



MINUTES
BOARD OF GOVERNORS AND ANNUAL BUSINESS MEETING

October 26, 2013
Cleveland Convention Center

LaTonya Rajah called the roll; quorum was established; guests were acknowledged and welcomed.

ASSOCIATES' COMMENTS

Ray Bender

After 43 years of service in the industry at the Redevelopment Authority of the County of Lebanon (PA), Mr. Bender will retire at the end of December 2013. He will continue his service to NAHRO as a member of the BECT and as chairman of the Assessment Board for the Certified Community Revitalization and Development Professional credential. Mr. Bender recalled his longstanding relationship with NAHRO, having served on several committees and in key leadership positions, i.e., regional president and chair of the Housing America Task Force. Additionally, he has served on the NAHRO Board of Governors for approximately 16 years. Mr. Bender attended his first NAHRO conference in 1971 in Kansas City, MO. Today, he and Helen Sause are the last two active members among the leadership who attended the Conclave in 1979, which resulted in a rewrite of the NAHRO Constitution. In closing, Mr. Bender graciously offered to be of assistance to NAHRO in the future.

Don Cameron

Mr. Cameron addressed the Board as an Associate, as a member of the Board of Governors and as a past president. He has served with five presidents: Kurt Creager, Jim Inglis, Renée Rooker, Akinola Popoola, and Betsey Martens--each has given NAHRO his/her own style of leadership and each has made an imprint on NAHRO and the Board. Mr. Cameron was first appointed to the Board in 1999, when he was elected SERC Senior Vice President. His service on the Board continued when he was elected SERC President, NAHRO Senior Vice President and NAHRO President.

Mr. Cameron reflected on major milestones during this service to NAHRO: **2001:** Saul Ramirez was appointed to lead NAHRO (Mr. Cameron served on the search committee). **2004:** Then-President Jim Inglis asked him to lead the association's exchange to Israel. **2005:** Mr. Cameron was elected NAHRO President. **2006:** the Board of Governors adopted Vision 2013, a product of the 2005-2007 Leadership Retreat attended by members of the Board of Governors and State Presidents (held in Charleston, SC). Vision 2031 defines where the organization is going and how to get there. Mr. Cameron commended his presidential successors for their hard work on the association's Strategic Plan, which continues to move us in the direction of 2031. **2005:** Hurricane Katrina devastated the Gulf coast. Having experienced the devastation of Hurricane Hugo in 1989, Mr. Cameron did not hesitate to work and represent NAHRO to provide support to various cities in the area. He commented that Mr. Ramirez worked feverishly with FEMA and others to figure out how to get gas to the affected areas. Crews from South Carolina were sent to Mississippi, Alabama and Florida to assist. **2007:** NAHRO Board of Governors approved the NAHRO Fellows Program.

Kurt Creager lead the ad hoc committee that developed the program. It will continue to mature and grow. Mr. Cameron worked on a team whose responsibility was to develop suggestions for HUD's consideration. Among the suggestions submitted to HUD were reform of the ACC; reform of the declarations of trust; and the ability to mortgage property. Today, the conversation continues. The Intern program did not materialize as expected; hopefully, it will work out in the future. Renée Rooker was elected president and allowed Mr. Cameron to attend the INTA conference in Paris. At the Conference, NAHRO executed a Memorandum of Understanding with INTA, which describes areas of commonality. One result is the NAHRO-INTA Summit being held in conjunction with this conference.

In conclusion, Mr. Cameron shared the message that he presented to the membership as outgoing President; it is still applicable today: *“Being NAHRO president has been one of the most humbling experiences in my life. To stand before hundreds of peers at conferences to report on the state of our organization and the vision of our mission is a weighty responsibility and one that is not taken lightly by me or your officers. Additionally to know that hundreds or thousands of dedicated public servants hope that their president will use the brief time on the national stage for the betterment of our profession, our industry and for those we serve and want to serve is an awesome responsibility. Being elected to the office of president is truly a great honor. It requires having a range of skills such as being a good communicator, an effective communicator, an approachable person and, last but not least, a steadfast leader. Additionally, our officers need to stay grounded both in who they are at home and in the ideals of who we are as members or associates. I would not trade my time in as your president or my time on the Board of Governors for anything. The biggest benefit for Faye and me from the entire experience is YOU. You made my term and these past 14 years memorable and I will always treasure. My enthusiasm for this great organization will carry on as we move forward to inspire and encourage our leaders and our communities to provide opportunities for those less fortunate than we are.”*

President Martens thanked Ray Bender and Don Cameron for their careers that have been noble in their purpose and inspiring in their passion.

Michel Sudarskis

Michel Sudarskis, INTA Secretary General, thanked President Martens, CEO Saul Ramirez and the Board of Governors on behalf of his board (comprised of 27 members from 17 countries) for the fantastic welcome extended to him over the past three days and for the opportunity to participate in the NAHRO/INTA Summit.

INTA, established 37 years ago, is a nonprofit association comprised of 4,000 members in 100 countries. It addresses a range of urban policies such as economic development, housing, mobility, social inclusion, innovations, etc. INTA also organizes training sessions and seminars and specializes in “peer-to-peer” panels helping cities define their own strategy and understand the urban process, trends, etc.

