sergeant, Ted Bailey and Gene Hoffman finished second.**

Secondly, I want to thank our many Pin Sponsors; **Architechnics Inc., Don Warrick of hudenergyaudits.us, Mike Niehaus of Windsor Homes Development Group, Mellotte, Morris, Leonatti, Parker, LTD, Sherri Richardson of Richardson Electric, Scott Cowdrey of Cowdry & German Designed Architecture Inc., Mark Lablang of James Childs Architects, Steve Oliver of BLDD Architects, Levi & Gary Cutler of Retirement Plan Advisors, Tom Baker and Rich Garber of Hurst – Rosche Architects, Eric Hanson of Mahoney, Silverman & Cross, Phil Champley of Champley Floor Covering, Tim Hickey of Core Construction, Gary Edwards of Country Companies, Barnes Lumber Co., Walker & Associates, Harrisburg Supply and the American Legion Post 169.** We raised \$1,500 from our Pin Sponsors alone.

Thirdly, a very special thank you to all of our activity sponsors: **Mickey Reynders and AHRMA for sponsoring a fantastic dinner by Fema's, Mark Dillon of Eggemeyer & Associates and Ralph Burzynski of Burzynski Financial Group for sponsoring the 19th Hole, Ken Krupp, Lori Zachman and the staff from Life Associates for sponsoring the Beverage Cart, helping to stuff "Goodie Bags", and working the "Betting Hole" in the rain, Dan Snodgrass of AXA Advisors and Larry Pusateri of the Lighten – Gale Group for sponsoring lunch, John Marley of Siemens for sponsoring the golf lesson, and our own Peg Barkley for sponsoring the entertainment.** Your financial support was key to our success and will make a difference in the lives of our college bound residents.

Last, but most definitely not least, I want to thank my Golf Committee; IAHA President Kate Barton, without your leadership on the IAHA Executive Board, this event would not have been possible, IAHA and Golf Committee Treasurer Peg Barkley, IAHA Executive Board Member Anne Smith and their wonderful staff for working the registration table, selling mulligans, 50/50 and raffle tickets, and collecting money for skins, and to Mike Niehaus and Dan Snodgrass for their guidance and experience in organizing events like ours.

We raised \$9,676.45 from the event. Click on the following and see the pictures.

<http://www.iahaonline.org/news.html> Again, thanks to everyone for your support and "remember that swing!"

MARK YOUR CALENDARS – The second IAHA Annual Golf Outing will be held August 6, 2010 at the Edgewood Golf Course in Auburn, Illinois

HOUSING AUTHORITY POLICIES

We would like to expand our sample policies on the IAHA website, and we are seeking your help. If you have a policy or procedure that is current and in compliance with existing HUD statutes, rules and regulations, please forward it to me at www.iahaonline.org/info.

Please only send policies that you are currently using, or that you believe other HAs might find useful as models or samples. Submissions can be in text format or as an attachment to the message. Also, please include the name of your housing authority and contact person information in case questions arise.

2010 MAINTENANCE & MANAGEMENT CLINIC

MARK YOUR CALENDAR NOW!

APRIL 21-23, 2010

The IAHA Education committee would like to have your suggestions for training for both the Maintenance and/or Management track. Please email suggestions to Lynn Deter at wcha@wcopha.org or Vicki at www.iahaonline.org/info.

EDUCATION COMMITTEE REPORT!

Lynn Deter, Chairperson presented the IAHA Treasurer, Peg Barkley with a check for \$16,500.00. This is the profit from 2009 trainings. A “Big Thank You” to all of you who attended the trainings that IAHA sponsored during the year. Also we would like to “Thank” the Education Committee for their time and talents in setting up these seminars.

Illinois Association of Housing Authorities Executive Board Meeting August 06, 2009 Springfield, Illinois

The following are highlights from the meeting.

Treasures Report:

Treasurer, Peg Barkley reported the following balances:

CD:	\$27,259.52
Checking Account :	\$43,923.07
IAHA Scholarship Checking Account:	\$13,300.00

For a total of \$84,482.59

Ms. Barkley stated that it appears that the 2009 Maintenance Management Clinic made a profit of \$57,203.36.

Ann Smith made the motion to approve the Treasurer's Report, Randy McGill seconds. Motion was carried.

Standing Committee Reports:

Personnel:

Diana Etheridge reported that in our last meeting that Vicki Miles was willing to extend her contract for another two years. Ms Etheridge stated that she sent the contracts to all the board members and she received no changes. Ann Smith had a question if Vicki Miles was still responsible for the website. While reviewing the contract, President Barton tabled personnel, and moved on to resolutions and By-Laws.

Resolutions and By-Laws:

No Report.

Membership:

No Report.

Nominating:

Tom Smith reported to the representatives of each council that each council has a member whose term is expiring. Those members are as follows: Diana Etheridge, Ann Smith, and Tom Myers. Mr. Smith stated that he would need the nominations for the representatives before the Annual Meeting held in September. Vicki Miles stated that she needs those nominations at least two weeks in advance to send to the membership.

