



**2011-2013 COMMISSIONERS COMMITTEE MINUTES**

**Alan Styles, Chair Deanna Wagner, Vice Chair**

**9:45 a.m. – 5:00 p.m., Saturday, March 16, 2013**

**Renaissance Hotel—Meeting Room 12/13/14**

**Washington, DC**



**Moment of Silence:** Charles Redd, PHM, Commissioner, Hsg. Auth. of the City of Fort Wayne, IN, died January 27. Charles served as Commissioners Committee Chair 99-01, and as a member during the 97-99, 01-03 and 03-05 terms. A well-known former city councilman and local civil rights leader, Mr. Redd has served the Fort Wayne community through the local NAACP, Fort Wayne Urban League, Indiana Democrat African American Caucus and several other organizations.

The meeting was called to order, attendance taken and guests welcomed.

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**Action:**

**1. Approval of Minutes – October, 2013 Mtg. – Moved by Homer Thompson second by Thomas Jefferson. Motion carried.**

**2. Commissioners and Housing Committee - endorsement of MASS NAHRO resolution**

**Background:** Information was forwarded to the Committee March 13 for review prior to the meeting. This resolution was presented to the Commissioner and Housing Committees for approval and forwarded to the BOG for consideration on its consent agenda.

WHEREAS: The National Association of Housing and Redevelopment Officials, NAHRO, is the professional association of over 3,200 public housing and redevelopment authorities across the nation, and

WHEREAS: The members of NAHRO are professionals dedicated to the provision of decent, safe and sanitary housing, and to improving the quality of life for seniors and families of low income, and

WHEREAS: NAHRO and its membership support the ideals, philosophy and governance of local housing authorities in their efforts to deliver housing resources to their communities, and

WHEREAS: The members of NAHRO recognize the need to foster new strategies in the efficient delivery locally of programs and services, while incorporating the highest degree of integrity and professionalism, and

WHEREAS: NAHRO and its members support voluntary collaborations among local housing agencies to achieve these goals practically and expeditiously, so

**Resolution:**

National NAHRO supports and commends the efforts of the Massachusetts Chapter in proposing innovative reform legislation to enhance local control and accountability, and to encourage effective inter-agency collaboration in furtherance of these goals.

**Moved by Moses Mayne, second by Thomas Jefferson. Motion carried.**

**The Housing Committee presented this resolution for BOG consideration on the Consent /agenda and was passed at the March 17 BOG meeting.**



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2013 National Conference Planning Committee (NCPC) Commissioners Track Chair – Matt Pike

Per our discussion during the 2012 National Conference in Nashville, TN, suggestions were compiled for this year's summer/national conference and forwarded to the committee prior to the meeting. Currently, submissions are being accepted for concurrent session presentations at the NAHRO 2013 Summer Conference. **Call for Proposals – Deadline Mar. 25**

Regional VP vignettes -Commissioners Fundamentals training- Deanna Wagner

Deanna advised the vignettes were completed Friday, March 15. Thanks to Deanna, along with Homer Thompson, Dorothy Carty-Daniel, Craig Griffith, Moses Mayne, Bill Quirk, Alan Styles and Barb Cleland for their participation. The vignettes will be embedded into the professional development Powerpoint presentation. Vignettes were done for the introduction, conclusion and for each module of the course. Presentation completion is expected prior to the summer conference. Committee may view the presentation during the Summer Conference in Denver, CO in July.

**Remarks**

Betsey Martens, NAHRO President

Asked commissioners if they are receiving the information needed from your respective housing authorities and/or NAHRO to understand sequestration. She advises the [Advocacy Action Center](#) on the NAHRO website has timely information to assist our members with understanding sequestration and other important issues. She adds this is the time for the commissioners to make sure their voice is heard and that speak out on this moral issue. President Martens thanks the LEGNET representatives and to Matt Pike for serving as Chair of the Commissioners track.