Mr. Sudarskis said he is excited by this Summit and that more will follow, perhaps every other year. INTA looks forward to working with the International Research and Global Exchange (IRGE) Committee. INTA's next Congress will be held in [Hanoi, Vietnam, December 2-4, 2013](#). INTA can take NAHRO to the rest of the world to share knowledge and experiences where the issue of social housing is at the forefront. INTA is working in Latin America, Peru, Columbia, Ecuador, central and South Africa, south East Asia, Middle East and central Europe Mr. Sudarskis looks forward to working with Preston Prince and the IRGE chair to further this partnership.

Action: Motion to approve the Agenda as presented by Board Don Cameron; second by Andy Rodriguez. Motion carried.

PRESENTATION OF THE MEMORIAL RESOLUTION

President Martens introduced the Memorial Resolution and called for a moment of silence in memory of associates and leaders who have deceased since Oct. 2012.

Action: Motion to approve the Memorial Resolution by Lowel Krueger; second by Gary Keller. Motion carried.

Action: Motion to approve: minutes of the last meeting; resolutions of appreciation to local hosts and sponsors and exhibitors Pam Thompson; second by Gary Keller. Motion carried.

CONSENT AGENDA – BUDGET & ADMINISTRATION COMMITTEE

Renée Rooker submitted the resolution on behalf of Dianne Quast, B&A Chair.

Resolution: BOG approval of 2014 budget as submitted.

Action: Motion to approve 2014 budget by Sam Hudman; second by Renée Rooker. Motion carried.

HIGHLIGHTS – B&A COMMITTEE

On behalf of the B&A Chair and committee members, Renée Rooker recognized Reggie Hart, NAHRO CFO and B&A committee liaison, and budget managers for preparation of the budget; data analysis and presentations before the B&A and for the prompt delivery of information on trending numbers as requested by the B&A. At the meeting, the committee discussed the draft MOU with HDLI and directed staff to make revisions under the direction of CEO Saul Ramirez. DeeAnna Bakken will chair the 2013-2015 B&A Committee.

CONSENT AGENDA - COMMUNITY REVITALIZATION AND DEVELOPMENT COMMITTEE

Dionne Roberts, Vice Chair, read a brief statement from Vice President Paul Purcell: *"I am sorry that I could not be with you today as this would be my last meeting. I want to thank the leadership of NAHRO for allowing me to participate in helping to guide this fine organization. I want to thank Jeff Falcusan for his support and wisdom shared over the many years that I have been part of the CR&D Committee; Sylvia and staff for their ongoing organization and support; Saul, for your leadership and dedication to the organization and the people we all serve. Finally, I want to thank Betsey and Preston for your vision and courage to lead our organization and our industry in these challenging times. You are doing important work very well and I am grateful to have been part of it."*

Ms. Roberts then discussed the Committee's resolution on the Consent Agenda and asked if a voting member of the Board would make a motion to approve the resolution, which is presented below:

HOME Investment Partnerships Program Final Rule

Background: HUD published the long-awaited HOME program final rule, which had been under development for over a decade, in the *Federal Register* on July 24, 2013. The rule was published in proposed form on December 16, 2011. Although many of the programmatic changes put forward in the proposed rule had been under consideration for years, HUD portrayed the proposal as an opportunity to improve program performance and accountability, with some newly developed requirements widely understood to represent the Administration's policy response to a series of negative media portrayals of the program. The final rule, which had an effective date of August 23, includes a number of new and revised provisions - many previously opposed by NAHRO and other housing and community development industry groups - that are likely to have serious implications for almost all NAHRO members who administer HOME funds or otherwise participate in the program at the state or local level.

Resolution: The 2013-2015 CR&D Committee is encouraged to form a working group tasked with developing NAHRO's policy response to the final rule, including recommended statutory remedies. NAHRO staff is directed to continue its efforts to educate the membership on the new policies imposed by the proposed rule and to solicit feedback concerning the anticipated impacts of those policies on NAHRO members, including Community Housing Development Organizations (CHDOs). NAHRO staff is further directed to explore the possibility of partnering with other industry groups on this issue.

Action: Motion to approve the HOME Investment Partnerships Program Final Rule resolution by Renée Rooker, second by Deborah Wilson. Motion carried.

CR&D HIGHLIGHTS

Dionne Roberts advised the committee did a great job during this term and is looking forward to additional staff support.

DISCUSSION AGENDA

CR&D/HOUSING JOINT RESOLUTION

President Martens commended the leadership of Federal Policy Task Force Chair, Lisa Wolters. Chris Lamberty, Housing Committee Chair, submitted the following resolution for approval on behalf of both the CR&D and Housing Committees.

