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Original articles on subjects of interest to housing, redevelopment and community development professionals, and their industry affiliates, are always welcome.

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MESSAGE FROM THE PRESIDENT

In Part 1, I discussed the challenges of difficult decisions and the "human" factor that may play a role in the decision-making process. In Part 2, the importance of tackling difficult decisions by also understanding the myriad perspectives of the issue(s) was highlighted. And, for Part 3, the point was made that we (as a community and society) get extraordinary return on our dollar (yield) by investing in our youth now. The investment is beyond just community-changing, it is generation-changing. For the final portion of my 4-part message to our members, partners and friends, I offer the following thoughts.

Several years ago I had the pleasure of speaking to a group of young men at their graduation ceremony. As I began my preparation of thoughts and comments the night before, I was stuck on the question, "What does one say to young men that may have some lasting impact?" So, this is how it went (a paraphrased shorter version):

As I stand here today, I admittedly didn't know what I could say to all of you that would help you in your progression as men. However, then I asked the question, "What do I wish that I knew at your age but now know?". To that question, I broke it down to what I believe are simple characteristics of success that young people, like yourselves, can carry out everyday. Here they are (NOTE: I wrote them on a board while describing):

1) Read and Run (2R) - Always keep your mind engaged in learning by reading and keep your body healthy by running and exercising (mind and body);
2) Integrity - Always operate in an honest fashion. Do not let anyone compromise your ethics.
3) Smile - Don't take yourselves so seriously all of time. Be pleasant to people and they will do the same (most of the time);
4) Exceptional - Always strive to be exceptional at what you do. It is hard work, it is time-consuming and it might require some measure of sacrifice. However, it puts you into a category of excellence that most do not have the heart, courage or stamina to endure. (By this point in my comments I had inscribed the word 2RISE).

Your success as young people, your ability 2RISE above the heights of your parents, your teachers, your mentors, your peers, your community leaders, etc., starts with the very simple repeated principles that I have articulated.

I share this story with all of you for a few reasons. First, as I maintained in my previous President's message, we must invest in our youth. This includes investing our time in speaking with them and letting them know that we do care about them and that we are there for them. Secondly, I think that a good group of us (including me) can do much more to incorporate 2RISE into our daily thinking. I, admittedly, do not “Read nor Run” nearly as much as I should. Finally, I think the concepts behind those same principles, if employed institutionally, i.e., throughout an organization, have the same force and effect of success for an organization. Education, Knowledge, Financial Health, Honest Representation and Code of Ethics, Great Customer Service and Fair Treatment, & Excellence. Something to think about.

So, this will mark the final part of the message, and it "caps off" my very first President's message in which I stated: "Success can be nurtured and groomed." or stated another way, "Success can be created."

I look forward to seeing everyone at the 2018 Spring Conference & Expo in Hershey, which will be held in partnership with the Mid-Atlantic Regional Council of NAHRO (MARC NAHRO). The information and training provided at the conference will undoubtedly be helpful to housing and redevelopment authority practitioners, and it should serve as a great opportunity to reach out to industry leaders and influencers.

Senghor A. Manns,
PAHRA President
By Leo A. Murray for HARIE

THE ISSUE
The Harrisburg Housing Authority had a decades-old camera surveillance system that was no longer functional or outright obsolete. Video of incidents occurring recently at two of the authority's high-rise units were unable to be retrieved because of the aging security systems and could not be provided to law enforcement for evidence.

Funding to replace the aging system was the main stumbling block on the path to upgrading the cameras in the high-rises. According to the authority, its Capital Fund Program has been reduced by 75 percent since 2010, while capital improvement needs have grown.

The Westmoreland County Housing Authority wanted to expand its workplace safety measures, including replacement of aging first-aid kits last purchased in 2006, to purchase new safety equipment, and to provide in-house safety training for authority management and union staff. Again, capital funding cutbacks prevented the implementation of a plan of action.

TAKING ACTION
The Board of Directors of the Housing and Redevelopment Insurance Exchange (HARIE) is keenly aware of the capital funding shortfalls associated with public housing, for six of the seven Board members are themselves executive directors of housing agencies across the state.

Last year, HARIE Board member Cheryl Johns, Executive Director of the Altoona Housing Authority, proposed to the Board the implementation of a Safety Improvement Grants Program funded by HARIE to assist housing agencies and municipalities insured by HARIE with funding to improve safety measures and operations under their control to prevent property or safety losses.

Ms. Johns' proposal for the inaugural Safety Improvement Grants Program was accepted by the HARIE Board and was a tremendous success, with a total of $50,000 being awarded for safety projects, including $10,400 each for the Harrisburg Housing Authority and Westmoreland County Housing Authority projects.

2017 Safety Improvement Grants were also received by:

- Fayette County Housing Authority $10,350;
- City of Carbondale, $8,530;
- Housing Authority of Indiana County, $6,850; and
- Reading Housing Authority, $3,470.

Selection of grant recipients was made by a committee comprised of two HARIE Board members, two Excalibur (HARIE's attorney-in-fact) employees, and one outside individual, who reviewed all of the grant applications and made the awards based upon need.

MOVING FORWARD
According to Mr. Christiano, the Safety Improvement Grants will once again be made available this year. Applicants may apply for funding in the following categories:

- Safety Equipment / Materials
- Occupational Safety
- Safety / Risk Management Training

Applications for the grants can be found on the HARIE website, www.harie.org. Click the Forms tab, scroll down and click Grant Funding Application to download the application.
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Ms. Sonia Pitzi, Regional Coordinator, Lincoln Intermediate Unit #12, York Learning Center, Educating Children and Youth Experiencing Homelessness (ECYEH), was the featured speaker for our recent EveryHome™ event, PAHRA’s 5th annual Housing, Redevelopment and Community Development Awareness gathering at the state capitol during the 2018 Capitol Conference (see related story on page 39). During her presentation, Ms. Pitzi spoke from her heart about the plight of homeless students and ways that her agency – and we – can work together to assist children and youth when they find themselves thrust into these dire circumstances. This column is dedicated to bringing some of their actual stories to you as shared through social media on the ECYEH Facebook page, #IWillBeYourVoice.

FROM THE DIRECTOR’S CHAIR

Sammi #IWillBeYourVoice
I start school today. My first day at a new school. I’m nervous and I’m excited. We’re living in a motel. Me, my parents, and two siblings. I am 12.

I didn’t know where I was going to go to school because we moved so far away from our old school. I’m also embarrassed because I have to share a bed with my sister in a motel room.

My new school gave me a brand new backpack and a bunch of school supplies. It was really nice. I also got new shoes too. Someone else didn’t have to buy them and give them to me. I got to go alone and pick them out myself. I also don’t have hand-me-downs. I have a hot breakfast and lunch at school. We don’t always have a hot dinner at the motel unless it’s take-out. I have a hot dinner at the motel. Making new friends is hard. But I hope the girls are nice to me there.

It Can Happen to Anyone #IWillBeYourVoice
We lost our home. People kept saying, “We can help you.” But we were not actually able to get any help from people we know—family, friends. We lived out of our car for a while. Me, my parents, my younger brother and sister. I am 25.

Even though we were in a car, my parents made sure we read every night. They know the importance of an education. They made sure that even though we were living in a car, we still needed to succeed in school.

Do you know what it is like to live in your car? Think about just riding somewhere with your two siblings and parents and all your “stuff”. Now think about having to sleep in it, and attend school, and do your homework, and find things to wear the next day.

People need to start being aware of what’s happening in their communities. People need to start speaking up and sharing with other people where help can be found. Students need to know where to turn for help. Parents need to know who is your liaison in your school district. Do you even know what that means?

You can’t tell me there aren’t any homeless in your district. No matter how rich your district may be. Fires don’t care. Floods don’t care. Hurricanes don’t care. We need people to start having a conversation. We need people to start speaking up and sharing with other people where help can be found. Students need to know where to turn for help. Parents need to know who is your liaison in your school district. Do you even know what that means?

Do you want to help a child? A student? What are you willing to do? Or is it just empty words when you say you want to help?

¹ Numerous sources report the average age of a homeless person in the United States is between the ages of 9-12.
No one wants to hear about being homeless. Puh-leeze. Everyone says, “I wanna help, I’m there for you.” Really? Do you?

Right now, I am so pissed off. I’m 15. Not that it should matter, but I’m a girl. I’m homeless. You think you know what that is like? I keep being told I’m too young to understand a lot of things that are going around me in the world. Really? Huh.

When you were 15, did you have to worry about where your next meal was coming from? I do...except when I am in school. I get two hot meals in school.

When you were 15, did you feel angry when your friends were complaining about having to clean their room? No? I do. They’re complaining about cleaning their room and I don’t even have one.

When you were 15, did you feel happy about your birthday and the party your parents were having for you? I wasn’t. My parents couldn’t afford to have a birthday party for me. I actually think they forgot it was my birthday. And if I did have a party, I couldn’t have friends come over, I didn’t have a place for them to come to.

Everyone just talks about so many things in the world that are stupid. You wanna talk real? Talk about homeless kids in the United States. Talk about homeless kids who want to go to school, but don’t know where they will be staying next month. People don’t want to talk about it. It’s not funny. It’s not cute. It’s not comfortable. Well, tough.

We need to talk about it. We need to figure out how to help homeless kids. I’m not just looking for a handout or charity. I’m looking for people who really want to find a solution. You think I’m too young to understand? I think people don’t want to understand. What do you think now?

According to the Pennsylvania Department of Education, there are more than 1.6 million children in the U.S. without a stable home. Nearly 28,000 of them live in Pennsylvania.

