



BOARD OF GOVERNORS MEETING MINUTES
Sunday, March 9, 2014
Renaissance Washington, DC Downtown Hotel

President Preston Prince called the meeting to order; LaTonya Rajah called the roll; guests were welcomed.

President Prince shared that one of the most exciting activities in NAHRO is Club 21, a group that is engaged in reading books--NAHRO Reads. They have read *So Rich So Poor* and *Disintegration: The Splintering of Black America*. He will compile titles of books that members have recommended to him and publish the list so that members will have a list of good and interesting books to read. Club 21 will continue during his presidency.

President Prince presented Board members with a book, **Rebound**. The author, Karl Johnson, went from homeless to state prison before coming to Fresno and turning his life around. The death of his brother NBA Celtic player Dennis Johnson, prompted Mr. Johnson to write the book in his brother's honor.

Action: Motion to approve the agenda that includes consent and discussion agenda items, by David Allen Brown; second by Patti Webster. Motion carried.

Action: Motion to approve minutes of October 2013 meeting and ratification of action taken on behalf of the Board of Governors (revisions to the Strategy Statements and approval of 2014 Legislative and Regulatory Agenda) by Tina Akers Brown and second by Marcie Chavez. Motion carried.

PRESENTATION OF CONSENT AGENDA

President Prince asked if any items needed to be moved from the consent to the discussion agenda.

Action: Motion to remove Housing and CR&D resolutions on RAD from consent to discussion agenda by Betsey Martens; second by Renée Rooker Motion carried.

COMMUNITY REVITALIZATION AND DEVELOPMENT: CONSENT AGENDA

The Tax Reform Act of 2014

Background: On February 26, 2014 House Ways and Means Committee Chairman David Camp (R-Mich.) released a discussion draft and section-by-section summary of proposed legislation to reform the Internal Revenue Code of 1986. Among other reforms, this draft would preserve but significantly amend the 70 percent present value ("9 percent") Low Income Housing Tax Credit, and would also repeal the 30 percent present value ("4 percent") Housing Credit and prospectively eliminate the tax exemption for interest on private activity bonds.

Resolution: Be it resolved that NAHRO opposes the elimination of the 4 percent tax credit program and of the tax exemption for private activity bonds.

Staff Direction: NAHRO staff is directed to continue to work with the committees and other industry partners to analyze the impacts of other housing- and community development-related provisions contained in the draft.

HOUSING COMMITTEE: CONSENT AGENDA

MtW Expansion

Background: Past year's NOFAs making available additional MtW slots have limited eligibility to exclude agencies that administer only Section 8 programs.

Resolution: NAHRO supports eligibility for participation in any expansion of the MtW program to include Section 8-only agencies.

FSS Expansion

Background: The President's FY 2015 budget includes a proposal to expand eligibility for FSS program coordinator funding to owners of Section 8 Project-Based Rental Assistance. However, the budget does not propose additional funding.

Resolution: Be it resolved, NAHRO opposes the expansion of funding eligibility for family self-sufficiency coordinators to owners of privately owned Project-Based Rental Assistance. Existing demand for FSS coordinators within the PHA sector is already unmet, and expansion would further exacerbate the scarcity.

Capital Fund

Background: The Capital Fund Final Rule published in October 2013 included a "clarification" saying that resident services are not eligible for Management Improvements under the Capital Fund. In past HUD had routinely approved such expenditures, but is now requiring PHAs to revise their previously-approved FY 2013 budgets to remove these expenditures.

Resolution: NAHRO opposes the elimination of resident services and safety and security services from the eligible uses under Management Improvements under the Capital Fund.

HUD-VASH Funding Flexibility

Background: The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program was authorized pursuant to Division K, Title II, of the Consolidated Appropriations Act, 2008. Under the administration of the tenant-based Section 8 Housing Choice Voucher (HCV) program, HUD-VASH was established to

provide homeless veterans with rental assistance and case management services provided by the Department of Veterans Affairs (VA). Despite advances to end chronic homelessness, NAHRO members report difficulties in administering the HUD-VASH program due to various barriers including but not limited to a lack of financial resources to assist Veterans secure permanent housing.

Resolution: Be it resolved, NAHRO supports authorization for PHAs at their discretion to use existing VASH funding authorized for HAP payments to provide program participants with (1) security deposits, (2) application fees, (3) utility fees (4) other allowable uses under the Shelter Plus Care Program.

Be it further resolved that NAHRO supports HUD-VASH to be renewed separately on an annual basis from the tenant-based HCV housing assistance payment account, so that it is not to affect tenant-based HCV rental assistance renewal funding.

Be it further resolved that NAHRO supports increased administrative fee funding to support HUD-VASH program activities.

Be it further resolved that NAHRO supports that HUD-VASH vouchers should not be included in the 20% maximum budget authority for project-based vouchers.

Retroactive HAP

Background: Housing Choice Voucher Housing Assistance Payment renewal funding is based on Validated Management System (VMS) leasing and cost data for the prior calendar year. HUD currently funds HAP renewal funding on a modified accrual accounting methodology, which does not account for HAP expenses that occur outside of the prior calendar year. Therefore, PHAs that experience retroactive HAP expenses because of court litigation, for instance, are forced to pay for these expenses out of agency reserves.

Resolution: Be it resolved that NAHRO supports changing VMS reporting requirements to a cash basis or GAAP-compliant accrual reporting methodology in order to ensure annual expenditures are fully accounted for in the funding renewal process. The current HUD-modified accrual accounting methodology does not account for legitimate program expenses that fall outside of the benchmarking period.