Report - NAHRO Federal Policy Task Force

Resolution: Be it resolved, that NAHRO supports the recommendations presented below:

Background and Mission: During the March 2013 meeting, the NAHRO Board of Governors voted to create a task force to examine a range of proposals to reform the federal mortgage interest deduction. Subsequently, the scope for the task force was expanded to also include other reform proposals included in the Bipartisan Policy Center's (BPC) Housing Commission report. The task force was charged with reviewing the recommendations and developing a set of recommendations, which would then be forwarded to NAHRO's Housing and Community Revitalization & Development Committees for their consideration. Following this discussion, a resolution expressing NAHRO's positions could be submitted to the Board for formal adoption.

The Task Force, which includes representatives from the Housing and Community Revitalization & Development Committees as well as other NAHRO members, met several times during the course of the summer and fall, splitting up the topics to make the conversations more manageable. This report is intended to provide the Housing and Community Revitalization Committees with some background on the BPC report as well as an understanding of the views discussed by the Task Force.

1) *Mortgage Interest Deduction*

Background Materials:

- [BPC Report](#): p. 105
- [Senate Report](#): p. 4-5
- [Ellison Bill](#) (HR 1213)
- [NLIHC FAQ](#)
- [Pew Report summary maps](#)

Summary:

In its report, the BPC "recommends consideration of...modifications to federal tax incentives for homeownership to allow for an increase in the level of support provided to affordable rental housing... A portion of any revenue generated from changes in tax subsidies for homeownership should be devoted to expanding support for rental housing programs for low-income populations in need of affordable housing." Though the BPC does not specify the modifications that should be made, NLIHC and Rep. Keith Ellison (D-MN) have both put forward proposals. It is these proposals that the Task Force focused on.

The Mortgage Interest Deduction is by far the largest housing related expenditure of the government, costing the Treasury an estimated \$101.5 billion (according to the Office of Management and Budget) in foregone revenue in 2014. The Task Force discussed MID reform as part of a larger effort to rebalance the allocation of federal assistance between homeownership and rental housing. Given the politically charged nature of the topic, some Task Force members emphasized that NAHRO should only expend its political capital on this issue if the revenue generated will provide additional support for affordable housing.

The Task Force unanimously supported restructuring the mortgage interest deduction (MID) to raise revenue for other affordable housing purposes, but stressed the importance of making changes in a careful, considered fashion. Task Force members agreed that reforms should aim to increase fairness, and suggested that limits on the MID should be regionally tailored to reflect variation in average home prices, but should be careful not to be set too low (one figure discussed was \$500,000) in order to guard against major negative impacts on the housing market and broader economy. A majority of the Task Force also agreed that the MID should be converted from a deduction to a credit in order to expand access to those who do not itemize their taxes.

In addition to supporting reforms to the MID itself, the Task Force agreed that PHAs should receive some of the revenue generated. To ensure that this happens, eligibility rules for the National Housing Trust Fund, the primary intended beneficiary under both the NLIHC and Ellison proposals, must be amended to allow participation of PHAs and public housing. In addition, safeguards should be put in place to ensure that revenue raised for these purposes does not result in decreased direct appropriations. While the Ellison bill would direct 30% of the new revenue towards Section 8 (project-based and tenant-based) and 10% to the Public Housing Capital Fund, Task Force members worried that, absent additional safeguards, these contributions would be offset with a decrease in directly appropriated funds.

- o Task Force Recommendation: NAHRO should support restructuring the mortgage interest deduction (MID) to raise revenue for other affordable housing purposes, but changes need to be made in a careful, considered fashion. The MID should be regionally tailored to reflect variation in average home prices and should be structured as a credit instead of a deduction so as not to exclude people who do not itemize their deductions. PHAs should receive some of the revenue raised by reforming the MID. To ensure that this happens, eligibility rules for the National Housing Trust Fund must be amended to allow participation of PHAs and public housing. In addition, safeguards should be put in place to ensure that revenue raised for these purposes does not result in decreased direct appropriations.

2) HUD Rental Assistance Program Reform:

Background Material:

- [BPC Report](#): p. 89-104

Summary:

The BPC recommended that eligibility for the Section 8 voucher program be limited to households with income below 30 percent of AMI, and that it be expanded in order to be able to serve all eligible households at an estimated incremental cost of \$22.5 billion. The Task Force noted concerns about deepening the income-targeting, including potential unintended consequences, including: 1) making it harder to help working families, 2) creating disincentives to increasing income, 3) creating barriers to securing tax credits and other financing, 4) diminishing political support for the program, 5) increasing program costs beyond a sustainable level.

- o Task Force Recommendation: NAHRO should continue to support current income-targeting requirements, which give PHAs the flexibility to serve the needs of their communities. Deeper targeting requirements could produce unintended consequences, including 1) making it harder to help working families, 2) creating disincentives to increasing income, 3) creating barriers to securing tax credits and other financing, 4) diminishing political support for the program, 5) increasing program costs beyond a sustainable level.

The BPC recommended increasing the annual allocation of LIHTCs by 50 percent to support increased development and suggested reallocating credits among states in order to reflect a measure of need (e.g., reflect a state's share of cost-burdened renters or the relative size of a state's renter population or the relative size of a state's renter population). The Task Force disagreed with the idea of reallocating existing credit allocations, but supported an increase in resources for affordable housing development and preservation, particularly of public housing.