And finally, a poem by Rooster, who shares his experiences working with homeless students. Following is the story of a child whose mother was murdered in the streets of Allentown.

Rooster Poem 1 #IWillBeYourVoice

Dear Diary,
Mom’s in a grave. Dad’s behind bars.
I don’t have a mark on me, but I’ve got some nasty scars.
I don’t have a mark on me, but I’ve got some nasty scars.
I haven’t had food to eat.
I have lived in a shelter, I have had no food to eat.
I have made a quick retreat.
If my past was not so scary, I would have made a quick retreat.
If my past was not so scary, I would have made a quick retreat.

My clothes are all from K-Mart, I’m not saying that’s so bad.
In fact, besides hand-me-downs, they’re the only clothes I’ve had.
In fact, besides hand-me-downs, they’re the only clothes I’ve had.

I had to share a toothbrush. I had to hide my pain.
I had to share a toothbrush. I had to hide my pain.
I had to share a toothbrush. I had to hide my pain.

I had to walk 10 blocks to school with no raincoat in the rain.
I had to walk 10 blocks to school with no raincoat in the rain.

I know it will get better. I know that I can wait.
I know it will get better. I know that I can wait.

I have a whole life ahead of me. After all, I’m only 8.

If you are aware of homeless children or youth who need to connect with someone who can help them enroll, attend, and succeed in school, the McKinney-Vento Act requires each of Pennsylvania’s 499 school districts, 173 charter/cyber schools, 29 intermediate units or 20 career and technology centers to have a Local Educational Agency Homeless Liaison. Contact them for a referral or contact ECYEH and join the fight to reduce or eliminate educational barriers.

Until next time. Take care,
Kelly

Kelly Hicks
Executive Director,
PAHRA
FEDERAL Appropriations

In February, Congress passed, and President Trump signed a two-year bipartisan budget agreement, which included the fifth short-term Continuing Resolution funding measure for FY 18 appropriations. The two-year agreement lifts the federal spending caps on defense and domestic discretionary spending by a combined $292 billion for FY 18 and FY 19 over the levels set by the 2011 Budget Control Act. Non-defense discretionary spending will increase by $63 billion in FY 18 and by $68 billion in FY 19. The agreement also raised the federal debt ceiling, which is critical for the government to operate normally, and provides disaster relief funding.

As this issue of the Monitor goes to press, Congress has yet to complete negotiations on the final budget allocations for FY 18. These allocations will determine how much of the $63 billion in additional funding will be apportioned to HUD, which in turn will be reflected in an Omnibus appropriations bill that funds all federal agencies through the remainder of FY 18. As such, housing advocates are hopeful that final FY 18 appropriations for HUD programs including Public Housing Operating Fund, Capital Fund, Housing Choice Vouchers, Administrative Fees and Community Development Block Grant will be at or above FY 17 enacted levels.

In February, the Trump Administration also released its FY 19 budget request. This request does not reflect the increased spending caps agreed to in the bipartisan budget agreement and proposes deep cuts to basic assistance programs including housing and entitlement programs such as Medicaid.

The HUD budget would be cut by $8.8 billion or 18.3 percent compared to FY 17 enacted levels. An addendum to the Administration’s request would add back $2 billion for a cut of $6.8 billion or 14.2 percent below FY 17 levels. Requested funding for key HUD programs are below:

<table>
<thead>
<tr>
<th>PROGRAM</th>
<th>FY 19 PROPOSED</th>
<th>FY 17 FUNDED</th>
<th>CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Based Rental Assistance</td>
<td>$20,210 B</td>
<td>$20,292 B</td>
<td>$82 M</td>
</tr>
<tr>
<td>Project Based Rental Assistance</td>
<td>$11,207 B</td>
<td>$10,816 B</td>
<td>($391 M)</td>
</tr>
<tr>
<td>Public Housing Capital Fund</td>
<td>$0</td>
<td>$1,942 B</td>
<td>($1,942 B)</td>
</tr>
<tr>
<td>Community Development Block Grant</td>
<td>$0</td>
<td>$3.06 B</td>
<td>($3.06 B)</td>
</tr>
<tr>
<td>HOME Investment Partnerships</td>
<td>$0</td>
<td>$950 M</td>
<td>($950 M)</td>
</tr>
</tbody>
</table>

In addition to drastic funding cuts, the proposed budget contains several regulatory changes that will impact public housing and housing choice voucher residents. The budget contains proposals that:

- Increase resident rents from 30 to 35 percent of gross income;
- Eliminate many deductions that benefit residents, such as medical and child care; and
- Increase the minimum rent for housing residents from $50 to $150.

Feedback from PA Congressional delegation members during PAHRA’s 2017 advocacy efforts indicated there is little support for significant reductions in HUD funding. More recently, some legislators and advocates have indicated the Administration’s budget proposal is “Dead on Arrival” and will not receive serious consideration from Congress. Nevertheless, it is important to continue to educate our legislators on the importance of these programs and their impact on local communities, in order to counter the very low baseline for negotiations established by the Administration’s budget.

Also, while there may not be support for reducing or eliminating funding, rent reform may find support and could significantly impact our resident communities. It is important to include these issues in discussions with legislators and their staff.

It’s important for PAHRA members to convey what the proposed budget would mean for public housing operations, residents, communities and for community development activities in our respective communities.

Federal Tax Reform

In December, Congress passed and President Trump signed into law the Tax Cuts and Jobs Act (H.R. 1). Highlights of this comprehensive tax reform include:

- Reduced the top corporate tax rate from 35% to 21%;
- Preserved the Low-Income Housing Tax Credit (LIHTC), tax exemption for Private Activity Bonds (PAB), and the New Markets Tax Credit (NMTC) program allocation rounds for 2018 and 2019, a revised historic tax credit (HTC) and existing phas downs for the renewable energy investment tax credit (ITC) and production tax credit (PTC);
- Allowed a 20% deduction for pass-through companies, eliminated the corporate alternative minimum tax, set a $750,000 cap for mortgage interest deduction and a $10,000 limit on state and local tax deduction, among other provisions.
PAHRA’s advocacy work on this legislation included outreach to members of PA’s Congressional delegation to build support for retaining the LIHTC and the tax-exempt status of PABs.

While these specific goals were accomplished, the overall impact of the federal tax code changes is expected to be negative on affordable housing production. Novogradac & Company estimates that lower corporate tax rates and a number of other change provisions will reduce pricing on LIHTCs by 14%, translating to approximately $1.7 billion less in equity raised and up to 235,000 fewer affordable rental homes produced over the next 10 years. Other projected impacts include 262,500 fewer jobs, $20 billion less in business income; and $8.5 billion less in federal, state and local taxes generated over ten years.

In February, PAHRA worked in concert with the national housing advocates on an effort to have S. 548 - the Affordable Housing Credit Improvement Act of 2017 (Cantwell/Hatch bill) included in the two-year, bipartisan budget agreement. Although not included in the budget agreement passed in February, another effort was underway in March to include S. 548 in the FY18 Omnibus appropriations bill. PAHRA will continue to participate in these efforts.

STATE FY 2018 - 2019 State Budget

The Wolf Administration released its FY 2018-2019 Executive budget request for the Commonwealth in February. The request is characterized by many as a “cost of carry” budget, designed to maintain current funding levels for most state programs without dramatic increases or cuts. The budget proposal is paid for mostly with projected growth in General Fund tax revenues. For the current fiscal year, year-to-date actual General Fund revenues through the end of February were 3% higher than projected according to the Independent Fiscal Office. This increase is expected to facilitate FY 2018-2019 budget negotiations.

Similar to last year, the Governor is also proposing an additional $249 million from a severance tax on unconventional gas wells, which would be in addition to the existing Marcellus Shale Impact Fee – a portion of which funds the State Housing Trust Fund (PHARE). The new proposed tax is identical to what Senate Republicans approved last year, but that House Republicans rejected.

The budget includes the following funding for housing and redevelopment programs:

- PHARE (State Housing Trust Fund) $29.9 million ($6.1 million increase)
- Homeless Assistance $18.5 million (level funded)
- Human Services Development Fund $13.5 million (level funded)
- Neighborhood Assistance Program $18 million (level funded)
- Mixed Use Tax Credit $2 million ($2 million increase)
- Keystone Communities Program $6.357 million (53% decrease*)

*Identical to the amount requested by the Administration last year, and to the amount appropriated by the legislature for core Keystone Community programs for the current fiscal year.

After budget hearings that concluded in early March, the General Assembly is expected to continue its budget work in April and May - with a stated goal of many legislators to finalize and pass the FY 2018-2019 budget prior to the June 30th deadline.

State Legislative Update

PAHRA continues to monitor state legislation relevant to its members. The following are bills that PAHRA’s Executive Committee recently voted to support.

SB 919 – Relocation Assistance for Domestic and Sexual Violence Victims in Public Housing (Haywood, D-Philadelphia) - This bill amends the Housing Authorities Law to provide protections to victims of domestic violence and sexual assault and allow a victim of domestic or sexual violence to seek relocation assistance from public housing authorities (PHAs). The intent of the bill is to codify at the state level assistance to which victims of domestic and sexual violence are entitled under the federal Violence Against Women Reauthorization Act of 2013 (VAWA). PHAs must already meet the requirements of federal VAWA as well as regulatory agreements with the U.S. Department of Housing and Urban Development (HUD).

In recent months, PAHRA’s Legislative Committee and Executive Leadership worked extensively with the sponsors of SB 919. This work included providing detailed comments on the legislation when it was in the Senate Urban Affairs Committee, and input for an amendment that helps ensure Housing Authorities can respond to requests for assistance with resources available. The Senate is expected to consider SB 919 and the amendment in late March. PAHRA issued a letter of support for the bill as amended.

