



2011-2013 COMMISSIONERS COMMITTEE MINUTES
Alan Styles, Chair Deanna Wagner, Vice Chair
Saturday, July 28, 2012, 10:00 a.m.– 5:00 p.m.
San Francisco Marriott Marquis, San Francisco, CA

Chair called the meeting to order. Chair, Alan Styles called for a moment of silence for the victims of the Aurora, Colorado tragedy and for the passing of Marijo Denson, former Commissioners Committee member. Alan also advised members of Bill Quirk's knee surgery and that Fred Wescott's daughter Heather, was diagnosed with a brain tumor. He and the committee members extend get well wishes to Bill and positive thoughts and prayers for Fred and his family. Guests were greeted and roll was called with a quorum.

Barb Cleland briefed the committee about efforts to assist those who survived the Aurora, Colorado tragedy and their families. Candlelight vigils were held. Condolences and well wishes are coming in from all over the country. Warner Brothers provided a gift of \$2 million dollars for the families. This gift will be used by many families who did not have health insurance. Christian Bale, star of Batman, visited one of the hospitals in Aurora to lend support to the families and victims.

The state has also been hit with fires that have displaced families. Barb advises in Colorado Springs and Fort Collins, the Red Cross has done a tremendous job in assisting affected families with housing. She is very proud of the response by those in the state. Angela McCormick echoed Barb's comments.

Action: Approval of March, 2012 minutes moved by Angela McCormick and seconded by Thomas Jefferson. Motion carried.

****Remarks**

Betsy Martens, NAHRO President

Thanked the committee for their continued work and stressed the importance of their advocacy efforts. She encouraged the committee as they review the strategic plan and fine-tune the tasks, to please consider the following questions:

1. How to strengthen and expand the industry;
2. How to help H/CD organizations position themselves in their community;
3. How do we position NAHRO in this competitive marketplace;
4. How do we structure NAHRO's position and influence in the global dialogue on housing; and
5. How do we implement the best financial strategic stewardship of NAHRO.

Saul Ramirez, NAHRO Chief Executive Officer

STRATEGIC PLAN TOOL - Mr. Ramirez spoke to the committee about the launch of a tool housed on the NAHRO website that provides an overview of the [Strategic Plan goals/objectives](#). The Committee chairs, vice chairs, BOG, Regional Presidents and committee liaisons will have access to a greater level of detail to view and suggest changes.

1. At the committee level, all tasks can be changed for updating, clarification, etc.
2. The 52 objectives were adopted by the BOG for a 2-year work plan to impact the current goals. The goals may change every 7-10 years. Any new objectives the Commissioners Committee wish to add to their existing objectives, need to be recorded for adoption by the BOG under the consent agenda.

Each committee has items that impact other committees. It is necessary to have a cohesive means to handle the management of these interconnected items. By doing so, a legacy of leadership is established and put into context. When leadership changes occur, a clear path has been provided for additional growth and improvement.

ITEMS FROM TABLED COMMISSIONERS COMMITTEE RESOLUTION - Mr. Ramirez discussed items 3 and 4 from the resolution tabled by the BOG, March, 2012.

3.) Commissioners can lead the Commissioners Fundamental training course in all states where the training is licensed, provided the chapter has selected commissioners as their faculty and they have completed the NAHRO Train the Trainer offered to address the concerns that a Commissioner from one state is prohibited from conducting training in another state.

Mr. Ramirez advised the licensing program works by licensing the state. Commissioners are required to be from the state that holds the license.



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4.) Remove financial barriers from the fee schedule to allow Commissioner Trainers to conduct trainings nationwide.

NAHRO encourages the pool to be opened to additional trainers; however there are a finite number of trainings conducted on the national level. The regions/states are responsible for training criteria for their area. They will nominate who their trainers will be through their professional development committee and NAHRO delivers the training program. NAHRO will ask certified commissioners who are registered for the conference to work with NAHRO to record a 5-minute intro on their experiences, to stress the importance of certification and note why it is of value. These video snippets will be embedded in all trainings held across the country and online as a training introduction.