- o Task Force Recommendation: NAHRO should support an increase to the annual LIHTC allocation, but in order to receive additional credits states should be required to set aside a significant portion of the incremental credits they receive for use by PHAs.

The BPC recommended increasing the HOME program by \$2 billion, with \$1 billion intended to make up for recent reductions and \$1 reserved for gap financing for LIHTC deals.

- o Task Force Recommendation: NAHRO should support providing federal appropriations for gap funding for LIHTC deals. However, the HOME program, as currently constituted, carries too many regulatory burdens, increases labor costs, and excludes Public Housing, making it an insufficient vehicle for this funding.

The BPC recommended increasing investment in Public Housing preservation by providing an additional \$4 billion annually for the Capital Fund. The BPC stopped short of endorsing HUD's Rental Assistance Demonstration program, but endorsed its overall objectives of incentivizing public/private partnerships and facilitating access to private sources of capital by public housing authorities to support the revitalization and modernization of public housing. The Task Force agreed that additional investment is needed in the Public Housing stock and stressed the importance of creating additional tools to for repositioning.

- o Task Force Recommendation: NAHRO should continue to support increased investment in the Public Housing Capital Fund as well as the creation of a range of tools, including repositioning and subsidy conversion, to allow PHAs to best manage their portfolios.

The BPC recommended providing \$3 billion in supplemental HOME funding to deliver one-time, emergency assistance to households with incomes between 30 and 80 percent of AMI who suffer temporary setbacks that threaten to force them out of their homes. The Task Force agreed that short-term rental assistance is important, but did not feel that the HOME program, of which tenant-based rental assistance is a very small share, was the appropriate vehicle to deliver the assistance. The Task Force also noted that, for many households, short-term assistance is not enough, and breaking the cycle of chronic homelessness can require long-term interventions. Emergency rental assistance should not compete with the existing voucher program, and PHAs should be included in the administration of short-term aid.

- o Task Force Recommendation: NAHRO should support appropriations for short-term rental assistance for households under 80% AMI. This assistance should be distributed through a targeted program like the HOME and Continuum of Care Programs.

Action: Motion to move the resolution from the Consent Agenda to the Discussion Agenda by Lowel Krueger; second by Anthony Vasiliou. Motion carried.

Discussion:

Marcie Chavez informed the Board that the Bipartisan Policy Center will be back in Los Angeles on November 4 to host a free regional housing forum at the University of Southern California. Maxine Waters will deliver the keynote address; former HUD secretary Henry Cisneros will also be in attendance. Those who participated in the more informal roundtable discussion held last year may be interested in being a part of the more formal regional housing forum. This is an opportunity to present our comments in person and to meet the new commissioners who are part of the task force on housing.

Anthony Vasiliou shared that he would oppose the resolution not because of the elements and the intention of how resources are to be allocated--they are noble and lofty. He would be in support of increasing many of the recommended funding levels. He is uncomfortable (and so is his agency's Board) with the proposal due to the mechanism used to fund it.

Anthony stated that five years ago the Housing Committee conducted a significant study of the qualified allocation plans and the need for some entity (NAHRO) to help chapters and regional councils navigate through a very complex and politically charged environment that results in the adoption of qualified allocation plans at a state level. The conclusion was that very few resources are directed by NAHRO or others to help members in the field to be able to compete in politically charged environments that come together when qualified allocation plans are adopted on a state-by-state level. Connecticut fought and lost the battle for a ranking preference for housing that had

been in the qualified allocation plan for a number of years. The resources were redirected to the development community and away from the public housing. Using a mechanism that would reallocate tens of billions of dollars away from the mortgage interest deduction for individuals would be politically charged. He would be very concerned that we (NAHRO) got caught up in some gigantic riptides that will come to bear when these tax reforms issues become the center of public discussion.

Renée Rooker commented that she respects Anthony's comments; however, as a nation these discussions are ongoing and it is important that we are at the table when they are held. We may disagree on policy, but if we are not at the table to engage in the conversation, then we are doing our industry and housing authorities a disservice. Thus, it is important that we move forward.

Lisa Wolters, chair, thanked the members of the task force for their efforts and assured the Board of Governors that many meetings were held with robust, in-depth conversations regarding all aspects of this report, including the issue raised by Anthony.

President Martens requested a technical amendment for the purpose of clarity regarding the provision at the top of page 5 in reference to the proposal to target the voucher program to households only who have income below 30%. The second half of that proposal is to expand the program by \$22.5 billion so that it would serve every household in the nation. The Task Force's recommendation is to allow flexibility in targeting but is silent on the expansion of resources, which can be interpreted both ways. President Martens requested that NAHRO's Board of Governors statement should reflect that we enthusiastically support expanding the voucher program by \$22 billion.

Action: Motion to amend by Preston Prince second by Lisa Wolters. The amendment should reflect that NAHRO supports expanding the voucher program by \$22 billion. Motion carried.

Action: Motion by Chris Lamberty; second by Lisa Wolters to approve recommendations contained in the Federal Policy Task Force report and the amendment. Motion carried. (Sam Hudman, Anthony Vasiliou voted against the motion.)