HB 1010 – Uniform Definition for Blight (O’Brien, D-Philadelphia) - This bill provides a uniform definition of “blighted property” by amending Title 1 (General Provisions) of the Pennsylvania Consolidated Statutes, rules of construction. The definition proposed in HB 1010 does not replace definitions of blighted property in existing statutes, such as the Urban Redevelopment Law (URL) or the Conservatorship Act. PAHRA issued a letter of support for this bill in mid-March.

HB 1629 - Optional Housing Authority Police Force in Third Class Cities (Freeman, D-Northampton) - This bill amends the Housing Authorities Law to give Housing Authorities in cities of the third class the option to establish a police force. The bill does not provide any funding for this purpose, nor does it require Housing Authorities to establish and fund a police force. Housing Authorities in cities of the first class and second class, as well as counties of the second class already have this option.

SB 735 Optional County Demolition and Rehabilitation Fund (Brewster, D-Allegheny) – This bill allows counties to create a new local fund to address blighted property. It does so by assessing a fee (not to exceed 10%) on the assessed price of properties being sold for delinquent taxes. This new fund would be in addition to existing Optional County Demolition Funds of Act 152 of 2016.
As One Chapter Ends, Another Begins

Congratulations are in order for Ms. Danielle Powell, Executive Director of the Wyoming County Housing & Redevelopment Authorities (WCHRA), whom we welcome to the PAHRA Board of Directors. Ms. Powell was selected to fulfill the unexpired term of her predecessor, Mr. John Jennings. Danielle had also served as Co-Chair of the PAHRA Civil Service Committee under Mr. Jennings’ chairmanship. As Executive Director of WCHRA, Danielle oversees operations of the agency’s Public Housing, Section 8 Housing Choice Voucher, Section 8 New Construction and LIHTC Property Management, as well as redevelopment activities including Community Development Block Grants, HOME Housing Rehab, CDBG-Disaster Recovery, and acquisition/demolition of flood-risk homes funded through Pennsylvania Emergency Management Agency and the PA Department of Community & Economic Development. PAHRA is very pleased to have Ms. Powell join the Board of Directors.

PAHRA extends our best wishes and our sincere appreciation to Mr. John Jennings as he departs from the Board of Directors following six years of service. John has retired as Executive Director of the Wyoming County Housing & Redevelopment Authorities, a position he had held for 17 years. Elected to the PAHRA Board of Directors in 2011, Mr. Jennings served two three-year terms, and accepted appointment as Chair of the PAHRA Civil Service Committee. John was also a member of the HARIE Board of Directors. Our hope for John is that he will enjoy a wealth of health and happiness in his hard-earned and well-deserved retirement.

WELL WISHES, JOHN - WELCOME, DANIELLE

PAHRA BOARD OF DIRECTORS UPDATES

Danielle Powell
Executive Director, Wyoming County Housing & Redevelopment Authorities

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Affordable Housing Program grants help support housing for low- and very low-income households.

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Tom Wolf, Governor • Brian A. Hudson, Sr., Executive Director & CEO
“AN OUNCE OF PREVENTION IS WORTH A POUND OF CURE.”

Disaster Recovery & Business Continuity Plans

Submitted by Nate Kline, Senior Account Executive, Infradapt, LLC

Most families have an emergency action plan. It could be as simple as a meeting checkpoint at an amusement park in case your child gets lost. It could be slightly more complicated like what to do in the event of a house fire. We don’t want to think of these scenarios and certainly do not hope for them to happen. However, in the rare chance they do happen, we like to have a plan to keep our loved ones safe.

We surely cannot account for every situation in life, and sometimes we go to extreme lengths to protect those who are near and dear to us. So why is it that we don’t take our business plans nearly as serious as our personal plans? Many business owners see employees and coworkers as family or even very close friends. The business is not only an important source of income for your family, but also for employees and their dependents. So why do we not spend nearly as much time and attention worrying about single point disruptions to our business?

When asked about this, most business owners would argue they do in fact worry about potential disasters however the day-to-day needs are much more pressing than a one-time possibility. Furthermore, things like insurance is there for when tragedy lands. Indeed, while insurance may help to offset the cost of damages, it may take weeks, if not months to receive the insurance check. You [and your customers] can’t afford for your operations to halt for such extended period of time. When the unthinkable occurs, do you and your employees have a well-thought-out plan or protocol, or will it be complete chaos? How quickly your business can get back up on its feet depends entirely on you and your planning; this is a tremendous competitive advantage.

These are all discussions that lead us to the modern day topics of Disaster Recovery and Business Continuity Auditing. In today’s IT fueled world, organizations are dependent on stable technology and need to have a well thought out emergency plan in place.

According to Ready.gov, an IT Disaster Recovery Plan (DRP) is a carefully planned, documented process to recover and protect a business IT infrastructure in the event of a serious disruption. This DRP should be developed in conjunction with a specific Business Continuity Plan (BCP). A BCP is the process of creating systems of prevention and recovery to deal with potential threats to a company. Today, businesses rely more and more on Technology to run and organize their business. Keeping this shift in mind, it is extremely important to have proper IT risk management protocols in place to avoid unnecessary downtime.

Routine auditing as well as annual disaster planning may sound like a good strategy, but it could still not be enough. Having a fire extinguisher (inspected annually) is a tremendous asset to have in the event of a fire, however it does us no good if the smoke detector batteries have died (and the sprinklers were accidently turned off). In today’s ever-changing technology landscape, new cyber-attacks are being released on an hourly basis and disaster plans can become outdated after a simple system upgrade. Keeping an eye on everything is a full-time job itself. Fortunately, there are IT companies that specialize in nearly all forms of disaster planning and minimizing technology downtime.
YOU WANT A LAW FIRM THAT HELPS YOU BUILD FOR THE FUTURE.

WE HEAR YOU.

Fox Rothschild’s Affordable Housing team has the detailed knowledge of affordable housing and redevelopment that comes only from experience. We’ve spent decades representing and earning the trust of public housing authorities and others whose mission is to provide decent, safe and sanitary housing to those in need.

Solid, responsive and resourceful, Fox has 800+ attorneys in 21 offices, including five in Pennsylvania. That allows us to offer clients all the resources of a national firm with the local connections and personal service of a boutique.

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Fox Rothschild LLP
ATTORNEYS AT LAW

800+ attorneys 21 offices nationwide

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HOW CAN HOUSING AND REDEVELOPMENT AUTHORITIES TAKE CHARGE OF ENERGY COSTS WHEN EVERY DOLLAR COUNTS?

POWERFUL SAVINGS STARTS HERE.

For 25 years, Chrislynn Energy Services has been a proud member of the PAHRA, fueling companies and residences across the area with the sound decisions and trusted gas and electric services that lead to real savings.

With Chrislynn Energy Services acting as your independent energy consultant, we help you make sense of the complex deregulated utility industry. So you always get the right utilities, and the right suppliers, at the right price.

To Learn How Chrislynn Can Help You Take Charge of Your Energy Prices and Save...

Contact Chrislynn Energy Services today for a free quote. Visit www.chrislynnenergy.com or call us at 1-888-431-1553.
Are SMART Meters Coming to Pennsylvania? The answer is **YES**. Per Pennsylvania’s Act 129 of 2008, the state’s seven largest Electric Utilities are required to develop energy efficiency and conservation plans to help reduce electricity usage by its customers, especially during peak times during the day. This includes the use of smart meters by all its customers. Smart meters are currently being installed in new construction and at individual customer’s request, with the goal of all customers to have a smart meter by 2023.

A smart meter is an advanced meter that measures electric usage more frequently throughout the day than a conventional meter and sends it instantaneously to the customer and Utility. This allows the Utility to get a more defined profile of Time of Use for each customer throughout the day.

The installation of smart meters will allow the Utilities to develop Time of Use Rates (TOU Rate). What does this mean for customers? Currently most people pay a flat rate for their power. For example, the current PENELEC Price-to-Compare is 6.75 cents/kWh. If you use 1,000 kWh in a month, you pay $67.50 for that month (plus some taxes). With a TOU Rate a customer would pay one rate for on-peak hours and another lower rate for off-peak hours. The cost of power is higher during the peak times, so there will be a premium for the on-peak hours. For example, the on-peak price would be 10.5 cents/kWh for on-peak power and 2.5 cents/kWh for off-peak power.

This approach provides a good incentive to move as much power consumption as possible to off-peak hours. Moving things like laundry, dishwashing, showers or anything non-essential to off-peak hours will provide a financial benefit. This may cause an inconvenience to customers but the plan is to reduce demand during peak times.

As customers with smart meters, it will be essential to know what your Time of Use profile looks like and develop a plan to improve it so you can control your costs.

Please contact our friendly team of knowledgeable COSTARS-approved energy consultants for more information or if you have any questions. Email info@chrislynnenergy.com or call toll free 888-431-1553.
GASB Statement No. 80, “Blending Requirements for Certain Component Units – An Amendment of GASB Statement No. 14,” (GASB 80) was first effective for Housing and Redevelopment Authorities (HRAs) with a June 30, 2017 year end and should now be adopted by HRAs with a December 31, 2017 year end. The goal of this statement is to clarify the financial statement presentation requirements for certain component units, and to amend the blending requirements as set forth by prior GASB Statements. Detailed below are the existing reporting requirements for related entities as “component units” of your HRA and the changes brought about by this new standard.