Saul Ramirez, NAHRO Chief Executive Officer

Saul thanked the commissioners now more than ever, for their time and commitment to NAHRO our mission and message. He echoed Betsey's thoughts on commissioner advocacy, involvement in NAHRO and the moral imperative to speak up and out on behalf of those we serve. You play a vital role in articulating our message. NAHRO wants to make sure you receive and utilize the tools available to accomplish this task:

1. NAHRO has vignettes that explain what sequestration means, it's impact on our industry and communities, and what we need to do about it. If necessary, we can convene an e-briefing for commissioners around sequestration and the role of commissioners.
2. Encourage your colleagues to utilize the advocacy action center and send letters to your congressional reps. pass the word. You do not have to be a member to access the center or utilize this tool.
3. A second tool created to enable residents to send letters with ease to their congressional representatives. He urges you to have your residents utilize this important tool.
4. A third tool created to send an opinion letter to your area newspapers and television stations.

Q/A

Q: What efforts will NAHRO take to attempt to alleviate hits to admin fee requirements, travel, REAC, and other items.

A. CEO Ramirez advised NAHRO has an aggressive regulatory relief agenda, developed through NAHRO's housing committee, adopted by the board of governors, that is has been pursuing with HUD for a few years now. At this meeting, we are revisiting some regulatory items still pending and focus on some of the economically challenged items. To start, we have key senators on the Senate finance committee and similar appropriation committees on the house side to sponsor amendments to create:



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Senate:

1. marginal movement to increase dollar amounts;
2. amendment picked up that will allow fungibility between the admin funds and HAP funds to administer the program.

House:

1. seeking similar fungibility relief in this current appropriation as the two sides come closer to a budget agreement to give us the ability to deal with the financial crunch.

HUD

1. working to get HUD beyond a temporary waiver position with 12-month flexibility around certain regulations. We are making it clear to HUD that it is difficult to adopt the HUD flexibility waivers and put them into effect under an implementation plan that agencies develop and not have the reliability extended beyond the year. In order to make the extension permanent, they have to go through a rulemaking process. We are pushing HUD to clearly map out a rulemaking process around these waivers to give a clear sign to housing authorities throughout the country that they are serious about these regulatory relief waivers and that they want to make them permanent or at least longer term, temporarily so they can institute the confidence they need due to their ties to their implementation plans.

This is an uphill push which is why it is so important that you urge your colleagues to continue and increase their advocacy efforts.

Q: Portable issues

A: Saul advised one of the principal reasons why the RAD program did not succeed as well as it could have because it included an uncertain environment around portability and the obligations left behind on those properties.

Q. To enable members to go “green” and eliminate carrying hard copies of material to the meetings, can NAHRO negotiate with the hotels to arrange for internet access in committee rooms.

A. While it would be ideal to enable all of the committee rooms with internet access, NAHRO also has budgetary limitations. To open up wifi for 800+ conference guests is an expensive proposition on a daily basis. While there are many that utilize the technology – approximately 1/3 - over 2/3 of NAHRO’s conference attendees don’t, therefore, we cannot justify absorbing that expense. We will examine that issue more as we find more attendees are accessing the technology. How we create those hotspots within our conferences is important. We will work on negotiating a lower cost of individual wifi accessibility by our attendees in their rooms.

Saul advised commissioners can be appointed to other national committees. Composition of the standing committees are seated as follows: 2/3 regional president, 1/3 national president. He encourages you to talk to your regional presidents and ask your commissioner colleagues who are interested in serving to begin in your regions. The regions can work to make sure that each of the standing committees are composed of commissioners and encourage and appoint them to the national committees.



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John Bohm, Dir. Leg., Prog. & Media Dept.

Important issues

- Resolving spending bill for remainder of this fiscal year - (CR) continuing resolution. A House bill – devastatingly bad, is being debated in the Senate that cut spending below 2012 operating levels and includes sequestration. If that bill, left alone, will cause many agencies to be in trouble. That bill, agreed upon in the House, was sent over to the Senate after sequestration.

Your Senate members had a different point of view in how to craft the bill; the upper most spending was no different than the House, however, they would distribute the funds differently – marginally better bill.