CONSENT AGENDA- MEMBER SERVICES

By-law Changes:

Oklahoma Chapter

They want to remove language that states: members must work or reside solely in Oklahoma; must have a specific number of meetings each year and when the annual meeting needs to be scheduled.

North Central Regional Council

They want to use their abbreviated name, NCRC, instead of always using their full name, North Central Regional Council and clarify that the NCRC President recommends the appointments to National NAHRO boards and committees.

South Dakota Chapter

Changed the reference to members in the document from persons to agencies, made provisions for voting by electronic means, changed the start date of the term of office from July 1st to October 1st, and changed the amount needed to call a special meeting from one-fifth to one-fourth of the total active membership.

Resolution: The Member Services Committee moved acceptance of changes to the Oklahoma, North Central Regional Council and South Dakota Chapter bylaws.

Action: Motion to approve the resolution by Pam Thompson; second by Blake Farris. Motion carried.

HIGHLIGHTS – MEMBER SERVICES

Chair Pamala Thompson reported. The Member Services Committee discussed the conference selection process, location and the number and value of conferences. The discussion will continue to the next term. Staff reported that membership numbers have slightly declined since the last conference. Staff is using the results from the online survey that was conducted this summer to develop and conduct a membership campaign.

Twenty awards of excellence will be presented at this conference. The first Emerging Leaders Award recipient is Shaunte Evans (Charlotte, NC). The honor was bestowed upon Ms. Evans at the opening plenary session.

Awards Subcommittee: Selected six potential awards of excellence to be featured in the call for presentations for 2014 summer and national conferences.

Marketing and Relationships Partnerships Subcommittee: Reviewed results of benefits survey. They focused on the request for new products/services and determined that more blended learning should be developed.

IT Subcommittee: Reviewed the NAHRO website; submitted suggestions to NAHRO IT staff.

Emerging Leaders Subcommittee: At this conference hosted the Party with a Purpose and presented a joint session with the NAHRO Fellows: *“Do you have the right tools in your tool box?”*

2013-2015 Committee leadership: Chair: Diane Haislip (Anne Arundel County, MD). Vice Chair: Donna Brown (Boston, MA).

Marcie Chavez commented that due to budgetary constraints, the staffs of small agencies in California are unable to attend national events. Conversations with the local chapter to sponsor some attendees might be fruitful. She shared that reaching out to non-member agencies to market the value of both NAHRO membership and conferences would be feasible and requested information regarding non-member agencies in the state of California.

Saul responded the information described by Ms. Chavez can be made available through the regional service officer (RSO), who manages membership records and marketing. Effective November 18, 2013, PSWRC's RSO will be Ms. Jori Solomon. Another initiative, based on member feedback/concern, is a NAHRO pilot program where approximately 30 recorded conference sessions from different tracks with materials/handouts will be bundled and made available for purchase by those who are unable to attend conferences. On the issue of site selections, a lot is driven by the ability of a community to accommodate NAHRO's requirements for conferences, trade shows and hotels; price points are considered as well. NAHRO staff will continue to work with the Member Services Committee on this issue.

Andy Rodriguez reiterated the travel difficulties members in the PNRC experience and suggested locations in the center of the country, i.e., Chicago, San Antonio. Additionally, being able to attend three national conferences on the east coast will be a challenge for him and thus this may jeopardize his leadership position.

HIGHLIGHTS: PROFESSIONAL DEVELOPMENT COMMITTEE

Deborah Wilson, chair reported. Prior to convening the committee meeting, members stepped up to meet President Martens' challenge, which was to become certified; approximately 30% of the committee participated.

Current trends with NPDS products as submitted by staff:

CURRENT TRENDS WITH NPDS PRODUCTS PROVIDED BY NAHRO STAFF	
Actual trainings	↓ by 400
E-learnings	↑ approx. 461 have attended this year 1 st quarter – 300 individuals in attendance
E-briefings	approx. 200 have attended this year
Certifications	↑ 60% since 2012 As of October, approx. 936 have met qualifications for NPDS certifications of which: <ul style="list-style-type: none"> • 480 specialist level • 67 operations level • 349 commissioner level • 40 certified management executive level
On site	Trainings continue to grow in popularity – 83 on-site contracts during 2013

The marketing subcommittee finalized a competition analysis, which will be used to determine NPDS strengths and weaknesses. The Committee approved a job description for members of the Professional Development Committee. Vice President Wilson encouraged Regional Presidents to use this information as they consider appointees. She challenged other standing committees to develop position descriptions as well.

Akinola Popoola inquired about trainings in the area of RAD and RAD conversion. Ms. Wilson responded that the committee has had some conversation in this area; discussions should continue into the next term.

President Martens added that the Strategic Planning Group will examine these questions: “What does the future of our industry look like; what NAHRO’s portfolio might look like; what agencies that have converted to RAD might need from NAHRO; and how they will affect the shape and face of NAHRO.”