Existing Standards and Reporting
Under GASB Statements No. 14 and 61, a separate legal entity should be included as a component unit of the primary government if it is both fiscally dependent on the primary government, and there is also a relationship of financial benefit or burden between the two. The other criteria under which an entity should be reported as a component unit is if it would be misleading to exclude the potential component unit entity. So whereas there is a specific process to determine if an entity qualifies under the first criteria, there is much more judgment involved in the second criteria of “misleading to exclude”.

A common component unit for a redevelopment authority would be one of the newly created Land Bank entities. Also, redevelopment authorities themselves are often component units of a county. A common component unit for a housing authority would be a non-profit created to facilitate tax credit deals.

Once you have determined that a related entity should be included in the financial statements as a component unit, a determination must be made as to how to present that entity – either as a discretely presented component unit or a blended component unit.

Discretely Presented Component Unit
One option for presentation of a component unit is as a “discretely presented” component unit, for which the component unit’s activities are reported as a separate column in the financial statements. As discussed below, although the entity meets the criteria of a component unit, it is not intertwined enough with the activities of the primary government to be blended into their data.

Blended Component Unit
A component unit should be blended if the governing body is substantially the same as the governing board of the primary government, and management of the primary government also manages the day to day operations of the component unit.

What does “blending” mean for financial reporting? It means that the balances and activity of the non-profit entity would be “blended” and reported as a department or program of the HRA. This means that the blended entity is treated as another fund of the HRA. This blending treatment is meant to show that the activities of the HRA are so intertwined with that of the component unit that although a separate legal entity exists, there is little to no operational difference between the two entities.

GASB 80 Impact
This statement doesn’t change the fundamental reporting of component units established in GASB Statements No. 14 and 61. However, the new standard requires an HRA to blend any component units that are non-profit corporations, and for which the HRA is the sole corporate member (owning 100% of the entity). As in the past, information is required to be disclosed in the notes to the financial statements to allow a user to discern the activities and purpose of the blended component unit.

As part of creating the new standard, the GASB reviewed component units that were LLCs (Limited
Liability Companies). However, as most LLCs do not have separate governing boards, the GASB concluded that it wasn’t necessary to address LLCs within GASB 80, as blending these component units would be consistent with existing financial reporting standards in certain circumstances.

As they did when creating Statement No. 61, which updated component unit reporting, the GASB also considered whether blending requirements should be established for limited partnerships or limited liability partnerships. However, GASB decided not to implement this requirement because both types of partnerships imply equity interest ownership of less than 100%. The determination of proper financial reporting for those types of relationships therefore remains under the existing guidance set forth by GASB Statements No. 14 and 61.

Don’t hesitate to contact us if you have any further questions regarding this article:

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412-535-5540
For anyone involved in the real estate market, the increased use of drones should come as no surprise. According to the Federal Aviation Administration (FAA), the top two users of commercials drones, or unmanned aircrafts (UAs), are aerial photography (34%) and real estate (26%). If you feel like this is a recent development, you’d be right. Until the summer of 2016, FAA guidelines made it difficult to incorporate drones into everyday operations. Aside from a daunting stack of paperwork, a drone operator (remote pilot) needed a pilot’s license.

All that has changed.

With the Summary of Small Unmanned Aircraft Rule (Part 107), published in June of 2016, real estate operations looking to use drones can get up and running in little to no time. First, the cost of entry is low. A decent drone with a camera and remote streaming capability costs less than $500. Second, there is no longer a requirement for operators to have a pilot’s license. Instead, your drone ‘driver’ needs to qualify for a remote pilot certificate. If he (or she) already holds a pilot license, it’s a matter of an online course. If your designated operator doesn’t hold a pilot’s license, they’ll need to attend a class at one of the FAA’s approved training centers. There are seventeen of these centers in the State of Pennsylvania. Locations and contact information can be found at faa.gov/training-testing/media/test_centers.pdf. The cost for this class is approximately $150, and an operator with this license is authorized to supervise non-licensed individuals flying drones. There is one more step, once your operator has passed their exam - they will need to apply for clearance from the Transportation Safety Administration (TSA).

So, what are the advantages of drone photography? How about:
- Attracting prospective tenants by providing sweeping views of the entire property
- Creating records of building, sidewalk, and roof conditions to help in insurance conversations
- Confirming repairs are completed, and work areas are clean and free of hazards
- Recording progress on construction sites

Now that you’ve decided to use this new tool, you should be aware there are rules that regulate drone operation. When you consider the opportunity this type of technology presents for the invasion of privacy, it’s understandable.

Part 107 Rules of the Road:
- Drones must weigh less than 55 pounds
- Drones must be individually registered with the FAA ($5 fee, renewable every three years)
- Drones can only be operated during daytime hours
- Drones must operate in airspace no higher than 400 feet (40 stories)
- The operator must have the drone in line of sight at all times
- No operating drones from a moving vehicle
- No operating drones around schools, stadiums, airports, or sports events

As the National Association of Realtors points out, it has taken work to win the loosening of drone regulations, and taking the extra steps to be a good neighbor in their use is strongly recommended. The National Telecommunications and Information Administration (NTIA) has published a Voluntary Best Practices, and it is worth consideration.

1. Inform tenants and others of your drone use. Prior notice, including times and the purpose of the photography, will avoid any misunderstandings, and give tenants an opportunity to close shades and curtains.
2. Show care in collecting and storing records. Privacy is an underlying concern. If you are taking photos to document conditions or advertise, you should have a policy that defines how long you will retain those records. That way, if photos including people are inadvertently taken, there is an understanding of how long those photos will be available. If possible, photos including people should be avoided.
3. Provide information to tenants and others on how they can report concerns about your drone use, and be timely in responding to those complaints.

By adhering to the rules, and operating in a neighborly way, real estate professionals should find themselves enjoying the obvious benefits of drone use for years to come.
At HAI Group, we understand the challenges that come with a unique property portfolio for public and affordable housing, which is why we developed our program to offer coverage for.

Affiliated entities, property managers, and partnerships

Loss of Low Income Housing Tax Credit Income

Public housing authorities

For More Information, Contact:

Ken Merrifield, Director of Account Management
800-873-0242, ext. 291
kmerrifield@housingcenter.com
www.housingcenter.com/insurance
Update: Over 100,000 Go Without Housing
PHADA’s Cost Neutral Proposal Would Help Fix this Growing Voucher Leasing Crisis

PHADA estimates that for each of the last three years well over 100,000 low-income households (4 percent) could have been otherwise housed with Housing Assistance Payment (HAP) funding already appropriated by Congress in prior years. However, underfunding of Section 8 administrative fees has, in part, contributed to lower levels of leased households and higher levels of HAP reserves than would otherwise be the case if fee prorations had been higher. The primary reason for this outcome is that it takes people to help people.

Operating for the fourteenth consecutive year with reduced administrative fee prorations – approximately a 77 percent proration for 2017 – the number of low-income households leased in housing authorities’ (HAs) voucher programs will likely be lower than would otherwise be the case if something is not done. Inadequate administrative funding continues to compromise HAs’ ability to fill Housing Choice Voucher (HCV) program vacancies quickly, perform inspections, ensure housing quality, and fulfill other important voucher program obligations. PHADA’s cost neutral proposal would go a long way to sustaining and improving the leasing of households.

HUD Acknowledges the Problem
HUD’s FY 2015 Congressional Budget Justifications state, “Cutting administrative fees to the degree that PHAs are unable to sustain the leasing and utilization supported by the renewal funding ultimately defeats the purpose for which that renewal funding is appropriated.... The Department is extremely concerned that the significant administrative fee proration[s] ... have depleted many PHAs’ resources. Failing to provide adequate administrative fees will impede and disrupt PHA operations....”

There Won’t be More Money
In FY 2017, fee prorations yielded are approximately 77 percent fee proration. The House version of the FY 2018 T-HUD appropriations bill yields an approximate 64 percent fee proration and the Senate bill yields an approximate 72 percent proration.

PHADA has and will continue to advocate for improved and adequate administrative fee and HAP funding in a very public and sustained way throughout each year. However, strict budget caps and other factors have basically precluded sufficient increases in admin. fee funding in annual appropriations acts over many years. This grim budget reality is unlikely to change anytime soon under current law. If anything, administrative fees may decline further, resulting in even fewer households being housed with already HAP-funded and authorized vouchers.

Status Quo: More Go Without Housing
Fungibility between voucher money and admin. fees will help fix this problem and will not cost much. PHADA’s modeling of the funds necessary to “funge” in order to bring admin. fee prorations from approximately 72 percent to 90 percent would be less than 2 percent of the total national HAP-related funds. With affordable housing needs so great for so many low-income unassisted households, enactment of this proposal will help HAs utilize previously appropriated funds to sustain and improve the number of households that could otherwise be leased.
PHADA's Legislative Solution

PHADA's voucher fungibility proposal would give HUD the authority to allow HAs to utilize a portion of their HAP reserves to augment directly appropriated administrative fees, when Congress and HUD do not provide adequate fee funding. HAs could not access their HAP reserves unilaterally. Under this legislative proposal, HUD would have oversight and approval authority over any HA seeking to withdraw a portion of its HAP reserve balances not to exceed a 90 percent proration. PHADA's legislative and report language is accessible at: www.phada.org/pdf/PHADA_VoucherFungibilityLegislativeProposal.pdf.