MEMBER SERVICES COMMITTEE: CONSENT AGENDA

Long Island Housing and Renewal Officials, Inc. Chapter

The Long Island Housing and Renewal Officials, Inc. Chapter is a newly created Chapter in the MARC region. Their by-laws were modeled after the sample Chapter by-laws created by NAHRO with one main difference, the Board of Directors is comprised of the Incorporator and between three and 11 other directors. Three of the Directors are selected by the Incorporator and the remaining Directors are appointed by a majority vote of the other Directors. The Officers, who are elected by the membership,

are not members of the Board, however they, along with the Board, are responsible for the overall direction of the Association.

Resolution: The Member Services Committee moved the acceptance of the formation of the Long Island Housing and Renewal Officials, Inc. Chapter and the Chapter's By-laws.

Home Depot Partnership

The Home Depot approached NAHRO to form a partnership with their Framing Home Program, which would provide NAHRO members with access to donated product to support existing, ongoing, low-income housing programs for an annual partnership fee.

Resolution: The Member Services Committee authorized staff to further explore the Home Depot Partnership relationship, subject to clarity surrounding the donation of products available.

2015 Summer Conference

The conference division provided a recommendation to the Member Services Committee to hold the 2015 Summer Conference in Austin, TX based on the favorable package the city provided, as well as Austin's growing reputation as a popular destination.

Resolution: The Member Services Committee moved acceptance of the conference division's recommendation to hold the 2015 Summer Conference in Austin, TX.

Action: Motion to approve consent agenda items as presented by Dionne Roberts; second by Renée Rooker. Motion carried.

HOUSING COMMITTEE: DISCUSSION AGENDA

Rental Assistance Demonstration

Background: The Rental Assistance Demonstration was authorized under the FY 2012 Appropriations Act to convert 60,000 units of public housing to assistance under Section 8. Conversions were governed by PIH Notice 2012-32 (revised). By the end of CY 2013, PHAs had submitted applications to convert over 170,000 units of Public Housing.

Resolution: Be it resolved, NAHRO continues to support a broad set of choices to housing authorities to allow them to best meet the needs of their properties and communities. This includes remaining in a viable, robustly funded public housing portfolio.

Be it further resolved, NAHRO opposes the transfer of funds from the Operating Fund and Capital Fund on behalf of units that undertake RAD conversions that exceeds the amount of funding for which those units would have otherwise been eligible. Instead, any gap between the pro rata funding from the Operating and Capital Funds and the contract rent should be provided as incremental resources.

Be it further resolved, NAHRO supports the application of the policies offered under PIH 2012-32 (revised) to all those units for which applications were submitted prior to December 31, 2013.

Be it further resolved, NAHRO supports a limited expansion of RAD to allow those applications that were submitted on or by December 31, 2013 to continue to be processed and to convert.

COMMUNITY REVITALIZATION AND DEVELOPMENT COMMITTEE: DISCUSSION AGENDA

Rental Assistance Demonstration (RAD) Joint Working Group

Background: The Rental Assistance Demonstration was authorized under the FY 2012 Appropriations Act to convert 60,000 units of public housing to assistance under Section 8. Conversions were governed by PIH Notice 2012-32 (revised). By the end of CY 2013, PHAs had submitted applications to convert over 170,000 units of Public Housing.

Resolution: Be it resolved, that the Board of Governors should create a joint working group with members from the CR&D and Housing Committees. This working group should be tasked with developing policy recommendations aimed at improving and ensuring the success of RAD.

COMMENTS

Betsey Martens, who made the request to move the resolution to the discussion agenda, stated that she did so not to get into the content of the RAD debate but because she wanted to hear from Vice Presidents for Housing and CR&D. CR&D's motion called for a joint working group; the Housing Committee's resolution presented a detailed policy recommendation. She suggested that one way to move forward would be to table the Housing Committee resolution in favor of CR&D's proposal to create a working group.

Vice President Feveryear

The Housing Committee wanted NAHRO to continue to support a broad set of choices to housing authorities to allow them to best meet the needs of their properties and communities. This includes remaining in a viable, robustly funded public housing portfolio. Also, have NAHRO oppose the transfer of funds from the Operating Fund and Capital Fund on behalf of units that undertake RAD conversions that exceed the amount of funding for which those units would have otherwise been eligible. Instead, any gap between the pro rata funding from the Operating and Capital Funds and the contract rent should be provided as incremental resources.

Betsey Martens

If the Housing Committee's resolution is tabled in favor of the CR&D resolution, what would be missing?

Saul Ramirez

Clarifying the procedural question raised by Betsey Martens, Saul Ramirez stated that the resolution from the Housing Committee could be discussed and worked on by the task force and the organization could continue to move forward with NAHRO's established position on RAD. This would not undo the work of the Housing Committee, but bring the work of the Housing Committee as a tabled action item for the Board to the joint task force and use the resolution as further amplification of the discussion around RAD and what position we pursue as an organization as matters develop around RAD. This would not leave us void of a position on RAD.

NAHRO's current position on RAD: *NAHRO will work with HUD and other industry partners to address the flaws and ensure the success of the rental assistance demonstration so that additional PHAs will have the option to convert public housing units to the Section 8 platform in a manner that does not undermine the fiscal stability of the public housing program for agencies that opt against conversion."*

Parliamentarian Carl Richie suggested how to move forward: withdraw the resolution from the Housing Committee; act on the CR&D resolution, thereby, eliminating the need to table the resolution from the Housing Committee.

Saul Ramirez:

Expressed agreement with the Parliamentarian's suggestion, however, we need to create a path that would allow for a conversation to firm things up for review by both Housing and CR&D committees and

then conclude with action by the Steering Committee, that will act on behalf of the Board of Governors (because the Board will not meet prior to July).

President Prince

Between now and Tampa, is it necessary for NAHRO staff to have the housing resolution in place for guidance or do you feel the CR&D resolution allows for more conversation with the resolution in July and would not interfere with anything done over the next three months?