2013-2015 Leadership: Chair: Harden Oldfield (Augusta, GA). Vice Chair: Duane Hopkins (Ft. Collins, CO)

HIGHLIGHTS: INTERNATIONAL COMMITTEE

Mary Paumen thanked President Martens for suggesting the name change for the International Committee and the membership for voting in favor of the change. The Committee’s new name, effective at the conclusion of this conference is **International Research and Global Exchange Committee**.

Due to the NAHRO INTA Summit, the International Committee did not have a face-to-face meeting at the Conference, but rather concluded its official business via teleconference and prepared a Transition Report. Committee members were actively engaged in all aspects of the Summit: program planning, as speakers, session facilitators and as hosts. Vice President Paumen thanked Saul, Betsey, the NAHRO staff, and Cuyahoga Metro. HA for their efforts in making the Summit a success; particularly, for offering rich study tours and for planning and leading robust roundtable discussions. Ms. Paumen commented that this is her last Board meeting, having served on the Board for 18 years.

2013-2015 Leadership: Chair: Elizabeth Glenn (Baltimore, MD). Vice Chair: Julie Brewen (Ft. Collins, CO).

HIGHLIGHTS: HOUSING COMMITTEE

Vice President Chris Lamberty reported. The Committee’s meeting was shortened due to the transition process and the joint meeting with CR&D. Most of the time was spent on brain storming on regulations and areas where we can ask for regulatory relief, etc.

2013-2015 Leadership: Chair: Terry Feveryear (St. Lake City, UT). Vice Chair: Regina Stone-Mitchell (Rockville, MD).

HIGHLIGHTS: COMMISSIONERS COMMITTEE

Deanna Wagner, vice chair, reported in the absence of Chair Alan Styles. She advised that President Martens thanked the committee for their service to the community and congratulated the 2013 Elizabeth B. Wells Memorial Award recipient, committee member Johnny Johnson of the Mississippi Regional Housing Authority.

President Martens noted a guest shared a quick facts guide pertaining to the guest's PHA and commented this was a great way to network and raise awareness of advocacy efforts by the housing authority and the community. She commended Matt Pike, who served on the National Conference Planning Committee as chair of the commissioners' track. His leadership resulted in the development of a robust bank of sessions for this conference. Also noteworthy was the number of commissioners who served on the LEGNET during President Martens' term. Ms. Wagner noted the commissioners' commitment to commissioner credentials and training and for the continued work being done on the Commissioners' Corner articles featured in the Journal of Housing and Community Development magazine.

John Bohm and Tess Hembree briefed the committee on action letters found at the advocacy center and encouraged members of the Committee to use the form letter and to contact Paul Ryan and Patty Murray about the importance of having a budget for FY14 in place as soon as possible and to explain the impact that recent cuts have had on industry programs.

2013-2015 Leadership: Chair: Deanna Wagner (Omaha, NE) Vice Chair: Rick Leco (North Attleboro, MA)

HIGHLIGHTS - SMALL AGENCIES TASK FORCE

Regina Stone Mitchell-Chair reported. The continuing conversation for the task force will be consortia and the impact of consortia on small agencies versus regionalization of some housing authorities. The Brookings Institute released a report recommending regionalization of vouchers in some of metropolitan areas. The task force does not favor the report; will review it in detail and submit recommendations to the Housing Committee. NAHRO staff will continue to make the case for the SHARP proposal on the Hill so that small agencies will have some regulatory relief.

2013-2015 Leadership: Chair: Sharon Carlson (Belding, MI)

BOARD OF ETHICS AND CREDENTIALING TRUSTEES (BECT)

BECT Chair Marilyn Medley was unable to attend the meeting. Please see the [BECT web page](#) for a summary of meeting that was held in conjunction with the National Conference.

HIGHLIGHTS: HOUSING AMERICA TASK FORCE

Steve Merritt-Chair reported. 2014 calendars have been released; the video will be available on the Housing America website through YouTube along with suggestions on how to use it at state and local conferences. For next year's poster contest, Mr. Merritt encouraged regions to have regional contests so that when posters come to the national office we have regional winners. He recognized Rick Gentry (San Diego, CA) and Tina Akers Brown (Greensboro, NC) for the outstanding work they

did on their Housing America campaigns. In Nebraska, eligible poster contest participants included an adult category for those 18 and over. Central Falls, RI included the entire town, which was very exciting for the local community. In closing, Mr. Merritt encouraged everyone to get involved so that we can truly make Housing America a national event.

2013-2015 Leadership: Chair: Clif Martin (Anne Arundel County, MD)

HIGHLIGHTS: LEGISLATIVE NETWORK

Lisa Wolters reported in the absence of Chair Chris Pegg. During this term, NAHRO continued to enhance our position on the Hill. The Network: discussed its Transition Report; re-affirmed that 60 people alone on the Legislative Network cannot do advocacy and make a difference that needs to happen when NAHRO is so strong in membership; discussed the need to and how to increase the number of congressional district contacts (CDCs) and advocates (create an online CDC sign up system); identified gaps where the Network could be stronger, i.e., effective Network committees at all levels; discussed the need to increase communication to and from states/chapters and regions and to/from national NAHRO so that NAHRO staff and regions/chapters are working in concert; recommended continuation of efforts to involve key players in advocacy such as commissioners, partners, and vendors, non-traditional service partners both locally and nationally; recognized the importance of advocacy training and messaging and realized that members need training on how to use social media in our advocacy efforts.