Admin. Fees Are Needed to Perform Many Functions

HAs are responsible for ensuring that voucher-assisted household reside in decent and safe housing. This is probably the most important but just one of the many critical functions supported by the administrative fee. Even so, the fees earned for such duties seem to be thought of as optional by Congress, as though many tasks required by statute and regulations can simply perform themselves. In the meantime, HAs across the country are feeling the real-world effects of managing a complex, dense and time consuming program with inadequate resources. Some tasks include:

- Managing a waiting list
- Performing intake, briefings and selection of applicants
- Monitoring income targeting of admitted households
- Briefing households about the HAP program
- Performing initial and follow-up HQS physical inspections
- Determining rent reasonableness of dwelling units
- Calculating allowable households' income, deductions, exclusions, rent and utility amounts
- Making timely housing assistance payments to landlords
- Recruiting and retaining landlords
- Gathering and calculating utility data
- Assisting with tenant-landlord disputes and conducting grievance hearings
- Tracking and forecasting rates for voucher success, lease-up, HAP utilization, and households' income to rent burdens
- Performing extensive data entry to transmit a variety of reports to HUD

HUD's Study Confirms Fees Are Underfunded

In order for HAs to administer well run and efficient voucher programs HUD's administrative fee study showed that in the national aggregate the national funding level at pre-QHWRA fee rates should be 97.4 percent proration. PHADA has serious concerns about the study's recommendations at the local HA level. However, the study results demonstrate that HAs' fees are grossly underfunded in the aggregate.

Please Contact Congress Today

Housing Authorities are encouraged to provide their elected U.S. Representatives and Senators with this issue brief, along with information and impacts on low-income households in their local communities with a request to include this legislative provision in a FY 2018 appropriations bill. Access to PHADA's additional analysis regarding administrative fee funding and the percentage change of households leased each year and its voucher fungibility proposal is available at: www.phada.org/advocate/article.php?storyid=2761; www.phada.org/pdf/PHADAsFungibilityProposal_Questions-and-Answers-to-Advance-the-LegislativeSolution.pdf; and www.phada.org/advocate/article.php?storyid=2764
It is hard to avoid news lately about sexual harassment in the workplace. Is your Authority worried? Perhaps it should be. Even if your Authority has never had a harassment claim, you should regularly review your policies and procedures to ensure that you have protections in place that will help to prevent harassment and to make sure you know what to do if a complaint is made. All levels of management, from your Board (through your Executive Director) to your first-line supervisors, need to know the nuts and bolts of the antidiscrimination laws that form the basis of any claim of sexual harassment. You should also be aware that this area of law is very dynamic, and is constantly developing.

That said, what exactly is unlawful harassment? If we are talking about sexual harassment claims, they fall into two categories – quid pro quo claims and claims of hostile environment. Quid pro quo claims occur when a supervisor or manager makes consent to sexual advances a workplace requirement; that is, that the employee will only be able to keep his or her job or get a promotion if he or she consents to sexual advances from a supervisor. It also occurs if a supervisor fires a subordinate because the subordinate refuses to consent to sexual advances.

The Fair Housing Act extends protections against harassment to tenants and to participants in the Housing Choice Voucher program. HUD regulations specify that quid pro quo claims may be based on situations where the request for sexual favors was made a condition of a sale, rental or availability of a dwelling, or of the provision of services or facilities in connection with the sale or rental. 24 C.F.R. section 100.600(a)(2).

Quid pro quo claims are what comes to mind for most people when they think about sexual harassment. But hostile environment claims are more common than quid pro quo claims. Hostile environment claims occur when discrimination is severe or pervasive enough to alter the victim’s work environment, or that interfere with the availability, sale, rental or use of a dwelling. This may happen, for example, when there is rampant teasing based on sex or gender. It may also occur if there is unwanted touching.

A hostile environment harassment claim may be based on any protected category, not just sex. Other categories include race, color, national origin, creed, religion, age, disability, and genetic makeup.

While no program can be foolproof in preventing the potential for a harassment claim, there are steps you can take to minimize the potential for claims, and to help defend any claims that might be filed against your company.

1. **Have an effective, published antiharassment policy.** An effective antiharassment policy should at least: (a) define harassment to include all protected categories; (b) explain that the Authority prohibits harassment, and explain the discipline for violating the policy; (c) include a reporting process that allows reports to be made to more than one person; (d) explain that all complaints will be investigated promptly; and (e) prohibit retaliation for reporting harassment.

2. **Publicize your policy to employees and others, including residents and participants.** Include the policy in your employee handbook. Distribute it periodically to employees. Post it with other postings.

3. **Train management, supervisors, and employees.** Anyone who may be responsible for investigating claims of harassment should be completely familiar with your policy and the law, and should be trained to perform effective investigations. Managers and supervisors need training that includes how to recognize and report claims of harassment. Rank-and-file employees need training that includes information on what actions your policy prohibits, the discipline that policy violators will receive, and how to report claims of harassment.
4. **Perform effective investigations.** When a complaint of harassment is made, you must promptly investigate. A good investigator: (a) takes the complaint seriously; (b) interviews all witnesses, including the accuser and the accused; (c) checks any documents, such as timecards, which might support or negate the complaint; (d) follows up on all leads; (e) documents the investigation; (f) reaches a conclusion as to whether harassment or any other policy violations occurred; and (g) takes action based on the conclusion.

5. **Follow through with discipline.** If an investigation shows that harassment has occurred, the law requires that you take action sufficient to stop the harassment. Depending on the circumstances, this may range from a simple reprimand to termination from employment. Such decisions must take into consideration the terms of any relevant collective bargaining agreement, and whether the actions of the harasser would constitute just cause under the collective bargaining agreement. If the harasser is a civil service employee, any decision must weigh whether the actions constitute just cause for removal under the Pennsylvania Civil Service Act.

This is a good time to review your company’s policies to make sure they are up to date and compliant with current law. With all the talk about harassment, it also is an excellent time to reinforce to your employees that your Authority does not tolerate harassment. When leadership takes the responsibility to provide the framework for a harassment-free workplace, lawsuits can be avoided.
# 2018 PAHRA/MARC NAHRO Annual Spring Conference & Expo

### Sunday, June 24, 2018
- 2:00 p.m. - 3:30 p.m. MARC NAHRO Committee Meetings
- 4:00 p.m. - 6:00 p.m. PAHRA Committee Meetings
- 4:00 p.m. - 6:00 p.m. MARC NAHRO Executive Board Meeting
- 4:00 p.m. - 6:00 p.m. Early Bird Registration
- 6:00 p.m. - 8:00 p.m. PAHRA Board of Directors Meeting
- 8:00 p.m. - 10:00 p.m. Kick-Off Pizza Party in Exhibit Hall *(generously sponsored by Chrislynn Energy Services, Inc.)*

### Monday, June 25, 2018
- 7:30 a.m. – 8:30 a.m. Breakfast Buffet in Exhibit Hall
- 7:30 a.m. – 12:00 p.m. Registration
- 8:00 a.m. – 3:30 p.m. Exhibit Open - Please Visit Our Vendors!
- 8:00 a.m. – 8:15 a.m. Welcome - Conference Host, PAHRA President, MARC NAHRO President
- 8:15 a.m. – 9:30 a.m. Exhibitors’ “Drop The Mic” Moment
- 8:30 a.m. – 4:30 p.m. NAHRO Executive Management & Leadership Seminar
- 9:40 a.m. – 3:00 p.m. Select from Four Tracks of Concurrent Educational Sessions
- 11:00 a.m. – 11:30 a.m. Extended Networking Break in Exhibit Hall *(generously sponsored by Always Safe Sidewalks)*
- 12:45 p.m. – 1:45 p.m. Luncheon Buffet in Exhibit Hall - Sunny Shaw, NAHRO Senior Vice-President *(generously sponsored by HAI Group)*
- 3:00 p.m. – 3:30 p.m. Extended Networking Break in Exhibit Hall *(generously sponsored by FireDEX Pittsburgh)*
- 3:30 p.m. – 4:40 p.m. MARC NAHRO Annual Business Meeting
- 8:00 p.m. – 12:00 a.m. “Be A Cornstar” Cornhole Tournament - PAHRA Scholarship Fundraiser *(generously sponsored by Horizon Information Systems)*

### Monday Concurrent Educational Sessions Include:
- **“Drop The Mic” Moment**: Exhibitors are provided the opportunity to take the microphone and introduce themselves, their products or services.
- **Social Media Policies & Procedures**: Smartphone Apps, Facebook, Twitter, YouTube, Instagram…Discuss Strategies to Legally Limit or Monitor Their Use During Work Hours, Adopt & Enforce Policies
- **Sexual (and Other) Harrassment in the Workplace**: Beyond #MeToo and the Time’s Up Movement, Employers Must Acknowledge and Address These Issues Appropriately
- **Cyber Security**: Avoiding & Dealing with Ransomware, Data Breaches, and Other Lurking Cyber Threats
- **Don’t Overreact to REAC!**
  - Implementing recent changes to the inspection process
  - Where best to focus your attention, manpower, and funds when preparing for your REAC inspection
- **REAC Inspection – Practical Exercises**
  - Things to do in advance of, during, and after your REAC inspection
  - Applying new Non-Industry Standards
- **Identifying Signs of Illegal Activity at Your Property & Partnering Effectively with Law Enforcement to Stop It**
- **Operationalizing the Moving to Work Expansion: An Open Dialogue with the HUD MtW Office**
- **Executive Management & Leadership**: A NAHRO Professional Development Seminar for Both Seasoned & Aspiring Professionals *(class size is limited; pre-registration and additional fee required)*
  - Is there a difference between management and leadership? YES!
  - How do I achieve an effective balance between the two? JOIN US!
- **Hershey Trolley Works Tour**: An Historical Sightseeing Journey Through the Inspiring Story of Milton Hershey, His Legacy and His Town *($20 fee; seating is limited; pre-registration is recommended)*
### Tuesday, June 26, 2018