BARCODE SCAN OFFER -Saul advises the committee, on a voluntary basis, delegates can to have the barcode on their nametags scanned when they enter and exit sessions, beginning with the Pruitt/Igoe experience and the breakout sessions. For each session attended, CEU credits can be accrued, up to 5 hrs of live on-line training equivalent. For an admin fee, a hard copy of the transcript can be purchased of completed sessions that include all attended sessions, description, and earned credits. For those who currently have NAHRO credentials/certifications or who are working to obtain them, this is a great way to earn your elective credits.

Q/A

NAHRO's POSITION/FMRs – NAHRO is working to get the Department to address the portability issue on Fair Market Rents and create an easier methodology to resolve the transfer and the cost of the voucher when it ports so the exit agency is made whole and so they will not have to carry that voucher on their books. On the receiving end, the appropriation process drives the item. Currently the appropriation is a fixed number of dollars and is at the will of Congress. NAHRO scheduled a Portability issues meeting to address concerns on this issue and to harness the communities that are affected to create an impetus to make that change.

IS THERE A COST FOR A COMMISSIONER TO BECOME A NAHRO TRAINER? Yes, however NAHRO absorbs the cost. NAHRO has application qualifications for Faculty members at the national level. They go through a screening process prior to their eligibility to become a national trainer. If they are deemed eligible and there is a demand for more trainers in that area at the national level.

For the commissioners fundamentals, although periodically some national training is provided for commissioners i.e., prior to conferences or in certain parts of the country, national NAHRO has scaled back its presence around that training. Trainer selection is driven by the state or region which means they have their own qualifying process and make nominations to national NAHRO. National NAHRO conducts a final screening then they are trained for their state or within the region. Regions will embed the trainings into their conferences to bring commissioners in and get them trained at the regional conferences or licensed states will provide the commissioners training. The role of national NAHRO is to train the trainers and provide the nationally standardized material which is approximately \$75.00 per attendee and is paid to NAHRO by the states or regions. All additional costs are handled by the state or region. The state pays a licensing fee to provide the training. This annual fee includes the cost of training their trainers. Regions negotiate a contract with NAHRO on a conference by conference basis so the fee varies.

IS TRAINING OFFERED PRIOR TO THE CONFERENCE? Yes, however registration is limited to a first come, first serve basis. NAHRO is working with multiple regions that embed the commissioner's training into their regional conferences. If a state acquires a training license and allows the state chapter to schedule both fundamentals and advanced training for commissioners in advance via chapter, NAHRO trains the trainer and provides the material. NAHRO is opening avenues of training that make it easier and more cost-effective. The CEUs are accrued through NAHRO conference sessions only, not regional or states. CEUs can be accrued through the states and regions by attending the courses there.

CLARIFICATION - COMMISSIONERS CERTIFICATION – A commissioner is certified upon the completion of Ethics and Fundamentals courses. All are stand alone; CEU credits applicable for any requirements to maintain or acquire your credentials/certification.

Updates

John Bohm, Senior Dir. Cong. Rel., Public Affairs & Field Operations

John thanked Dorothy Carty Daniel for her efforts on the [Voices of Public Housing](#) on the NAHRO website – Housing America. John also thanked Moses Mayne for his efforts to work with him in strengthening dialogue with representative Barbara Lee (CA), a member of the Appropriations Committee and co-chair of the Out of Poverty Caucus. Poverty and housing needs is not a direct as it should be. His aim is to



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strengthen that connection with Ms. Lee. Her director of the local office was scheduled to speak with the Legislative Network. Moses Mayne thanked John for his efforts to reach out to Representative Lee's office.

Between now and the end of the year, there are three critical junctures for conversation:

1. August - Congressional recess. John was pleased to see that during the Legislative/Regulatory briefing, many will be engaged in advocacy awareness efforts with their congressional contacts during the break. More members are becoming accustomed to continuing the advocacy work into the Congressional break.
2. From the week of September 10 to the last week of September - Congress will be in session then adjourn in October to run for office.
3. After elections – Lame duck Congress. With sequestration, no 2013 budget, debt ceiling, tax bill debate, our issues may get lost among these items. We still need to make our case. Senators Jon Tester- Montana and Mike Johanns- Nebraska are about to introduce a piece of legislation requested by NAHRO and PHADA – Small Housing Authority Reform proposal. When this bill is introduced, we will need co-sponsors to push and keep that legislation going. Additionally, although the 2013 budget has passed the House, approved by the Senate Appropriations Committee, the full Senate has not yet approved. At a time when our dollars are shrinking, in both the House and Senate bills for the next fiscal year, begins October 1, 2012 (but not yet passed), those numbers for both the CDBG and HOME programs received a significant increase, comparable to the amount of money available in the House bill and there are good numbers in the Senate bill. We need to make sure that those dollars are available when the budget is passed. A continuing resolution must be passed to keep the government running until the budget is passed – possibly at the end of September. As commissioners, it is important to know what is going on and how to address these issues. If there is a long-term continuing resolution that holds you in limbo until March/April of next year, that is a problem.

Is there an advocacy component included in your agency's strategic plan? If not, get started. Planning is critical in setting congressional meetings, etc. Here is an opportunity for the legislative subcommittee to partner with the Legislative Network to discuss what should go into an legislative advocacy plan and how to configure the plan.

Katy Jo Muncie will be joining the NAHRO staff and replaces Cortney Watson.

Subcommittee Reports (See attached)

Regional Reports – Regional Vice Presidents

NERC – Rick Leco for Kevin Glynn

Conference, June, 24-27, Samoset Resort, Maine. Popular sessions: Roundtable discussion, Advocacy for Commissioners New England Style. Where basics and case study examples were presented. Governance Commission on Housing Reform issue– Due to problems with the Chelsea Housing Authority, the Governor created a public housing reform committee and asked them to provide a report within 60 days. Massachusetts NAHRO had two appointees to the committee: Steve Merritt, Chair – Housing America and Colleen Doherty, ED-Taunton Housing Authority, Taunton, Massachusetts. The report has been released; however, no vote was taken on the report and no formal endorsement from the Governor on the report. The state seeks to take all public housing authorities without federal dollars and small agencies (0-250 units) and place them in a regional centralized management system. No discussion to the Governance Commissioner whether this will be publicly or privately managed. It replaces local housing authority commissioners and remains seated on the board in an advisory capacity only. Originally, the Governor wanted to move 242 agencies into 6 regional state agencies. In Massachusetts, the mayor makes city appointments; one commissioner is appointed by governor. In towns, 4 are elected at-large with one appointment by the governor. PHADA recently published an article in their newsletter explaining the issue in more detail.

August 14, Rick will be meeting with his executive board in Massachusetts asking for permission to draft opposition language to any action that changes state enabling legislation into a resolution to present to the NAHRO Board of Governors in October. It is hoped that the Housing Committee and Commissioners Committee will endorse resolution presented by the chapter as it directly affects the roles and responsibilities of Commissioners and affects housing in the daily operations of the authority.



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August 17 –Hosting a Housing America event, AAA minor league baseball – Pawtucket Red Socks vs. Scranton, tickets are \$7.00. Donations are always welcome which will be used to purchase tickets for kids in their public housing programs. The Red Socks are donating \$3.50 of each ticket to the Housing America program. Last year’s Housing America calendar winner, Heather Medina, will throw out the first pitch, her brother, Lionel, will announce the call to play ball and there will be a 15 minute video on Housing America and the presentation of a check to Housing America Chair, Steve Merritt from the Red Socks in a pre-game presentation. Should you wish to make a donation, please make checks payable to NERC-NAHRO.

SERC – Craig Griffith

Conference, June 24-27, New Orleans, LA. Resolution brought to his committee endorsing equal term limits for all commissioners. Discussion and concern from Florida members regarding HUD moving towards mandatory regionalization of housing authorities and how that would be administered and which agencies would be affected. Johnny Johnson, Mississippi Regional Housing Authority No. IV, Columbus, Mississippi, is the 2012 recipient of the SERC Commissioner of the Year Award.

MARC – Dorothy Carty-Daniel

Conference, May 22-24, Ocean City, Maryland. Discussion on emergency management between residents and HA employees.

SWRC – Homer Thompson

Conference, June 17-21, Kansas City, Missouri. Goals, increase attendance - Largest attendance: 27 committee members; 57 commissioners registered; 20 of which were first-time attendees .Increase certification – region now has 51 certified commissioners.