Patti Webster asked if there is a way to involve residents in advocacy, as many representatives want to hear from them. Lisa advised for the next term that this is an ongoing discussion and will widen and grow in the future.

2013-2015 Leadership: Chair: Don May (Commerce City, CO).

NOMINATING & ELECTION COMMITTEE (N&E)

David Zappasodi, Chair reported that the N&E Committee certified the election results. The Board of Governors must certify the two amendments to the NAHRO constitution. There were 19,082 eligible members, 2,030 valid votes were cast representing 10.6 % of the eligible voters who cast a ballot. Both amendments passed by an overwhelming margin: 84% voted to change the name of the International Committee; 79% voted to prohibit proxy voting. Mr. Zappasodi offered the following motion:

Action: Motion by David Zappasodi and second by Tina Akers Brown to certify results of the amendments to the NAHRO Constitution: to change the name of the International Committee to International Research and Global Exchange and to prohibit proxy voting. Motion carried.

President Martens thanked Tina Akers Brown and Austin Simms for serving as Diversity Fellows. The launch of this initiative has been remarkable.

REGIONAL REPORTS

PSWRC: Marcie Chavez reported for Chris Gouig. The region participates in the NAHRO Regional Service Officer Advantage Program. Jori Solomon of the Sacramento Housing and Redevelopment Agency has been selected as the RSO effective November 18. Rob Pearson of Santa Barbara HA is the incoming Regional President.

PNRC: Andy Rodriguez advised they, too, participate in the NAHRO RSO Advantage Program and encouraged others to give it a try. Karolle Hughes is the PNRC RSO and is welcomed as a first-time attendee to the national conference in Cleveland. They are currently planning their conference and will add professional development components to attract more delegates. One state chapter is struggling so the region and National NAHRO will work to determine what can be done in that regard. Andy relinquishes his seat to incoming president, Lowel Krueger, Housing Authority of the City of Yakima.

MPRC: Patti Webster, incoming Regional President, reported in the absence of Regional President Don May. Members from North Dakota were able to have constructive meetings with their Governor who carried five bills to create a \$35.5 million housing incentive fund that have now been obligated. Fargo, ND will be the recipient of five of those projects. Colorado chapter continues to be strong advocates. They are currently recovering from a devastating flood and requested emergency vouchers from HUD that was denied.

Deadwood, South Dakota will host the next regional conference. South Dakota has dedicated \$5,000 from their budget to sponsor a new attendee to a national conference each year and has provided state sponsorship for their president to attend. Utah chapter is struggling. The Region will try to connect more with Wyoming.

Patti echoed Andy Rodriguez's sentiment about the cost of travelling to the east to national conferences and the budgetary constraints travel places on small agencies. Conference fees are a concern to smaller agencies. It is suggested that fees can mirror membership dues structure. To this end, a resolution will be forwarded to the Member Services Committee at a later date.

SWRC: Blake Farris reported. Larry Hopkins, Lawrence (KS) is the incoming Regional President. The region has executed a contract with the Missouri chapter for the SWRC RSO to provide services to the chapter; negotiations may be underway to include a second chapter. Board members wish Larry a speedy recovery from his surgery.

NCRC: Carlos Sanchez welcomed the Board to the region and thanked Jeffery Patterson, Executive Director, Cuyahoga Metro Housing Authority and staff for their outstanding assistance in planning this conference. The next regional conference will be in Des Moines, Iowa. Carlos thanked the Board for approving the NCRC by-law amendments. Thanks to Cindy Ring and Gary Keller who are outgoing board members. DeeAnna Bakken is the Senior VP and Doug Rise is the incoming President. Mr. Sanchez thanked the Board for the honor of becoming a NAHRO Fellow; to Betsey for her leadership,

to Preston and Steve for their new roles in NAHRO, and to Saul and NAHRO staff for their continued support.

MARC: Andrew French advised the Region's 2013 annual conference was partnered with PAHRA in Lancaster, PA; it was well attended with excellent training provided by the NAHRO NPDS. The Region is actively planning the 2014 conference in Dover, DE. The Richard LA Memorial Scholarship was launched in Maryland and funded at \$8,000 annually to provide scholarships for both staff and commissioners to attend NAHRO trainings and trainings at conferences. The Region will host/sponsor two of the 2014 conferences: Legislative, in Washington, DC and National, in Baltimore, Maryland, and looks forward to working with NAHRO staff to make these conferences a great success.

MARC has elected to participate in the NAHRO RSO Advantage program. Peggy and Larry Cobb will be retiring at the end of the year. Incoming Regional President: Clif Martin.

NERC: Steve Merritt advised Connecticut had a successful annual conference in August in Uncasville, Connecticut and held a scholarship golf tournament in September. Mid-winter conference will be in Warwick, Rhode Island, in January 2014; trainings will be held as well. Steve recognized incoming president J. William Quirk, the region's first commissioner president, and Jim Reed, Senior VP. Mr. Merritt congratulated Clif Martin for his new role as MARC President and for being an honorable, worthy opponent in the national NAHRO race for senior vice president.