<table>
<thead>
<tr>
<th>Time</th>
<th>Event</th>
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<tbody>
<tr>
<td>7:30 a.m. – 8:30 a.m.</td>
<td>Breakfast Buffet in Exhibit Hall</td>
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<tr>
<td>7:30 a.m. – 11:30 a.m.</td>
<td>Registration</td>
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<tr>
<td>8:00 a.m. – 11:30 a.m.</td>
<td>Exhibits Open</td>
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<tr>
<td>8:30 a.m. – 4:30 p.m.</td>
<td>NAHRO Executive Management &amp; Leadership Seminar</td>
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<tr>
<td>8:30 a.m. – 2:10 p.m.</td>
<td>Select from Four Tracks of Concurrent Educational Sessions</td>
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<tr>
<td>11:00 a.m. – 11:30 a.m.</td>
<td>Networking Break in Exhibit Hall / Prize Drawings / Exhibits Close</td>
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<tr>
<td>7:00 p.m. – 9:00 p.m.</td>
<td>Country BBQ - 31st Annual PAHRA Scholarship Awards</td>
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<tr>
<td>9:00 p.m. – 12:00 a.m.</td>
<td>Evening Hospitality and Networking Event</td>
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**Tuesday Concurrent Educational Sessions Include:**

- **Capital Fund & Related Program Updates:** A Four-Session Forum Hosted by the CFFP Team, Office of Capital Improvements, HUD PIH
- **Redevelopment & CD Initiatives - Examples of Success!** Come join us to discuss:
  - How Redevelopment & CD Agencies are Succeeding
  - New & Innovative Funding Resources
  - New Blight Fighting Tools & Strategies
- **Volunteer Programs & Liability Exposure:** How to Ensure that Your Agency is Protected
- **Reasonable Accommodations – Assistive Animals:** Distinguish Differences & Establish Practical Policies for Service Animals vs. Emotional Support Animals
- **Disability Etiquette & Interactive Disability Simulation:** An Insightful Multi-Session Presentation
- **Got Issues? Let’s Talk:** Our Annual Maintenance / Management Roundtable – Always a Hit!
- **Have Your Cake & Eat It Too:** Explore Ways to Save Money on Utilities & Keep Those Dollars in Your Agency’s Pocket Rather than HUD’s
- **Develop Killer Pest Control Contracts Through Integrated Pest Management (IPM):**
  - Put Your Pest Control Resources Where They are Most Needed and Most Effective
  - Reduce Resident & Staff Exposure to Pesticides & Allergens
  - Sample IPM Bid Specs & Contracts
- **Our Annual Workplace Safety Training:** Specific Topic to be Determined
- **Executive Management & Leadership:** Day Two of This NAHRO Course Continues to Teach High Performing Professionals How to Stay on Top of Their Game
- **Visit Our Vendors:** Continued Opportunities to Get Acquainted With our Industry Partners Who Provide the Products and Services that Enable Us to Perform Our Jobs More Efficiently and Effectively

### Wednesday, June 27, 2018

<table>
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<tr>
<th>Time</th>
<th>Event</th>
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<tr>
<td>8:30 a.m. – 10:00 a.m.</td>
<td>Closing Breakfast (generously sponsored by Pennsylvania House Finance Agency)</td>
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**Invited Speaker:** The Honorable Charles Dent, U.S. House of Representatives, PA 15th Congressional District, House Appropriations Committee, Sub-Committee on Transportation, Housing & Urban Development  
*(not yet confirmed)*

*(See next page for conference registration form.)*
Name: ____________________________
Title: ____________________________
Organization: _____________________
Address: __________________________
City: __________________ State: ______ Zip: ____________
Telephone: __________ Fax: __________
Email: ____________________________

**Don’t forget the PAHRA or MARC NAHRO MEMBER BONUS**
for each two full registrations, the third full registration is half-price!

**FULL PACKAGE:**  ○ Member - $300  ○ Non-member - $340

*NOTE: Full Package does NOT include registration fee for the NAHRO Executive Management & Leadership Seminar. However, seminar attendees receive a 50% discount on the Full Package.*

**DAILY SESSIONS:**  ○ Member - $170  ○ Non-member - $200  ○ Specify date: __________

**NAHRO EXECUTIVE MANAGEMENT & LEADERSHIP SEMINAR**  ○ $550* Pre-Registration is required.

*NAHRO Training & Materials Fee: $400 (includes both hard copy and electronic) plus 50% Discount Conference Registration Fee: $150 = Total Cost for Both Seminar & Conference Combined: $550

**HERSHEY TROLLEY WORKS TOUR:**  ○ $20

*(seating is limited; pre-registration is recommended; departure from hotel lobby)*

**GUEST PACKAGE:**  ○ $100

*Sorry – in order to keep costs low, we do not accept credit cards.*

Total Amount: $ _______________________

Please copy and complete a separate form for each attendee.

---

Attendees are encouraged to email registration forms to kelly@pahra.org with payment to follow. Please copy and complete a separate form for each attendee. Please make check payable to PAHRA and mail with a copy of your completed registration form to:

PAHRA, PO BOX J, New Florence, PA 15944

THANK YOU!
No Battery Removal: New Smoke Alarms Save Lives

Worry-Free Alarms are Ideal for Multifamily Applications

Powered by sealed-in, 10-year lithium batteries, Kidde’s Worry-Free line of smoke and CO alarms use only one battery for the life of the alarm to provide 24/7 fire safety protection.

- **Sealed Lithium Battery:**
  No stolen batteries or worry of non-functioning alarm.

- **Maintenance-Free:**
  Battery never needs replacing.
  No need for maintenance personnel to change batteries.

- **Tamper Resistant:**
  Ensures uninterrupted performance and reduces liability.

- **Product Lifelong Warranty:**
  Alarms are UL Listed, and last 10 years.

- **Save time and money by investing in Worry-Free 10-Year Alarms!**

Say “good night” to low battery chirps and “hello” to hassle-free protection with Kidde’s Worry-Free smoke and carbon monoxide (CO) alarms.

Powered by a sealed-in, 10-year lithium battery, Kidde’s Worry-Free line of smoke and CO alarms are UL Listed and provide nonstop power for a decade. No need to replace the battery or be awakened by a low battery chirp!

Room specific features like a super-bright LED in the hallway and reduced nuisance alarms in the kitchen, make it simple and easy to pick the right alarm for the right location. Plus, save $40 over the life of each alarm in battery costs.

Available in battery only or hardwired with 10-year battery backup.
With the passage of the Tax Cuts and Jobs Act of 2017 (TCJA) late last year, those in the community development sector have been presented with a potentially powerful tool to help boost economically distressed communities nationwide. The Opportunity Zones Program was established to encourage private investments into designated communities through tax benefits related to capital gains.

Opportunity Zones (OZ) Program highlights:
• Potential Opportunity Zones for designation are either:
  o NMTC “Low-Income Communities” (LICs) (defined as “any census tracts that have a poverty rate of at least 20 percent, or the median family income (MFI) does not exceed 80 percent of statewide median family income. If in a metropolitan area, the median family area for such tract must not exceed 80 percent of the greater of statewide median family income or the metropolitan area median family income.”)
  OR
  o Tracts are contiguous to LICs where MFI does not exceed 125% of the MFI of the contiguous LIC; may only comprise 5% of a state’s designated QOZs.
• The program is highly flexible and scalable, and enhances investments in distressed communities (a/k/a Opportunity Zones) by providing benefits to investors relating to their capital gains.
• Current models reflect that, all other things equal, an investment in an OZ will generate a return 3-4% higher than the same investment outside of an OZ.
• All investments must flow through Opportunity Zone Funds, which in turn, can fund a wide range of investments, not just real estate, but also tangible property, partnership interests in businesses, stock, etc.
• Under current guidance, there is no limit on the number of Opportunity Zone Funds that can be created.
• The program is not reliant on any competitive applications or government allocations.
• The designated OZs remain in effect for 10 years following designation.
• Additional guidelines are expected to be released by the Department of Treasury in the next few months with final implementation expected by late 2018 - early 2019.
• That means now is the time to set the course for when the incentive will be available.

When the entities or individuals invest their capital gains in an Opportunity Fund, they are able to minimize their federal tax burden in three different ways:

1) A deferral of the tax on the capital gains from a prior sale when the gains are reinvested into an Opportunity Fund. The gains invested in an Opportunity Fund won’t be taxed until the earlier of a sale of the opportunity zone investment or December 31, 2026.
2) The deferred tax on the prior capital gains invested in an Opportunity Fund can receive a 10% reduction in the tax payment if the investment is held in the fund for at least 5 years, and a 15% reduction if held in the fund for at least 7 years. In other words, the tax basis is zero when the investment in the Opportunity Fund is made, and then the basis steps up 10% after five years and 15% after seven years. For example, if you invest $1,000 of capital gains in an opportunity fund, and that investment is sold in year 8 you will only be taxed on $850 of the deferred gain.
3) No capital gains taxes are due on a new Opportunity Zone Fund investment as long as it is held for at least ten years.

To see how you can take advantage of this powerful new program, contact Laura Northup at Mullin & Lonergan Associates, Inc., (717) 731-1161 ext. 209.
You may have heard the term Unemployment Insurance Integrity before but not known what it is exactly. Read on for a detailed definition and description as to how it is utilized in the State of Pennsylvania.

Periodically, a PA employer will complete an initial questionnaire about which Labor and Industry will have a question. Labor and Industry (L&I) can contact the employer through an electronic program with an acronym title known as SIDES, the State Information Data Exchange System. When you receive a request through this system, it is because L&I has a question about your initial questionnaire (the yellow form) that you completed on an unemployment claim.