Saul Ramirez

The staff needs timely and expeditious direction in order to be more precise in our advocacy efforts on Capitol Hill during the budget process. Proposals will be coming out of both the House and Senate and we want to be able to influence those proposals as they relate to RAD because currently, the administration's budget proposes to have no cap and no resolution to some of the key concerns that have been highlighted in the Housing Committee's resolution, i.e., what happens to those who stay behind and to those moving forward within the pipeline and how they get funded.

The Housing Committee's resolution brings clarity for staff to go forward. If the content of the resolution is problematic, the Board could discuss at this meeting, and then agree/act on a resolution. If there is no problem with the content, refer the adopted resolution to the joint task force.

Vice President Roberts

The formation of the task force between the two committees is a step in the right direction to ensure that committees get more defined feedback to the Board in terms of specific fixes and opportunities to enhance and reform RAD in a way that makes it more successful for all.

The CR&D Committee's primary concern can be summed up in one word: "limited." The consensus of the committee was that properties that remain in the public housing portfolio should not be penalized financially by having a lower pro rata share. By saying specifically that we are supporting a limited expansion of RAD to allow those applications that were submitted on or before December 31 continue to be processed and convert, this seems to preclude any future conversation about additional expansion. Although the Legislative Agenda contains language that we are looking for, which is a successful, full implementation of RAD, this seems to be much more final in terms of what we are willing to advocate for and trying to accomplish; again, a successful implementation of RAD for **all** housing authorities that wish to avail themselves of the opportunity and not just those that submitted applications prior to December 31.

Saul Ramirez

The word *limited* was used because the underlying premise that the Department is using to expand RAD for any agency that would like to come into RAD moving forward is putting those agencies at a disadvantage from where other agencies came into RAD financially. If we remove limited and support an open-ended conversion into RAD, this does not allow NAHRO the opportunity to, if the Department is adamant about creating a slightly disadvantaged conversion proposal as compared to what already exists under the demonstration, get the best funding mechanism for any agency coming into RAD.

Keeping it open-ended would create a scenario (particularly in this Congress) that would be misinterpreted to say we don't care if the entire portfolio is converted to RAD. There is a recognized point of disadvantage that agencies are walking into on the financial side under the next stage of conversions. The word limited was used to provide staff the ability to push back on the position of disadvantage that is being proposed.

President Prince shared the contents of a recent letter from HUD Secretary. To date, 2,000 units have closed; 20,000 have CHAPs out of 60,000. The Department will focus on getting the 60,000 under a CHAP and will continue to work with agencies in the "queue" and agencies that have not submitted to keep thinking about RAD and working on it. Thus, it appears that we have time to pause between now and Tampa and resolve some tough conversations; we need to think about what is good for the whole.

Action: Motion to table the Housing Committee's resolution by Lowell Krueger. Motion failed due to lack of a second. This item cannot be brought up again for reconsideration to table until a full discussion has concluded.

Patti Webster suggested amending the last sentence of the resolution by adding the word "and" as follows: *Be it further resolved, NAHRO supports a limited expansion of RAD and to allow those applications that were submitted on or by December 31, 2013 to continue to be processed and to convert.*

Saul Ramirez

Commented on points that staff brought to his attention during the Board meeting. HUD Secretary is going to testify on March 13 and will be asked tough questions related to the demonstration and will have to bring greater clarity on the expansion. NAHRO staff need to have a more definitive answer to the appropriators as to how we would like them to proceed in expanding RAD as a demonstration, and that part of the deliberation will be long done and acted upon by Congress prior to Tampa. Therefore, the key element of this is we need to be able to give the appropriators clear direction on what our position is relative to an expansion. The push back that (I know) the Department is going to get that the appropriators will ask NAHRO to respond to is that this is a demo program and to make it open-ended to an entire industry that is subjected to annual appropriations is extremely volatile for the stability of the operations of agencies that walk into these conversions because nothing has been authorized from Congress except through the appropriators as a funded demonstration and are long turn exposures that have been created that are not statutorily protected by Congress.

President Prince

Preston addresses Patti's suggestion for the resolution language change and suggests if a motion is made, additional conversation will occur and the item can be revisited at that time.

Patti Webster

Is there any part of the Housing Committee's resolution that can be separated out and/or need to be addressed prior to July?

Saul Ramirez

The Housing Committee's intent is that these are the safeguards that we would like to get the appropriators to build around any sort expansion and renewals of RAD (so that we can get clarity because the Department is not forthcoming with this information). We would like to have Congress compel HUD to provide this information under the demonstration program through the appropriation process.

Renée Rooker

Respectfully disagreed with the President's comment regarding having time (after listening to Mr. Ramirez' comments and the briefing held yesterday about how RAD will be in appropriations language) and offered the following motion:

Action: President Prince create a joint task force with CR&D and Housing Committees to complete their work within next 45-60 days to bring to Steering Committee guiding principles or discussion points around the RAD demonstration program for staff to use through the appropriations process. The task force should take into consideration the resolution from the Housing Committee but the board takes no action to pass the Housing committee resolution. Motion made by Renée Rooker and second by Lowel Krueger.

Carlos Sanchez

Suggested that the Board take a position because RAD will be discussed at congressional meetings that will take place during Capitol Hill day at this conference.

Akinola Popoola

Due to the divisive nature of the issue, he is unsure how we can reach an agreement at this meeting without prolonging the meeting for an extended period of time.

Betsey Martens

Two committees, committee of jurisdiction and committee of interest, do not agree. If we want to respect the integrity of our committee process, we have only the option of asking them to very quickly come back together and work on this. This is the most important issue of our time. We have a position in our Legislative Agenda that walks to the Hill tomorrow.

Regina Stone-Mitchell

Recommended that we move forward quickly on the formation of the task force because this is such a fluid conversation and NAHRO needs to have a voice and the Board should give staff direction on how to proceed.

Sharon Carlson

Suggested that the Small Agencies Task Force (SATF) be represented on the joint task force. President Prince agreed and invited the Chair of the SATF to serve on the task force.