SERC: L. Thomas Rowe reported that the incoming regional president is Ailrick Young and Senior VP is David Baldwin. The region is gearing up for their fall workshop in Hilton Head, South Carolina. The annual conference will be held in Orlando, Florida, June, 2014 and will include RAD training.

PRESIDENT'S REPORT

President Martens began her remarks by reading the list of outgoing Board members as a tribute to them and their service to the NAHRO and the Board of Governors. Betsey commented on Don Cameron's remarks and echoed that sentiment. She looks forward to moving to the past president's seat. President Martens congratulated Preston Prince and Steve Merritt and offered Clif Martin thanks for his courageous contribution to the campaign and an unparalleled contribution to NAHRO with his vision for NPDS. President Martens presented gifts and special notes to each Board member and will cherish the relationships formed during the past two years. She also thanked the Board for the body of work that moved the mission forward during this time. President Martens thanked the NAHRO staff whom she considers talented beyond measure, committed to the end of the day and extremely capable and who are the best of the best.

SENIOR VICE PRESIDENT'S REPORT

Preston Prince thanked Betsey for her leadership and advised the 2014 leadership retreat will convene in Los Angeles January 31-February 2; additional information forthcoming. As chair of the CEO Evaluation Committee, Preston advised that the Board would convene in executive session shortly. The Strategic Plan, begun in Birmingham with Nola Popoola and continued by Betsey, has

made incredible steps forward. Preston has asked Betsey to chair the Strategic Planning Group for the next two years (committee appointments will be made soon). Transpire met and the major topic of discussion was the RSO Advantage Program. Those who serve on the Transpire Board are Preston Prince, Renée Rooker, Dianne Quast, and Saul Ramirez.

CHIEF EXECUTIVE OFFICER'S REPORT

Mr. Ramirez submitted to the Board the status report on resolutions adopted at the last meeting and welcomed any questions on those items. The NAHRO report encompassed all accomplishments during the past two years. Some highlights that are not captured in the report are as follows:

- Technology: planning a major upgrade of data management system in the second-third - quarter of 2014 that will greatly enhance NAHRO's opportunity to reach members, build a virtual community and deliver more effective and seamless online training and blended learning opportunities.
- Congressional Relations: Emily Pasi is the new liaison to the International Research and Global Exchange Committee and communications/public relations/social media coordinator. NAHRO now has 1000 followers on Twitter. We hope to expand and grow this endeavor with additional discussions with LEGNET.
- NAHRO Building: Negotiations still ongoing with a counter-proposal being reviewed with our advisors, CBRE. We will keep the Steering Committee abreast of any developments as instructed by the board.

Mr. Ramirez thanked all of the outgoing leadership, particularly the Steering Committee for the work completed and the mentoring and guidance provided to him as CEO. He appreciated the ongoing dialogue and looks forward to the continuance of that dialogue with the incoming Steering Committee. Saul also thanked Betsey for her leadership and friendship that cultivated and has grown during this two-year period. Betsey was always steadfast, providing a balanced opinion and one who has made a tremendous impact on the lives of those we serve and to this organization.

Mr. Ramirez congratulated the partnership, warmth and hospitality of the CMHA, OHAC and the Region that made this conference a success. Finally Mr. Ramirez thanked the staff for their steadfast commitment, dedication and loyalty to the organization, serving the membership, and carrying out the NAHRO mission as your organization.

Action: Motion to adjourn and move into Executive Session by Patti Webster; second by David Zappasodi. Motion carried.

EXECUTIVE SESSION: No action was taken during the Board's Executive Session.

ANNOUNCEMENTS:

2014 Conferences:	Legislative	March 10-12	Washington, DC
	Summer	July 17-19	Tampa, FL
	National	October 16-18	Baltimore, MD

In attendance: Betsey Martens, Preston Prince, Deborah Wilson, Pamala Thompson, Mary Paumen, Chris Lamberty, Nola Popoola, Renée Rooker, Don Cameron, Steve Merritt, Anthony Vasiliou, William J. Quirk, Kevin Nelson, Carlos Sanchez, Cindi Ring, Gary Keller, Doug Rise, Andrew French, Fred Purnell, Clif Martin, Sam Hudman, L. Thomas Rowe, Austin Simms, Ailrick Young, Tina Akers Brown, Blake Farris, Katie Anderson, David Zappasodi, Marcie Chavez, Andy Rodriguez, Sunny Shaw, Lowel Krueger, Lisa Wolters, Patti Webster, Thomas Jefferson, Regina Stone-Mitchell and Carl Richie.

Excused Absences: Michael Kelly, Paul Purcell, Alan Styles, Larry Hopkins, Chris Gouig, Ken Cole, Dianne Quast, Chris Pegg, Don May and Dianne Hovdestad.

Absent: Jacob Fox and Marilyn Medley

Next Meeting: in conjunction with the 2014 Legislative Conference