In 2011, the federal government passed legislation in order to reduce what is termed as “improper” unemployment benefit payments. Improper payments are generally overpayments or unemployment payments that are made in error and will be charged against your account as an employer. This is known as UI (Unemployment Insurance) Integrity. All states now have legislation in place for UI Integrity and many are now going a step further, to enforce it. States are enforcing it now by assessing penalties and Pennsylvania does this also.

What does the State of Pennsylvania assess as UI Integrity Penalties? On October 23, 2013, Governor Corbett signed Act 75 under which, if a claimant is overpaid unemployment benefits because the employer or the agent for the employer (the agent being a third-party administrator) failed to respond to a question that L&I had on that claim, the employer’s account will not be credited for the overpayment. Instead, the employer’s account will be charged for the benefits overpaid to the claimant.

Every employer in PA has an “account” with L&I. It gets charged or credited if the situation warrants it. When a claimant receives benefits, the employer’s account is charged. If the claimant has received a payment in error (an overpayment) the employer’s account is usually credited unless:

1) The employer provides an untimely response to a question that L&I has about the claim. In PA a response is untimely if the employer or the employer’s agent files a response more than 14 days after L&I’s request for information is transmitted or mailed to the employer.

2) The employer provides an inadequate response. A response is inadequate if it misrepresents facts in the case that would cause an overpayment to the claimant or if facts are omitted that would prevent the claimant from receiving those benefits.

As an employer you can no longer withhold information without penalty so that a separating employee can receive benefits. You can no longer make “sure” a claim gets paid unless you provide all of the facts in a case in a timely manner and L&I determines the claim should be paid.

When an employee separates from your employ, you can provide them with a Form UC-1609P, an Employer Information Form. On this form you can provide your contact information as an employer and give it to the separating employee who should provide it to L&I when they file a claim. In that way, L&I is able to contact you with any questions about the claim that was filed.

You can find this form on the L&I website, www.uc.pa.gov and by clicking on the Employer tab.

You can receive a non-binding quote for U•COMP Unemployment Compensation coverage by contacting:

Debbie Gross
U•COMP Member Service Representative

Ph: 1-800-922-8063 ext *254
Email: dgross@pml.org
Serving Municipalities and Authorities Since 1985

✓ Your partner to lower unemployment claims.
✓ Open to all classes of Pennsylvania municipalities and authorities.
✓ Provides great opportunities for dividends.
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✓ Competitive annual rates due to actuarial calculations.
✓ No separate sign-up fees to join the program.
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For more information, please call Debbie Gross at 1-800-922-8063 or email dgross@pml.org.

414 North Second Street
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A Service Program of the Pennsylvania Municipal League
On April 17, 2016, Governor Tom Wolf signed Pennsylvania’s Medical Marijuana Act into law. See 23 P.S. §§ 10231.101 et seq. According to the Commonwealth of Pennsylvania’s website [http://www.medicalmarijuana.pa.gov/], “when fully implemented, the Medical Marijuana Program will provide access to medical marijuana for patients with a serious medical condition through a safe and effective method of delivery that balances patient need for access to the latest treatments with patient care and safety.”

Under the Pennsylvania Act, the term “medical marijuana” refers to marijuana obtained for a certified medical use by a Pennsylvania resident with a serious medical condition and is limited to the following forms: pill; oil; topical forms; a form medically appropriate for administration by vaporization or nebulization, excluding dry leaf or plant form; tincture; or liquid. Medical marijuana use is approved for a limited number of “serious medical conditions,” defined as any one of the following: ALS; autism; cancer; Crohn’s disease; damage to the nervous tissue of the spinal cord with objective neurological indication of intractable spasticity; epilepsy; glaucoma; HIV/AIDS; Huntington’s disease; inflammatory bowel disease; intractable seizures; multiple sclerosis; neuropathies; Parkinson’s disease; post-traumatic stress disorder; severe chronic or intractable pain of neuropathic origin or severe chronic or intractable pain in which conventional therapeutic intervention and opiate therapy is contraindicated or ineffective; and sickle cell anemia.

The Commonwealth of Pennsylvania’s website makes it clear that Pennsylvania’s Medical Marijuana Program does not protect against federal prosecution: “The U.S. Department of Justice (DOJ) has the authority to enforce civil and criminal federal laws relating to marijuana possession and use, regardless of state law. Growing, distributing, and/or possessing marijuana in any capacity, except through a federally-approved research program, is a violation of federal law, and no state or local law provides a legal defense to a violation of federal law. In light of current DOJ guidance, however, it may be unlikely that federal authorities would bring civil enforcement actions or criminal investigations and prosecutions against growers/processors, dispensaries, physicians, seriously ill individuals or caregivers as long as they are acting pursuant to the Act.”

So, how do Pennsylvania housing authorities (PHAs) handle potential or current tenants who meet the requirements of Pennsylvania’s Medical Marijuana Act? On February 10, 2011, HUD issued a Memorandum regarding “Medical Marijuana Use in Public Housing and Housing Choice Voucher Programs.” In this Memorandum, HUD sought to address the numerous inquiries it received from residents of states where medical marijuana is legal. In response, HUD stated that “based on federal law, new admissions of medical marijuana users are prohibited into the PH [Public Housing] and HCV [Housing Choice Voucher] programs.” The Quality Housing and Work Responsibility Act (QHWRA) requires PHAs to “establish standards and lease provisions that prohibit admission into PH and HCV programs on the basis of the illegal use of controlled substances, including state legalized medical marijuana.” Thus, state laws that legalize medical marijuana are subject to federal preemption because they directly conflict with federal law.

HUD’s stance is more lenient for existing residents: “For existing residents, QHWRA requires PHAs to establish occupancy standards and lease provisions that allow the PHA to terminate assistance for use of a controlled substance. However, the law does not compel such action and PHAs have discretion to determine continued occupancy policies that are most appropriate for their local communities. PHAs can also determine whether to deny assistance to or terminate individual medical marijuana users, rather than entire households, for both applicant and existing residents when appropriate. PHAs have discretion to determine, on a case-by-case basis, the appropriateness of program termination of existing residents for the use of medical marijuana. PHAs in states that have enacted laws legalizing the use of medical malpractice must therefore establish and adopt a written policy regarding whether...
or not to allow continued occupancy or assistance for residents who are medical marijuana users. The decision of whether or not to allow continued occupancy or assistance to medical marijuana users is the responsibility of PHAs, not of the Department.”

On December 29, 2014, HUD issued a second Memorandum entitled “Use of Marijuana in Multifamily Assisted Properties.” This Memorandum reiterates that medical marijuana is illegal under federal law, even if it is permitted under state law. It also contains further information on new admissions and continued occupancy. In the summary at the end of the Memorandum, HUD states: “owners must deny admission to assisted housing for any household with a member determined to be illegally using a controlled substance, e.g., marijuana. Further, owners may not establish lease provisions or policies that affirmatively permit occupancy by any member of a household who uses marijuana. Owners must establish policies which allow the termination of tenancy of any household with a member who is illegally using marijuana or whose use interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents. Section 577 of QHWRA affords owners the discretion to evict or not evict current tenants for their use of marijuana.”

Thus, while PHAs must deny admission to those using medical marijuana, as to existing tenants, PHAs have discretion as to whether or not to terminate the resident’s tenancy. Some commentators have noted that such discretion can be dangerous because it may lead to allegations of discrimination based on claims that the discretion is not impartially applied. To avoid such a scenario, PHAs should develop policies with regard to handling these issues and should uniformly enforce those policies.

Another issue that arises is whether a resident is entitled to a reasonable accommodation for medical marijuana use under the Fair Housing Act, the Americans with Disabilities Act or Section 504 of the Rehabilitation Act. For now, it appears that the answer is no -- at least under federal law. As time goes by, and more states pass laws that legalize medical marijuana, it is possible that refusing to accommodate a medical marijuana user will be determined to violate states’ antidiscrimination or fair housing laws. To date, there are no cases in Pennsylvania involving medical marijuana and public housing or reasonable accommodations in the housing context.

Stay tuned, as this is an area that will continue to evolve over time.
Three days after Maria hit, the streets were still largely impassable. We set out on foot to the very river that was our source of terror during the storm, checking in on neighbors along the way. There was no electricity and no running water, so the river was now our sole source of water. We bathed in it, washed our clothes and dishes on its banks and carried back home as much of it as we could manage to boil for drinking and cooking.

It would be two weeks before the town supermarket reopened, and two more months before we could use our credit cards to shop there. We ran out of cash. The local bank remained closed until the end of November. Gas was scarce. Before the hurricane, I was working toward a master’s degree in management and leadership at the University of Turabo. My studies were put on hold. When the university reopened in October, I had to go to neighboring towns that had power to contact my professors and my classmates, or to work on my assignments. Everything became complicated.

For about two weeks we didn’t know if my older sister, Maran — who lives in Fajardo, a city in the eastern region of the island — had survived. She finally heard that the street to Comerio was clear and made her way to us. My dad screamed when he saw her. We all gathered around her, crying and hugging.

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Since then, little has improved much. There’s so much left to do. We’re still fighting to get our lights back on. The local government hasn’t come to meet with our neighborhood or give us updates. We’re getting by with a generator my uncle on the mainland sent us. Other family members and friends have brought us much-needed water filters, batteries, food and tarps.
In total, some 1,500 homes in Comerio were destroyed and 2,400 others sustained significant damage. I began to volunteer with the recovery effort. We’re in this together and we’re all pitching in to help one another rebuild. With $10,000 raised through crowdfunding and $5,000 from the Defend Puerto Rico Hurricane Relief Fund, we rebuilt one house and repaired two others with damaged roofs. With the help of Coco de Oro and La Maraña, the organizations I volunteer with, we have raised money to begin work on the next eight houses. But there are 25 more houses in my neighborhood alone needing work and thousands more in all of Puerto Rico.