President Prince called for action on the motion on the floor.

Action: Friendly amendment by Steve Merritt to reduce timeframe to 30 days so that the Steering Committee can consider the issue at its next scheduled teleconference. Amendment accepted by the movant of the motion - Renée Rooker.

Motion as amended:

Action: President Prince create a joint task force comprised of representatives from CR&D, Housing and Small Agencies Task Force to complete their work within next 30 days to bring to Steering Committee guiding principles or discussion points around the RAD demonstration program for staff to use through the appropriations process. The task force should take into consideration the resolution from the Housing Committee but the board takes no action to pass the Housing committee resolution. Motion made by Renée Rooker and second by Lowel Krueger. Motion carried.

HIGHLIGHTS

Strategic Planning Group (SPG): Betsey Martens-Chair

The Strategic Planning Group (SPG) examined progress to date, as reflected in the Business Plan. The SPG also reaffirmed the integrity of the business plan's reporting system and structure as well as the SPG's ability to vet new ideas for the plan.

The SPG also reviewed the top eight ideas that were generated at the Leadership Retreat in Los Angeles and placed them in three categories:

- A task to be referred to the applicable committee/task force;
- An idea to be referred to an applicable committee/task force for consideration (the committee/task force in question would then report back to the SPG); or
- An idea to be monitored by both the SPG and the applicable committee/task force

One rejected recommendation was related to the solicitation of PBCA contracts to generate revenue.

Professional Development Committee: Buddy Oldfield-Vice President

The committee received comments from NAHRO President Preston Prince and CEO Saul Ramirez. The committee's leadership decided to begin each meeting with an educational component. At this meeting, the Chair conducted an orientation session, which included introductions of members, the purpose of the committee, duties and expectations of each committee member.

The committee received reports from the staff: a full update on Professional Development activities, certification as it relates to NPDS, an update on the John Carroll Scholarship program for staffs of small agencies (received seven applications; six were approved); and a report on the assessment Boards concerning NPDS. The Committee discussed the revised Business Plan and set the stage for formulating and updating tasks that would occur during subcommittee meetings.

NPDS Subcommittee, chaired by Duane Hopkins, explored the possibility of a new financial certification; reviewed the course requirements for the CMVO certification; considered the possibility of working with Member Services to revive or replace the Internship Program; considered a resolution from Mountain Plains Regional Council concerning tax credit certification; and met jointly with representatives of the Commissioners Subcommittee on PD Committee.

Marketing Subcommittee, chaired by John Clarke, discussed a Marketing Strategy.

Quality Assurance Subcommittee, chaired by Tina Sullivan, reviewed a prospective NAHRO trainer who has expertise in tax credits; and reviewed participants' course evaluations.

The Professional Development Committee considered the resolution from the Mountain Plains Council concerning a tax credit certification and voted unanimously to respond favorably and to let them know that the PD Committee will begin work on this subject.

The Committee considered reports from all of the regions relative to their PD activities.

Member Services Committee: Diane Haislip– Vice President

Staff reported membership numbers had seen a slight decline from last year, mostly in the public housing category due to budget cuts. Staff also reported more than 200 Awards of Merit applications had been submitted. The applications will be sent to regional juries for judging in mid- to late March. Finally, staff let the committee know they are working with a consultant to create a membership survey focusing on conferences and professional development. The subcommittees met in the morning and focused most of their work on the Business Plan.

Awards Subcommittee reviewed the proposed session descriptions for the 2014 "Call for Presentations" for the summer and national conferences. They also discussed the current Awards Ceremony held at the Summer Conference and will develop recommendations for staff on ways to make the ceremony more meaningful and to bring more attention to them. Lastly, the Awards Subcommittee will develop tasks/tactics to add to the Business Plan related to awards.

Marketing and Relationships Subcommittees reviewed Goal 4, Strategy 2, Tasks 4-8; Goal 6, Strategy 1, Tasks 1-4 and 10; and Goal 7, Strategy 3, Task 3. They suggested changes to the language of certain tasks, suggested one to be moved to another group, and added others, especially in the areas of new member recruitment, branding, outside relationships, and more.

IT Subcommittee met with Jasmin for an update on technology; reviewed the conference web pages and offered recommendations; reviewed Goal 5, Strategy 1, Tasks 1 and 8 and determined they could not move forward until the current Association Management System was updated, which is slated for 4th quarter, 2014.

Emerging Leaders Subcommittee discussed possible topics for the brown bag session at the 2014 summer conference, as well as sessions for the call for presentation for summer and national

conferences. Additional discussion of possible topics will take place during a follow-up conference call. Emerging Leaders intend to poll the list of 200-plus colleagues who expressed interest in becoming involved with the Emerging Leaders for their input on possible topics. They also reviewed the following items in the Business Plan: Goal 5, Strategy Statement 1, Task 1 and 8; Goal 6, Strategy 1, Tasks 5, 6, 8, and 9; and Goal 7, Strategy Statement 1, Tasks 8-10. They are in the process of re-writing certain tasks and they may combine some to strengthen them.

Finally, the committee is pleased to announce the formation of a new chapter in the MARC region, the Long Island Association of Housing and Renewal Officials, Inc. Their by-laws, as stated on the consent agenda, have been approved by the MS Committee.

International Research & Global Exchange Committee (IRGE): Elizabeth Glenn-Vice President

The focus of the meeting was business planning. IRGE used the day to reflect on its history and how to strategically move forward with limited resources. IREG will be very deliberate in what they choose to pursue.

IRGE heard five- to ten-minute summaries on the committee's history from Mary Paumen; history of MOUs and international relationships from Betsy Morris; What's a 'WUF' (World Urban Forum) from John Papagni and highlights on our relationship with INTA from Helen Sause.

The President and NAHRO CEO presented remarks and helped to frame the Business Plan conversation for this meeting.