President Barton moved back to Personnel.

Personnel:

Upon reviewing the Executive Coordinator's contract, it was determined that the paragraph section pertaining to the Executive Coordinator developing a website would be omitted from the existing contract. President Barton thanked Vicki Miles, especially for the success of the Maintenance Management Clinic. Nothing further in Personnel was discussed.

Public Relations:

Judy Plummer stated she was still in need of nominations for the 2009 IAHA awards. Ms. Plummer stated that she needed the nominations no later than August 11, 2009.

Legislative:

Dave Wagner reported on Public Act 960033. It was written with the support of Utility Companies. The Utility Companies funded Low-Income Home Energy Assistance (LIHEA) in exchange for the ability for the Utility Companies to collect on Delinquent Accounts. The language in the bill talks about LIHEA recipients being able to limit their utility costs to 6% of their income. Some question if this is going to impact Housing Authorities.

Education:

A report was given by Vicki Miles for Lynn Deter. Under the education fund, the checking account balance as of April 13, 2009 was \$4,816.81. The balance as of August 04, 2009 was \$29,068.49. Under the Fair Housing Training Session a profit of \$10,764.83 was made. Under the Property Managers and Maintenance Personnel Training Session a profit of \$2,681.12 was made. Under the Procurement Training scheduled for August 17-19, 2009 there are registrations in the amount of \$11,050, but expenses have not yet been paid. PayPal expenses (\$236.34) Miscellaneous: New Checks (\$28.35) Interest Income \$20.42. It was noted that the IAHA Education committee goal is to pay the IAHA \$15,000.00 to \$20,000.00 prior to September 30, 2009.

Dennis Green made the motion to approve the Education Report. Motion was seconded by Diane Fuller. Motion Carried. No further discussion.

Finance Reports:

President Kate Barton reported that each board member is being presented a draft copy of the Audit Report. President Barton wanted to give each board member time to review the audit. President Barton reported that there are findings in the audit. President Barton has asked Dave Wagner and Dennis Green to set in on conference calls with Peg Barkley to discuss what the implications are for our organization. President Barton further stated that the Auditor would be working with Peg Barkley, and the rest of the finance committee and will be making recommendations in getting these matters resolved.

Northern council has discovered that they have not received payment for the 2008 scholarship funds. It was further discovered that none of the councils received payment for 2008. The 2009 scholarship funds have been paid to the councils.

Motion to Table Scholarship Funds:

Ann Smith made a motion to table 2008 scholarship funds until next meeting. Tom Smith seconded the motion. Motion was carried. No further discussion.

Council President's Reports:

North:

On July 10, 2009, the Northern Council met. They awarded \$2000.00 in scholarships; \$500.00 each to four different Housing Authorities. They have nominated their officers for the annual meeting in November. Council discussed receiving FOIA request on utility rates through legal services.

Central:

The Central Council met on July 10, 2009. Guest speakers included Simon Energy Group, and John Meyers, Director of the HUD Springfield office.

South:

The Southern Council met on July 31, 2009. Discussion of finalizing the Annual Meeting plans. Trainings scheduled for the Annual meeting are all free this year. Everyone was reminded to please submit nominations for awards for the Annual Meeting.

AHRMA: No Report.

Executive Coordinators Report:

Ms. Vicki Miles reported that Randy McGill has accepted to chair the Maintenance Management Committee again. He has already contacted some people for chairs of the committee and has scheduled the first meeting on September 09, 2009 at 10:00 a.m. The following individuals have been contacted as chairs: Deanna Mitchell, Tom Myers, Lynn Deter, Tony Hasbargen, Ann Smith, Kevin Meunier, Julie DePasse, Kate Barton, and Vicki Miles. Ms. Miles stated that last year, it was discussed that four from each council would be selected. If that is the case, she still needs three (3) more individuals from Southern Council, (2) individuals from Northern Council, and (2) individuals from Central Council. Ms. Miles reported on policies being submitted to various websites and

will report back information at the next meeting. Ms. Miles discussed placing a new section on the website for special events at a cost of \$100.00.

Motion to Add Special Events Section to Website:

Randy McGill made a motion to pay \$100.00 to add a Special Events section to the IAHA website. Judy Plummer seconded the motion. Motion was carried.

Presidents Report:

President Barton reported on the Golf Outing that 114 people have registered for the event. President Barton wanted to give a special thanks to Fred Clinton for his efforts on the Golf Outing. President Barton stated that the Scholarship fund will profit about \$6,000.00 from this event. President Barton reported on the HUD meeting with the Chicago field staff. President Barton stated that she had received a request from the Decatur Housing Authority requesting the IAHA board present a quote for an Executive Directors search to the DHA board of commissioners. The IAHA board declined the request and would provide recommendations to the DHA board of other professional organizations.

Meeting Adjourned

REMEMBER
MARK YOUR 2010 CALENDARS!

GOLF OUTING – AUGUST 6, 2010

MAINTENANCE & MANAGEMENT CLINIC APRIL 21-23, 2010