



Special points of interest:

- Annual Meeting Details
- Awards Recipients
- 2010 Golf Outing

2010 ANNUAL MEETING

The Central Illinois Council of Housing Officials (CICHO) once again did a fine job of hosting the Annual Meeting. The President Abraham Lincoln Hotel had recently been renovated to meet the needs of IAHA.

Ralls Melotte gave a riveting Section 3 and Lead Base Paint regulations that now apply to each and everyone of us.

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 going on.

HUD Chicago Field Office and Greg Smith of the

Washington office presented information on Project Based Vouchering and Procurement. A specialist in his field Mr. Mike LaRicca gave a half day presentation on Maximizing your voucher base.

A special surprise guest was presented by Bill Jacobs of McDonough County when he introduced Mr. Bill Houlihan, Downstate Director for Senator Durbin. Bill explained the SHARP Proposal and asked Him to take the information to Senator Durbin for his support. Mr. Houlihan was interested and made an important recommendation while discussing how information about a proposal is submitted by the legislative staff to the Senator. Mr. Houlihan also stated that it would be most helpful to hear

from YOU about the SHARP proposal. The staff in Springfield and Washington have heard from Bill Jacobs and the NAHRO staff, but have they heard from you yet?

The IAHA would like to give a special thanks to CICHO for hosting the 2010 Annual Meeting. Along with Anne Smith of Menard County 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 BANQUET

AHA Annual Awards gives recognition to an Illinois Housing Authority 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 Official

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OUTSTANDING OPERATIONAL EXCELLENCE

**McHENRY
COUNTY
HOUSING
AUTHORITY**

Kate's service in the public housing community was recognized by the Chicago Field Office when they requested they assist Carroll County Housing Authority in resolving their operational difficulties and the selection of an Executive Director. Her 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 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 is truly representative of the IAHA mission. This is representative the IAHA ideals witnessed by the US Dept. of Housing and Urban Development Chicago Field Office, which now relies more on the profess

our industry. Kate's actions and care must be recognized for her work was the example to which we must, and do continually subscribe.



Kate Barton & Teresa Greenstreet



Vicky Moyer presenting Kate Barton her award

sional development created by IAHA, and witnessed by our state and community leaders of the care we bring to

ACHIEVEMENT IN RESIDENT RELATIONS

When 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

The telephone switch and re-wired the coaxial network. Now the Housing Authority is able to purchase telephone, television, and internet services in bulk, reselling them to the 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 following ser-

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

50 Channels of satellite television, chosen collectively by the resident, 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% 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 service for which they were previously paying

Because of this project residents of the Grundy County Housing Authority are able to receive services important to their safety, socialization, and communication all at well below market rate.

The Project meets the ARRA's goals of creating and retaining jobs. Finally, the Housing Authority has created a stable alternate source of income. Over the useful life of the equipment, the Housing Authority has created a stable alternate source of income. Over the useful life of the equipment, the Housing Authority estimates it will generate approximately ten times its capital investment.

**GRUNDY
COUNTY
HOUSING
AUTHORITY**

MISCELLANEOUS ACHIEVEMENT AWARD

**GREATER
METRO
HOUSING
AUTHORITY**

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 a the neighboring HA as usual she responded by providing assistance without hesitation. The help came in the form of sharing staff from one of every HA's key departments-finance. Due to the sudden loss of our Fiscal Coordinator/IT person our HA was in dire straits. I knew that the called upon HA used the same software as ours so the call was made to Greater Metro HA. Diane Fuller graciously offered her Finance Officer, Arlene Kahling to help us out. Arlene and her assistance Andrea Handel, made themselves readily available to us and to the any of our administrative staff that 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 our HA to make sure that we were able to complete payroll. On a number of occasions Arlene traveled to

our HA on her own time. Arlene helped us complete end of month, payroll, and payroll taxes along with numerous other things. I would like to share a few of the comments from our staff to further illustrate the impact that Arlene and Andrea made:

Arlene always help with anything or found someone that could. They were always nice and never too busy.

Arlene helped us keep our sanity!

She gave us confidence that we would be able to do it ourselves and always gave positive encouragement.

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

**CITY OF
MARION
HOUSING
AUTHORITY**

Diana Etheridge, Executive Director of the City of Marion Housing Authority has been with the authority for 20 years. Diana has served on the ECHO board and 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.

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 and 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 know 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.

and whole hearted devotion to her career and family. Once 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, her 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 request for glory but rather displays a quite, compassionate, humble demure. The difference she makes in people's lives doesn't make the 5:00 news or headlines in the newspaper but the impact on those lives is Immeasurable.

Diana... her name should be synonymous with dedication. She demonstrates a complete and



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 US Depart. 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

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, a 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 at Litchfield and 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 contract 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 resident and the community.

**MONTGOMERY
COUNTY
HOUSING
AUTHORITY**



Kelly Moroney

HUD STAFF AWARD



Donica Davis and Teresa Greenstreet

**HUD
TECHNICAL
SERVICES
DIVISION**

Ms. Donica Davis is a pleasant individual who is dedicated to providing the best possible service to her public housing clients. We have grown to depend upon her dependability so that we are assured that together we 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 al-

ways 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 that binds us all together.

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 mulligan's 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.”

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This would be a good place to insert a short paragraph about your organization. It might include the purpose of the organization, its mission, founding date, and a brief history. You could also include a brief list of the types of products, services, or programs your organization offers, the geographic area covered (for example, western U.S. or European markets), and a profile of the types of customers or members served.

It would also be useful to include a contact name for readers who want more information about the organization.

Business Tagline or Motto

Back Page Story Headline

This story can fit 175-225 words.

If your newsletter is folded and mailed, this story will appear on the back. So, it's a good idea to make it easy to read at a glance.

A question and answer session is a good way to quickly capture the attention of readers. You can either compile questions that you've received since the last edition or you can summarize some generic questions that are frequently asked about your organization.

A listing of names and titles of managers in your organization is a good way to give your newsletter a personal touch. If your organization is small, you may want to list the names of all employees.

If you have any prices of standard products or services, you can

include a listing of those here. You may want to refer your readers to any other forms of communication that you've created for your organization.

You can also use this space to remind readers to mark their calendars for a regular event, such as a breakfast meeting for vendors every third Tuesday of the month, or a biannual charity auction.

If space is available, this is a good place to insert a clip art image or some other graphic.



Caption describing picture or graphic.