IRGE hosted a brown bag luncheon featuring Assistant Sec. Frederick Barton of the State Department. He discussed how best to use NAHRO's NGO (non-government organization) status to position ourselves as experts in international issues; particularly, in helping to shape millennium development goals that will guide the United Nations work from 2015 forward.

All committee members participated in the discussion on the Business Plan. The committee reviewed NAHRO's and its mission statements; IRGE's vision, role of the committee and responsibilities of committee members. Betsy Martens presented an overview of the history of NAHRO's Business Plan—how it has developed and its current status.

The committee broke into five teams and brainstormed all of the things that they thought the committee should be doing or be involved with and presented their ideas to the full committee. The full committee narrowed the ideas to less than ten. One of the strongest themes coming out of the exercise was that IRGE needs to place its focus on researching information and hosting study exchanges that our Housing, CR&D and PD committees deem relevant to their work. Individual committee members made commitments on the role they will play in shaping our Business Plan. The committee's leadership and NAHRO staff will review all of the ideas and focus suggestions in detail following the conference and continue to hold further discussions with the committee via monthly conference calls with an aim to reformulate subcommittees and have a much more structured work plan.

Housing: Terry Feveryear-Vice President

John Bohm addressed the committee and encouraged more collaboration between the committee and the Legislative Network.

The Housing Committee will review the strategy statements and add tasks to bolster the committee's work. Additionally, the committee discussed the need to look into FEMA rules and regulations and talked about the formation of a partnership with FEMA to coordinate funding to meet the needs of agencies affected by winter storms and flooding; discussed high premiums for earthquake insurance that is stemming from tax credit investors. Lastly, the committee agreed to focus on regulatory relief and come up with ideas.

Community Revitalization and Development Committee: Dionne Roberts– Vice President

Tess Hembree visited the committee where discussions revolved around how to move the community development agenda forward, specifically, gathering success stories for CDBG with the CDBG and HOME coalitions. CR&D had an interesting conversation about how, with CDGB, one can talk about who we are helping; it is easier to talk about the beneficiaries and the people. Conversely, with HOME we tend to monetize it by units. The committee will continue conversations about how to get past monetizing the units in terms of the funding cuts and talk about impacting households and families.

The committee discussed RAD; met with the Housing Committee's Public Housing Subcommittee to discuss the Tax Reform Act, the first of many conversations about the Act and the potential implications.

The committee structure will consist of five subcommittees that will work between onsite committee meetings and report on their work:

HOME will address the CHODO issues related to housing authorities as well as the implementation of UPCS and other ongoing implementation issues related to the final rule;

Homeless programs focusing on the non-implementation of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act;

Finance will delve into financing mechanisms--tax credits and new markets and ways to get deals done;

Strategy will focus on redevelopment, Choice Neighborhoods, Promise Zones, SC II and bigger picture thinking about how to redevelop in a community-based way separate and apart from funding sources that you bring to bear on that;

CR&D Presence will work to increase CD membership in NAHRO; to expand and amplify CD presence in all aspects of NAHRO, i.e., sessions at all national and regional conferences, professional development offerings.

Mike Kelly, Executive Director, DC Department of Housing and Community Development, presented on what is going on east of the river in Washington, DC. This is the first of an ongoing initiative to become better acquainted with the communities visited during the conferences, which puts conference visits in greater context.

Leigh Poltrock provided a short, super informative presentation on “affirmatively furthering fair housing.” She talked about the potential implications of the fair housing rule and how some of the advocates are utilizing current law and pushing things forward. Ms. Poltrock recommended three things for members to go back and check: whether their agency had done an analysis of impediments; whether it was current; and if not, doing one following all requirements for public notice and involvement.

Commissioners Committee: Deanna Wagner, Vice President

Discussed the Business Plan and goals/tasks that the committee will focus on for the next two years: Goal 1; Strategy 2; Goal 2, Strategies 1 and 2; Goal 7, Strategy 3. The committee changed its subcommittee structure from four to two: **Professional Development Subcommittee**: chaired by Joan Waring Smith; co- chair Edna Dorothy Carty Daniel. **Legislative, Communication/Advocacy and Resident Issues Subcommittee** chaired by, Carl Richie; co-chair, Matt Pike.

The committee expressed an interest in participating in briefings for first-time conference attendees. They suggested that the committee’s chair and/or vice chair and two committee members who have volunteered to mentor commissioners represent the committee at these briefings.

Commissioners also wish to work with the Member Services Committee to create a **new** commissioner’s information packet that could include information related to: a pathway to leadership, educational opportunities and affordability of NAHRO offerings, commissioner’s handbook, commissioner’s job description, commissioner’s certification information, and NPDS course options for commissioners; and Information on the NAHRO website, i.e., introduction to the Legislative Network and advocacy training and a list of commissioner mentors. The PD Subcommittee chair will work on an outline for this initiative and submit it to the Member Services Committee for review and comment.

President Prince talked about the Business Plan and his platforms during his presidency: homelessness, authentic leadership, relevance of the work done in the community and changing the national rhetoric concerning the industry. He encouraged across-the-board participation of commissioners in NAHRO leadership.

Saul encouraged members to ramp up advocacy efforts and strive to be well versed on governance and ensuring agency transparency. He also suggested planning sessions for regional and chapter conferences around case studies, what good governance is, i.e., bylaws, maintenance.

Tess Hembree and John Bohm urged members to volunteer to be a congressional district contact (CDC). Tess explained that there are three short webinars available to familiarize those interested in serving as

a CDC: CDC 101 -- 35-40 minutes, advocacy 101 – 1 hour; budget/appropriation – 45 minutes. Committee would like a separate advocacy page or a link on the advocacy page for commissioner information, i.e., letters crafted for commissioners, etc.