Program.	Proration	Senate Bill
Admin Fees/Voucher	67%	\$25 million more than house version
Public Housing Oper. Fund	83%	\$300 million more than house version

- Fall, 2012 Congress passed a T-HUD bill and the Senate Appropriations Committee passed their version of this bill. Either bill was not passed.
- NAHRO is doing everything possible to take what is on the table and try to make that better.
  1. Amendment #114 authored by Senator Tim Johnson (S. Dakota) - in the Senate bill being debated now). This amendment will allow you take your unused HAP funds for the Section 8 program and use them for admin. fees.
  2. Promote/include language to allow movement of funds from operating fund to capital fund at will as a local decision. Small agencies can do this, however, larger agencies cannot. This flexibility will not cure the problem but will help.
- Opportune time to tell congressional reps. exactly how this situation affects your agency, your residents, your community. Persistence is key. Often times, the staffer briefs the senator or rep on the issues so it is important to speak to the staffer if that is who you are meeting on the Hill.
- On the regulatory side, NAHRO is petitioning HUD to reduce burden of reporting requirements. HUD did provide marginal relief in two notices – however, compared to the problem at hand, it simply is not enough.

**Strategic Plan Tasks**

The current strategic plan tasks were reviewed. All are either in progress or have been completed accordingly. No additions or amendments were warranted at this time.

**Subcommittee/Ad Hoc Reports - See attachment**



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**Regional Reports**

<p><b>PNRC –Beverly Mathena (Bristol) for George Perez</b></p>	<ul style="list-style-type: none"> <li>• PNRC and the Everett Housing Authority have been going through some changes from within our respective offices and that was all that I was going to report. Our friend (and Director of PNWRC), Ron Oldham will be leaving us and from a "closer-to-home" standpoint, the Everett Housing Authority has a new ED, Mr. Ashley Lommers-Johnson, is coming to us from Maryland. Beverly advised five new commissioners have come on board for training in her housing authority and five employees have gone.</li> <li>• Conference; April 29, Portland, OR</li> </ul>
<p><b>PSWRC – Moses Mayne</b></p>	<ul style="list-style-type: none"> <li>• Region is experiencing financial difficulties at present, however efforts are being made to get back on track. Chapters are faring well and have assisted the region by assisting with conferences. Many are choosing to attend chapter conferences rather than region due to location. To increase commissioner attendance/participation, he suggests perhaps the executive directors can encourage commissioners to attend as he feels for every executive director, there are approximately 5-7 commissioners.</li> <li>• Conference: April 21-23, San Diego, CA.</li> </ul>
<p><b>NCRC – Deanna Wagner</b></p>	<ul style="list-style-type: none"> <li>• Fred Wescott running unopposed for NCRC VP- Commissioners</li> <li>• Conference, May 13-15, St. Paul, MN</li> </ul>
<p><b>MPRC – Thomas Jefferson</b></p>	<ul style="list-style-type: none"> <li>• Conference, May 8-10, Colorado Springs, CO</li> </ul>
<p><b>SWRC – Homer Thompson</b></p>	<ul style="list-style-type: none"> <li>• Conference, June 10-13, Galveston, TX</li> </ul>
<p><b>SERC - Craig Griffith</b></p>	<ul style="list-style-type: none"> <li>• Executive Committee meeting held, Charleston, SC. Developed legislative position papers. Discussed conference ideas, best practices, etc.</li> <li>• Conference, June 23-25, Atlanta, GA</li> </ul>
<p><b>MARC – Dorothy Carty-Daniel</b></p>	<ul style="list-style-type: none"> <li>• Due to Hurricane Sandy, conference originally scheduled for November, 2012 was rescheduled to September 10-13, Lancaster, PA</li> </ul>
<p><b>NERC – Kevin Glynn</b></p>	<ul style="list-style-type: none"> <li>• <a href="#">Posted on Commissioners Committee page</a></li> </ul>



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**Commissioners Communication**

- Fred Wescott had a second surgery and is recuperating at this time. Fred's daughter, Heather, previously had breast cancer that spread to her brain. The prognosis is not favorable. She has been moved to a hospice. The committee's thoughts and prayers are with Fred and his family at this most difficult time. You may contact him via [email](#).
- Dorothy Carty-Daniel suggested collaboration with the [YWCA](#) for community support and provided materials for the committee to review.
- LaDora Lattimore announced her retirement from the industry and will be relinquishing her Commissioners Committee seat. We will miss her and wish her well in all future endeavors.
- President Martens announced that at her request, Carl Richie agreed to serve as BOG Parliamentarian. He joins Thomas Jefferson and Bill Quirk as commissioner reps to the BOG.
- Completion of [Volunteer form for 2013-2015 term](#) **Submission deadline – April 15**
- Session - Monday, March 18, 3:15 – 4:15 p.m. Ballroom Level Congressional B Commissioners Overview of Key Issues & Concerns in 2013 –(roundtable discussion) - Moderator: Alan Styles, Panelists: Deanna Wagner, Rick Leco
- Violence Against Women Act (VAWA) was passed in Congress.