We’re working collectively to lift ourselves out of this nightmare, but we can’t do it on our own. I struggle to understand why the United States government continues to withhold the aid we were promised. We’re tired of being treated like second-class citizens. The Trump administration must honor its commitment to Puerto Rico. Our hurricane-ravaged island may no longer be in the headlines, but we’re still suffering, and we need help.

EDITOR’S NOTE: In October 2017, PAHRA donated $10,000 to the hurricane relief effort to assist victims of Hurricanes Maria, Irma and Harvey in the U.S. and U.S. territories Puerto Rico and the Virgin Islands. Fred Banuelos, Vice-President, Harrisburg Housing Authority was tasked by PAHRA President Senghor Manns to establish the PAHRA Disaster Relief Task Force. Please feel free to contact Mr. Banuelos or visit www.pahra.org/resources/disaster-relief/ to learn more about local efforts in Pennsylvania to help house or otherwise assist victims of natural disasters. As Mari-angelie concludes in her story, these issues may no longer be today’s headlines, but victims are still suffering and need help. Homes in Puerto Rico still lack power, and those who have evacuated to the mainland still struggle to find housing or employment.

The National Low Income Housing Coalition has created a Disaster Housing Recovery Coalition which provides periodic updates on the status of financial aid, FEMA assistance, and current issues faced by victims of natural disasters. For example, did you know that FEMA is denying assistance to many Puerto Ricans because they lack deeds to their homes? As reported by the Disaster Housing Recovery Coalition, about 60% of applicants are being turned down for Individual Assistance mostly because they cannot prove ownership of their homes. FEMA has tried to ease documentation requirements, and Puerto Rican government officials have suggested the use of disaster relief money to grant deeds to families, however, this does not address the immediate needs on the island.

Here on the mainland, lawsuits are being filed against HUD claiming discriminatory practices, failure to comply with civil rights and fair housing obligations. For example, dislocated Section 8 project-based voucher holders in Texas are not being offered acceptable relocation options similar to those available to homeowners. Visit www.nlihc.org/issues/disaster for the latest news regarding ongoing efforts to restore housing….and hope.

Affordable Housing and Community Development

Housing agencies, nonprofits, developers, lenders, owners, syndicators, investors and others rely on our experience with federal housing programs and related matters. Our team of more than 20 affordable housing lawyers are veterans of HUD, housing authorities, Fannie Mae, the IRS, state and local agencies, and Congressional committees.

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Rebuilding a community can take shape in many different ways: restoring a warehouse district, inviting new businesses into town, or maybe even building affordable housing for residents that are in need. However, as a 2013 study concerning Philadelphia found, community regeneration requires people too. This doesn’t necessarily just mean residents, either; it means having the right people in law enforcement, firefighting, medical services and teaching to enrich the makeup of a healthy public ward.

Heroes from across the public service spectrum help to maintain and build communities every day. These heroes repair broken communities too, as Hurricane Maria showed - and demanded. To give thanks to the heroes in our communities, organizations like Homes for Heroes have come together to help give back to the heroes who give us so much each and every day.

**How Homes for Heroes Helps**

Despite working in adverse conditions and making sacrifices every day, American heroes often struggle to make ends meet. This has been exemplified by The Police Federation, who found that 1 in 10 cops struggle for essential day-to-day expenses. Homes for Heroes bridges the gap created by these disparities by offering unique benefits to heroes from across a wide range of professions.

Homes for Heroes was founded to offer cash rewards to the heroes that they deserve and, in some cases, need. Beneficiaries of the Homes for Heroes system have provided testimonials as to how their rewards have helped them with various aspects of their lives. This has ranged from providing that extra flexibility to be able to redecorate, to cash savings on a home purchase and even discounts on furniture purchases.

**Providing for Those in Need**

Aside from helping those in a position to buy, sell or rent a home, Homes for Heroes shows gratitude to those struggling in all aspects of life. Take veterans, for example. Sadly, there are 40,000 homeless veterans in the United States, with Pennsylvania ranking 8th in terms of the number per state. This is a great loss for communities, given the incredible skills and experience that veterans have to offer. Homes for Heroes has stepped in on the side of veterans, with one Homes for Heroes specialist reaching out to a PA veteran and helping her provide for her family over the hectic Christmas period.

Homes for Heroes has led the way for private enterprise in providing for heroes; and gives a great example to everyday people, too. Together, we can rebuild communities, and ensure the heroes forming the bedrock of public service feel the gratitude for their contribution.
noting that U.S. Department of Health and Human Services reports indicate 62% of homeless youth suffer from depression; 72% report major trauma such as physical or sexual abuse; and nearly 80% experience symptoms of post-traumatic stress disorder (PTSD). Mr. Manns issued a call to action to help eliminate or reduce children and youth homelessness, asking that we be guided by the simple principles that:

• **EVERY** citizen of the Commonwealth of Pennsylvania should be afforded the ability to live in a decent, safe and sanitary home;

• **EVERY** citizen of the Commonwealth of Pennsylvania should be able to obtain an affordable and/or accessible home without spending a high percentage of their gross income on rent or a mortgage;

• **EVERY** citizen of the Commonwealth of Pennsylvania should have access to the expertise and helpful advice of housing practitioners in order to secure decent, safe, sanitary, affordable and/or accessible housing;

• **EVERY** time a citizen is, becomes, or remains without a decent, safe, sanitary, affordable and/or accessible home in which to live, the entire Commonwealth has failed in its duty; and

• **EVERY** person benefits from all people within the Commonwealth of Pennsylvania having a home.

PAHRA will continue to advocate for adequate funding of affordable housing and community development programs in pursuit of these goals.
You’re invited...

... to exhibit at the Joint 2018 Spring Conference & Expo to be held June 24-27, 2018 at Hershey Lodge, Hershey, PA.

The Joint PAHRA – MARC NAHRO 2018 Spring Expo will offer a compact, one and one-half day format which provides plenty of time dedicated for conference attendees to view the exhibits and for you to greet both old and new customers in a relaxed, casual setting.

Major conference meals, breaks and events are held within the Exhibit Hall. On Sunday, June 24, a welcoming PIZZA PARTY will be held in the Exhibit Hall to provide time for everyone to get acquainted. Monday morning, the conference opens with the Exhibitors’ “DROP THE MIC” moment, when you are invited to take the stage, introduce yourself, your company, your products and services. Monday’s “LUNCH WITH THE EXHIBITORS” includes time for in-booth product demonstrations. Extended refreshment breaks are held in the Exhibit Hall. Exhibitors are invited to attend evening networking and hospitality events, providing even more opportunities for personal interaction with conference attendees. Or perhaps you will decide to stay after the Expo closes to enjoy additional networking during a round of golf or our delicious country barbeque on Tuesday evening.

To get even more recognition for your company, you may want to sponsor or co-sponsor a conference event such as an evening hospitality or refreshment break. Click the Marketing tab at www.pahra.org and follow the link to view PAHRA’s 2018 Membership, Partnership, Sponsorship & Marketing Opportunities, then contact us about remaining availability.

EXHIBIT & AD DETAILS

Each exhibitor receives a FREE, full-page COLOR ad in the conference program. Ad copy is due Monday, May 14, 2018. Ad specs: 4.75” wide x 7.625” high, vertical orientation. Preferred format is a high quality PDF file.

Hotel reservations may be made directly with Hershey Lodge by calling 1-800-HERSHEY or 717-533-3311. Be sure to ask for the PAHRA group room rate, which includes hot breakfast buffet each morning and is available until May 23, 2018.

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Exhibitor Registration Form

Company ____________________________________________

Address ____________________________________________

Description of products/services ____________________________________________

Contact name __________________________________ E-mail ________________

Phone __________________________ Cell ________________________

Booth size:  □ Single, 8’ x 10’ □ Double, 8’ x 20’

Individuals representing firm (booth reservation fee includes one representative):

Name __________________________ Title __________________________

Additional individuals representing firm (cost of $100 per person):

Name __________________________ Title __________________________

Name __________________________ Title __________________________

Membership

☐ I would like to become a PAHRA affiliate member. Enclosed is $300 for 2018 annual dues.

Affiliate dues include subscription to the PAHRA Monitor (our association’s news journal published three times per year); discounts on conference attendance, advertising and display booths; an Affiliate listing on the PAHRA website including your company’s contact information, description of your products and services AND a direct link to your email or website from www.pahra.org; an Affiliate listing in the PAHRA Member Directory, along with a complimentary copy of the directory providing current contact information for all PAHRA members and affiliates, and electronic member listings upon request providing email contacts at your fingertips.

PAHRA Partnerships

☐ Please send me more information on the benefits of becoming a PAHRA Partner or Friend of PAHRA.

You can also visit www.pahra.org, click the Marketing tab, and follow the link to 2018 Membership, Partnership, Sponsorship & Marketing Opportunities or contact us by e-mail or telephone to discuss the benefits of a PAHRA partnership in detail.

Return this completed form with your payment to:
Pennsylvania Association of Housing and Redevelopment Agencies, P.O. Box J, New Florence, PA 15944

For questions, contact Kelly Hicks at 724-676-4446 or toll free at 855-70-PAHRA or e-mail kelly@pahra.org.
ATTORNEY IN FACT FOR HARIE

CLAIMS:
213 Smith Street
Dunmore, PA 18512
570-969-4074

WESTERN BRANCH:
Gulf Tower
30th Floor
707 Grant Street
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412-697-1380

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<th>2018 PAHRA PARTNERS &amp; FRIENDS</th>
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