The joint meeting between the commissioners PD subcommittee and the PD NPDS subcommittee was productive; data analysis will be conducted to determine further movement on this project. In the meantime, Joan Waring Smith and Edna Dorothy Carty Daniel, co-chairs of the commissioners PD subcommittee, advised the resident course outline will be revised to include the poor, race/cultural relations, and veterans services topics. Committee wishes race/poverty to be included as topic on NPDS offerings, i.e., commissioners' certification.

Budget & Administration Committee: DeeAnna Bakken-Chair

Jackie Oneto, GRF auditor, presented the 2013 audit report. It is a very good report and contains one minor suggestion for an internal change; thus, the B&A approved the draft report for signature. It will be finalized and presented to the BOG at its meeting in July. Regarding the 2012 audit report, staff has cleaned up the one significant deficiency and two internal controls suggestions have been corrected. The B&A committee will discuss the creation of an action plan regarding potential policy changes to assist the staff in their goals.

Small Agencies Task Force: Sharon Carlson-Chair

John Bohm, task force liaison, provided the group with a Washington update; Saul provided additional information on the budget process and the RAD discussion. Two issues of major concern to the task force are flat rents and RAD. For RAD the concern is to make sure that it remains voluntary, particularly RAD funding.

The task force reviewed the Business Plan. Although the group does not have specific tasks assigned to it, they will review the plan and work to add their voices where needed.

The task force will continue to get the message out to small agencies as well as large agencies, whose assistance is required, that co-sponsorship for Senate bill 576, Small Housing Agency Reform, is needed. Consortia language exists in the current budget, however, it appears there are mixed feelings about it. Agencies have found a different way to approach consortia via management agreements with each other. Question arose, is consortia relevant? Agencies that are involved in consortia have reported it is working well for them. Moving forward, the task force would like to engage in conversation about the fungibility of the dollars when consortia exceed 250 units. In concluding her report, Ms. Carlson advised the task force will draft a letter (it will be shared with NAHRO members) regarding regulatory relief and how it impacts small agencies. Members will be encouraged to use the letter as a tool when speaking to their respective elected officials about this issue and how it will impact their agencies. We hope this will cause members of Congress to petition HUD to push for regulatory relief.

BECT – Dan Trozzi-Chair

Staff presented updates on professional development and assessment board and certification reports. The assessment board vetting committee met several months ago to review applications for the new assessment board chair, resulting in BECT approval of Deborah Wilson as the new assessment board chair. A procedural amendment was suggested allowing for electronic votes, which are traceable, as opposed to a telephonic vote.

Blake Pavlik provided a great presentation on certification and accreditation. Accreditation takes our programs a step beyond others; it speaks to the value and integrity of our program. To this end, four groups were formed: **earn/certification/security**-Leo Lara chair; **continuing education units and recertification**- Ray Bender, chair; **certification/marketing promotional**- chair, Dan Trozzi; and **rules and procedure/code of professional conduct**- chair, Sharon Carlson.

The BECT examined the Business Plan, which the group will work to refine applicable tasks. Lastly, the BECT will also document the history of BECT that will include precedent setting issues, revisions in the code of conduct, etc., for newly appointed BECT members.

Legislative Network – Don May-Chair

To highlight some of the coalitions that NAHRO is actively involved in to promote what we are doing and to extend our sphere of influence, two guest speakers addressed the Network, Melissa Quirk from National Low Income Housing Coalition, who discussed the Campaign for Housing and Community Development Funding, and Emily Cadik from Enterprise, who discussed the ACTION Campaign, which focuses on the low income housing tax credit. The LEGNET chair Mr. May said, should be advocating for and helping push forward policy from the committees. Although staff has made incredible advancements in tools being utilized to increase communication, more is needed. To this end, the LEGNET will, going forward, look at ways to connect all NAHRO Associates.

The 2014 Legislator of the Year award will be presented to Sen. Susan Collins (R-Maine), ranking member of the Senate Appropriations Transportation, Housing and Urban Development (THUD) Subcommittee. Senator Collins was the only Republican who voted for the FY 2014 THUD bill in July of 2013. Senator Collins will accept the award in person. President Preston Prince added while Maine had a problem with the administration of their Section 8 program and received a lot of attention, Senator Collins' response was a balanced one.

The Legislative Network also helped get two noteworthy representatives to address us on the Hill. Two members accepted our invitation. This underscores how relevant we are. The two are Representative Tom Cole (R-Okla.) a member of the House Appropriations Committee; and Randy Neugebauer (R-Texas), a member of the House Committee on Financial Services and Chair of the Subcommittee on Housing and Insurance.

To conclude, Don advised of LEGNET's efforts to bolster a more structured form of communication with NAHRO regions and will begin by meeting with Regional Presidents.

Housing America Campaign– Clif Martin-Chair

When Clif Martin participated in the Leadership Retreat in Los Angeles, he was enthused by the interest and excitement surrounding Housing America. At the conclusion of the retreat, the feeling was that we need to draw some boundaries and to clarify what Housing America is--a robust campaign. Mr. Martin feels fortunate and honored to follow in the footsteps of Ray Bender and Steve Merritt, who have designed and shepherded the campaign to its current position and to take it to the next level.

One of the important things for Housing America moving forward is that it is time that Housing America has a strong, strategic blueprint and business plan so that we can clearly outline what it has done and note successes such as the “*What Home Means to Me*” poster contest, Housing America month, the Zogby data on the NAHRO website, and the cultivation and enhancement of the entities that have partnered with us. We also want to move forward with the minor league baseball campaign, fueled by the work done in NERC.

Based on what was heard at the Leadership Retreat and messaging from Capitol Hill, as we move forward we need to look at how the blueprint will lay out for some very deliberate steps to begin to expand what Housing America does and its capacity. Where some say resident leadership or resident empowerment, Mr. Martin says consumer or constituent because it is also program recipients and other programs and applicants and those voices, especially our commissioners. We need to find ways to empower and educate them to take advocacy as a lead role for themselves, which is a clear path Housing America should explore moving forward.