NCRC – Deanna Wagner

Conference, April 25-27, Peoria Illinois. – No report

MPRC – Angela McCormick

June 20-22, Cody, Wyoming. – No report

PNWRC – George Perez

April 28 – May 2, Portland, OR – No report. Beverly Mathena - Portland conference was well attended – approximately 40 new commissioners were in attendance.

PSWRC – Moses Mayne

May 20-22, Monterey, CA – Gary Gramling, commissioners’ track chair. Commissioners track chair for next conference, Art Kurrasch, Scottsdale, Arizona in September.

COMMISSIONERS COMMUNICATION

Term Limits for Commissioners - [Quality Housing and Work Responsibility Act of 1998](#). Please note:

“Resident Involvement

Required membership on PHA board - The new act requires that the board of directors of a PHA include at least one member who is directly assisted by the PHA and who may be elected by the residents, **except for PHAs required by law to have a salaried, full-time board of directors, or who have less than 300 public housing units where residents do not express an interest in serving. This applies to PHAs that only administer Section 8, as well as those that administer conventional public housing.”**

It was suggested that the focus should be on the jurisdiction that created the housing authority not on federal or national action. Issue may be brought up at the Legislative Network meeting but the sentiment is that Legislative Network handles issues that can be handled nationwide and not jurisdiction by jurisdiction.

ATTENDANCE:



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Absent: Jean Banks, Kevin Glynn, Catherina Luna, Carol Nunley, Bill Quirk, Joan Waring Smith, Fred Wescott, Karen Williams, Bernadette Winston

See you in Nashville, TN October 27, 2012

JOINT MEETING:

Professional Development Subcommittee: Chair, Moses Mayne Vice Chair, Beverly Mathena
Resident Issues Subcommittee: Chair, Bobbie Butler

Attendance: Moses Mayne, Beverly Mathena, Bobbie Butler, Lonnie Boykins, Dorothy Carty-Daniel, Carleen Cumberbatch, Yolanda Hotman, Arthur Kurrasch, Michael Lacey and Henrietta Snipes

Draft course outline for seminar related to residents - The group wished to work on its own course outline. Group wants a course to train commissioners through the authorities to enhance and empower the lives of residents. Course name: Empowering Residents - Course content: cultural diversity and competency.

Train the Trainer Program – discussed cost for commissioners which referred to items 3 and 4 that Mr. Ramirez addressed during his visit to the committee. Mr. Mayne was advised from the NPDS joint meeting, there are three ways a commissioner can become a trainer: licensed by state, by region or train to become a NAHRO Faculty member.

The NPDS subcommittee advised that Clif Martin would work to put together resident-related seminar based on PD subcommittee's suggestions. Mr. Mayne asked the NPDS subcommittee for clarification by the 2012 National Conference on the following:

1. Cost for commissioners who wish to participate in the Train the Trainers Program; cost for a commissioner to become NAHRO Faculty.
 2. Bulleted information on the Empowering Residents course proposed to the NPDS subcommittee.
 3. The NPDS subcommittee would like each Regional VP to provide a pre-recorded introduction that will be used for the commissioners fundamentals course. Mr. Mayne advised NPDS subcommittee will provide 3-4 minute script by 2012 National Conference so regional VPs may be prepared to record introduction during the 2013 legislative conference in Washington, DC.
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COMMUNICATION/ADVOCACY SUBCOMMITTEE

Bill Quirk, Chair, Fred Wescott-Vice Chair

Attendance: Barb Cleland, Gary Gramling, George Perez, Thomas Jefferson and Homer Thompson

Both Bill and Fred were absent so Barb Cleland led the committee discussion.