During the Legislative Conference, a video will be showcased at the closing plenary session, *The Voices of Housing*. The video helps to draw the relationship between Housing America as a resource tool and a campaign for everyone and also what Rethink is doing so that folks should understand the great relationship between Housing Authority Insurance (HAI Group) and NAHRO and that Rethink is another tool that Housing America will utilize. The subtle differences between improving the image of affordable housing programs and taking it to the next step further in advocacy is what the success stories are, what it does and how it changes and how it re-molds the lives of people.

Mr. Martin wants the website to remain dynamic and place where all members and constituents go to for inspiration, education, motivation, and empowerment and where LEGNET can retrieve resources they need or the Housing or CR&D Committees can consider this a source for success stories. LaVar Arrington, former football player for the Washington Redskins, will be at the closing session to speak about his passion and how it relates to our industry. *The Voices of Housing* video showcase will be the crowning jewel as we conclude this years’ Legislative Conference themed: Impact 2014. It will be the first step in the future of Housing America.

Betsey thanked Clif for acknowledging the investment made by HAI Group members and the Rethink campaign and the intent to leverage those efforts for future endeavors. She advised that MPRC sent a resolution to HAI Group. The message to HAI was the recognition that there is a corporate interest in

the public housing product, however, it would be very charitable to change the messaging from public housing to affordable housing where the reach could be greater.

Housing and Development Law Institute – Ricardo L. Gilmore-HDLI Rep. – [Report on BOG webpage](#)

REGIONAL REPORTS

PSWRC: Robert Pearson

The region has been rebuilding since 2012 when the membership learned that it had a negative fund balance. The previous RSO, who was under contract, left in May of 2013. The region now participates in the Regional Service Officer Advantage program and has selected Jori Solomon, previously employed by the Sacramento Housing and Redevelopment Agency (SHRA), as its RSO. Ms. Solomon also ran the Northern California/Nevada Chapter meetings. The next conference will be in May 4-6, San Francisco, CA with two to three possible NAHRO professional development courses offered. President Prince acknowledged and thanked Marcie Chavez for hosting the Leadership Retreat in Los Angeles.

PNW: Lowell Krueger

The region is approaching its first anniversary as a participant in the Regional Service Officer Advantage Program and everything is going quite well. The next conference will be April 28 – May 1, Portland, Oregon, themed *Building Something Great Together*. In the spirit of the conference theme, the region is excited to partner with Habitat for Humanity to build a home, at the conclusion of the conference. PNRC, too, will have NAHRO seminars in conjunction with its conference. The region has had difficulty signing up individuals to serve as a congressional district contact. The region is working to create a regional legislative network that meets every month. NAHRO staff has been providing assistance with the creation of a regional legislative agenda. This is proving to be difficult because of the strong state executive director organizations in the state of Washington that have their own specific agenda. The goal is to make this network region-specific. They are focusing on the tax credit reauthorization and the expansion of Move-to-Work and hope to create a state-wide demonstration program. Mr. Krueger advised the region will focus on leadership and growth outreach to the Native American community and to the rural areas.

Saul advised that recently John Bohm went to our counterpart organization within the Native American community and made a presentation to them. This has led to follow up with the group in Washington, DC, where we will have more involvement and assist them in becoming better advocates for their programs. He advised that NAHRO will work with the RSO to provide feedback to the region in the expansion of NAHRO efforts.

MPRC: Patti Webster

MPRC submitted five resolutions to various standing committees because members feel this is a healthy form of governance in allowing their regional voice to be heard and asking for reciprocation from the standing committees. The resolutions relate to the following issues:

- Professional Development committee: training-LIHTC certification and HUD Multifamily 43.1;

- Housing Committee: to support the reauthorization of broad-based expansion of MtW in a manner protecting existing MtW agreements while providing a significant number of new MtW agencies with financial flexibility and the freedom to pursue innovative policy. No action required as this item was approved by the previous committee;
- Member Services Committee: market NAHRO to homeless providers and CD agencies in a more assertive manner;
- B&A: tie conference registration fees to agency size; and
- HAI Group: establish toolkits for Housing America and advocacy efforts.

The region recently convened a legislative preparedness meeting in Las Vegas, Nevada, in order to contain cost for members who live in small, rural areas. MPRC decided to use the national NAHRO legislative agenda and asked each state to prepare a one-page document that they could use going forward. MPRC Director David Martens recently updated the region's website to include advocacy and Housing America efforts.

Ms. Webster suggested that Clif Martin take a look at a video from Utah that features a grandmother who now has to parent her grandchildren and the implications of that on her life in terms of housing support. The Lakewood, Colorado training center is very active. Joan Smith has obtained a regional certification to conduct trainings for commissioners in the region.

The theme of their regional conference, *Rethink, Retool and Reenergize*. In keeping with the theme, the region will be retooling the local shelters by having conference attendees and their agencies donate paper products such as diapers, wipes bathroom tissue, paper towels. Sherry Scudder, Executive Director, Meade County Housing Authority, Sturgis, South Dakota will be retiring in June so the regional conference will be her last.

Finally, on a personal note, Ms. Webster expressed concern regarding HUD's proposed rule; specifically, HUD wants to take authority away from local commissioners to set the compensation rate for executive directors. Regardless of what the pay amounts are, Ms. Webster feels this measure is far reaching for HUD to step in with state laws to remove commissioners' authority and asked Board members if anyone else shared this concern? She also asked board members to bring this item up when visiting with members of Congress during the Legislative Conference.

Saul Ramirez advised that as an organization, NAHRO is doing its part and encouraged Board members who share Ms. Webster's concern to forward a note to HUD and Capitol Hill expressing concern about this issue. NAHRO Board of Governors acted on the issue in response to a resolution from the Commissioners Committee [see board action, October, 2011](#). A catch phrase used on the Hill is a "takings issue," a federal government overreach that takes away home rule from localities. The taking issue is a sensitive topic on the Hill.

On the paper product donation drive, Saul suggested the region contact [Good360](#), a nonprofit corporate philanthropic distribution organization. Some of the high volume items they give away are some of the items Ms. Webster previously mentioned. The only cost involved is shipping.

Mr. Ramirez responded to the region's resolution, which states that conference registration fees be tied to agency size. He commented that staff needed clarity in order to inform the B&A. Mr. Ramirez asked if the region had created a similar pricing structure. Ms. Webster responded the region had not. She advised the resolution came out of a conference pricing change in Cleveland. For the small agencies, the early bird pricing went away and the cost was an additional \$100.00. Ms. Webster wanted to know if this change was vetted via Member Services and how the cost was established.

Conference registration prices have not changed in nine years. The only measure taken in Cleveland was to discontinue the early bird registration to make the price points that enabled us to offer the \$295 discounted price for every second registration.

SWRC: Darrin Taylor for Regional President Larry Hopkins - [Report on BOG webpage](#)

NCRC: Doug Rise – [Report on BOG webpage](#)

MARC: Clif Martin - [Report on BOG webpage](#)

The region is pleased to welcome the Long Island Chapter. The MARC region also has elected to participate in the NAHRO RSO Advantage Program. It will be the third region to do so.

NERC: Bill Quirk – [Report on BOG webpage](#)

SERC: Ailrick Young

At the region's recent meeting, the IRGE committee was formed. The committee's first meeting will convene in June at the region's conference in Orlando, Florida. Mr. Young advised Tampa, the site of NAHRO's summer conference, is a great place to visit and that Jerome Ryans, Executive Director of the Tampa Housing Authority, has a lot of positive things going on. He expects heavy participation from the NAHRO membership.

Betsey Martens advised the Board that she and Dave Martens, chair of the NAHRO Outdoor Adventure club, will take a research trip to Tampa to ensure they find the right adventure activities for the club.

President's Report

President Prince thanked all of the regions, states and chapters that extended invitations to NAHRO leadership to participate in their conferences. For those who still wish to invite the president or the CEO to conferences click here for the [speaker request form](#). President Prince expressed appreciation to CEO Ramirez for embracing his presidential themes and integrating those items into the NAHRO Business Plan. He appreciated the time and attention Mr. Ramirez affords him to forge new partnerships.

Senior Vice President's Report

Steve Merritt thanked and congratulated new BOG members for stepping up as organizational leaders. He was pleased to hear that the committees and task forces seem to be energized, which is a healthy sign for the organization.

In December 2013, Mr. Merritt visited the national NAHRO offices and visited with the staff by divisions. He thanked the staff for their dedication and commitment to NAHRO and its members and looks forward to working with them over the next four years. The Senior Vice President thanked Clif Martin, who now chairs the Housing America Task Force, and will assist him in any way possible. Concluding his remarks, he thanked President Prince for sharing information and knowledge to assist him in his role as Senior Vice President.

Chief Executive Officer's Report

The CEO reported many of the items on his report had been covered by the committees due to the work they are engaged in and its direct impact on the work in the national office. Our new team members are making an impact on what we are doing in the respective committees they serve. The Customer Service/Member Relations items were already reported on.

Technology –National NAHRO is undergoing a major upgrade to our data management platform during the fourth quarter of this year. As a precursor, extensive work is being conducted in professional development, credentialing and transcripts. This is being highlighted because post-conversion work will showcase NAHRO's IT capabilities and communications.

Conference attendance – on-site registration unavailable. Registration begins after meeting.
Actual registrations to date – 699, Conference target - 800.

NEW BUSINESS

Club 21: Betsey Martens

The club, carried over from last year, will be headed by Helen Sause, David Meachem, and Patricia Wells. It will continue to focus on race and diversity. Activities for Tampa include a movie and bookstore (books will relate to race and diversity). Club 21 would like to engage conversation with VP Oldfield and the Professional Development Committee about adding a credentialing requirement that would include completing a curriculum on race and diversity. The Club challenges members to read two books. President Prince suggested that members who have an appropriate book that they would like the club to consider, to send titles to Betsey Martens. VP Oldfield advised the Board that the topic was discussed during the Professional Development Committee meeting.

President Prince advised a 302B sign-on letter is available during the conference. Saul advised two internet stations will be established where member can login and complete the letter.

Action: Motion to move into Executive Session by Renée Rooker second by Tina Akers Brown. Motion carried.
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EXECUTIVE SESSION

Discussion of Executive Director's contract through 2017.

Action: Motion to adjourn by Patti Webster; second by Carlos Sanchez. Motion carried.

Attendance:

Preston Prince, Steve Merritt, Harden Oldfield, Dionne Roberts, Diane Haislip, Elizabeth Glenn, Deanna Wagner, Terry Feveryear, Renée Rooker, Betsey Martens, Nola Popoola, Dan Trozzi, Sharon Carlson, Carl Richie, Bill Quirk, Kevin Nelson, Joseph D'Ascoli, Jim Reed, Doug Rise, Carlos Sanchez, Marty Ryan, DeeAnna Bakken, Larry Williams, Clif Martin, Regina Stone-Mitchell, David Allen Brown, Ailrick Young, Tina Akers Brown, L. Thomas Rowe, David Baldwin, Darrin Taylor, Lourdes Castro-Ramirez, Rob Pearson, Ken Cole, Marcie Chavez, Lowel Krueger, Sunny Shaw, Patti Webster, Don May, Revonda Stordahl and Ann Horton.

Excused Absences: Blake Farris, Andrew French, Chris Gouig, Larry Hopkins, Sam Hudman, Austin Simms, Pamala Thompson and David Zappasodi.

Absent: Ricardo Gilmore

Next Meeting: Friday, July 18, 2014: Tampa, Florida