Articles topics for JOHCD feature, Commissioners' Corner

1. Development of Cooper House, formerly a tire company (home for chronically ill/homeless)(Award of Merit winner)- Thomas Jefferson
 2. Working with Congressional delegation and Senators – redistricting. How to educate new district reps/staff of what the HAs are doing.
 3. How to meet and work with Congress/Senate on state issues when you visit your reps – build relationship with congressional staff
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4. BRAC (Base Realignment and Closure) - are authorities ready for base closures and how to think out of the box to secure and convert those state/federal facilities. For additional information on BRAC, please visit: www.brac.gov. This information can be shared with congressional staff. George Perez advised that Everett, Washington utilized a closed base to assist domestic violence victims.
 5. At the 2013 summer conference in Denver, arrange a tour of Fitzsimmons, a former army base converted to three hospitals.
 6. Follow up article – term limits for commissioners, how resident commissioners are treated, etc. (Carleen, Bobbie and Dorothy)
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LEGISLATIVE SUBCOMMITTEE

Rick Leco, Chair Catherine Luna, Vice Chair

Attendance: Earnest Burke, Craig Griffith, Angela McCormick, Matt Pike, Carl Richie and Henry Williams

Discussion: Legislation/Advocacy - How to expand the commissioner's role in the Legislative Network? Use the 8 regional appointees to branch out in the region and begin Congressional District contacts for commissioners within each region. How to deal with local congressional rep? This is based on the advocate's comfort level in each community and the approach necessary to reach each congressional contact. If your agency has additional associate membership slots available, give it to the congressional office aimed for the housing contact. Other suggestions were:

1. Post the Congressional calendar on NAHRO's advocacy page to assist in developing an advocacy approach.
 2. How to develop an advocacy plans, who is the agency's spokesperson. (JOHCD topic also)
 3. Begin commissioner alerts that would be less technical than the alerts that are received by the executive directors. (How-to information. No acronyms)
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FOLLOW UP ITEMS FROM JULY, 2012 MEETING

Responsibility	Strategic Goal/ Item Details	Status:			Comment
		Ongoing	Comp.	Other	
Committee Resolution to the BOG	March, 2012 - One commissioner from each region be appointed to the LEGNET. – Currently: NCRC -Deanna Wagner MPRC- Matt Pike SWRC -Homer Thompson SERC - Craig Griffith PSWRC - Marlene Hurd NERC- Rick Leco PNRC – Beverly Mathena	X			As of 7/2012, Matt Pike, Craig Griffith and Homer Thompson were appointed; 8/2012, Beverly Mathena appointed. MARC slot remains.
Committee Resolution to the BOG	Tabled Resolution March, 2012.		X		All four items were addressed through the 7/2 teleconference call and at the Summer Conference meeting, 7/2012.
Commissioners Track Chair	Strategic Action Plan - Goal 6, obj. 1, task 3: Convene Commissioners forums at summer and national conferences.		X		Format, now “roundtables”, has been incorporated into the 2012 national conference track in the form of domestic violence and homeless veterans’ sessions. Working to do same for summer conference beginning 2013.
Communication/ Advocacy Subcmte.	Strategic Action Plan – Goal 7, Obj. 4: Explore feasibility of NAHRO advocating for identical term lengths for resident and non-resident commissioners	X			Based on data, it appears this is a state by state issue and the committee. Focus is now on advocacy – article follow up on subject will be written for the JOHCD <i>Commissioners Corner</i> .
PD/Resident Issues Subcmte.	Strategic Action Plan - Goal 1, Obj. 10, Task 1: Continue fine-tuning remaining commissioners training courses.	X			The NPDS subcommittee asks each regional vice president for Commissioners to provide a pre-recorded introduction that will be used for the commissioners’ fundamentals course. NPDS Subcommittee will provide 3-4 minute script by 2012 National Conference so regional VPs may be prepared to record introduction during the 2013 legislative conference in Washington, DC.
PD Subcommittee	Strategic Action Plan - Goal 1, Obj. 10, Task 2: Add a course on resident issues.	X			July, 2012, NPDS subcommittee forwarded 2 draft outlines for comment regarding Seminar related to residents. PD/Resident Issues wish to create their own criteria for a resident-related seminar entitled Empowering Residents.
PD/Resident Issues Subcmte.	PD subcommittee has asked NPDS subcommittee for written clarification on cost for Commissioners who wish to take the Train the Trainers course; where the commissioners can train the Commissioner Fundamentals course and where NAHRO Faculty can train and cost to train faculty.	X			NPDS Subcommittee will provide information by 2012 National Conference
Resident Issues Subcmte.	Creation of a Spanish handbook of housing terminology was carried forward from 09-11 term.			X	Holding on this item for now.