Having no further business, the meeting was adjourned on motion from Homer Thompson, second by Carl Richie.

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**Attendance:**

Alan Styles, Deanna Wagner, Jean Banks, Beverly Bristol, Earnest Burke, Bobbie Butler, Dorothy Carty-Daniel, Barb Cleland, Kevin Glynn, Gary Gramling, Craig Griffith, Yolanda Hotman, Thomas Jefferson, Arthur Kurrasch, LaDora Lattimore, Rick Leco, Catherine Luna, Moses Mayne, Carol Nunley, Matthew Pike, Bill Quirk, Carl Richie, Henrietta Snipes, Homer Thompson, Joan Waring Smith, Henry Williams

**Absent:** Lonnie Boykins, Carleen Cumberbatch, Carolyn Jenkins, Michael Lacey, Angela McCormick, George Perez, Lamont Taylor and Fred Wescott.

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**Next Commissioners Committee Meeting  
July 17, Summer Conference Denver, CO**

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**PD Subcommittee /Joint PD Committee mtg. Reports - Moses Mayne, PD Subcommittee Chair**

PD Subcommittee Attendees: Moses Mayne, Joan Waring Smith. Beverly Mathena Bristol, Henrietta Snipes, Carol Nunley. Joint PD subcommittee attendees: Moses Mayne, Deanna Wagner and Joan Waring Smith.

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Moses Mayne advised the PD subcommittee met to discuss issues during the breakout session and took those issues to the Joint PD subcommittee meeting.

- Joan Waring Smith advised the joint meeting discussion focused on clarity in regards to NAHRO instructor selection both national/regional and regional/state licensing. She learned from the joint meeting that NAHRO only licenses states, with one exception for a regional license. It was noted that the fee to license states with small populations such as Wyoming, South and North Dakota, should not be the same as the fees paid by larger states, like California. Joan advised the PD subcommittee will examine the licensing process. Mountain Plains region has submitted a request to be licensed regionally so that local/regional training can exist.
- A request for clarification was made for instructor criteria. There is not a clear dissemination through the licensees in terms of the instructor criteria. Once a state is licensed, they may choose their instructors. There should be some base criteria regarding who will provide instruction. She advised the PD subcommittee will review that issue.
- PD subcommittee on commissioners training is working on a new curriculum – Executive Management and Board Relations. She advises this curriculum is relevant to commissioners and commissioners were not consulted.
- Resident Issues Course – White paper provided. Joan has volunteered to set up web meetings with Clif Martin – PD subcommittee member, to discuss further with Moses Mayne, Beverly (Mathena) Bristol and Carol Nunley. The curriculum topics will be formatted into modules then handed over to instructional designers from NAHRO to proceed with curriculum creation to be completed by October, 2013. Additional information needed from the Commissioners PD subcommittee needed will be to establish target audience, i.e. families, age groups, disabled, etc. and incorporate that information into what will be turned over to the PD subcommittee on commissioners courses to have the curriculum written.

Recommendation provided from the commissioners committee PD subcommittee to the PD subcommittee:

1. When commissioners curriculum is being taught, that whenever possible, a commissioner who has been trained through the Train the Trainer program, is part of that instructional team.
2. Require clarity on regional/state licensing process – disparity between states with small populations.
3. Instructor criteria – need for base criteria for instructors.
4. Commissioner input on – Executive Management and Board Relations curriculum.



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**Train the Trainer/Courses - Summary of action:**

Teleconference Summary with PD/Commissioner chairs, Saul Ramirez, Sharon Sherrill and La Tonya – [July 2, 2012](#)

- Page 1-2, Committee minutes also captures q/a with CEO Saul Ramirez regarding issue – [July 28, 2012](#)
- Teleconference with PD/Commissioners committee members, held October 9 to discuss work on the enhancement of commissioner's fundamentals and the proposed commissioner's course on resident services.

**Resident Issues Subcommittee Minutes - Chair, Bobbie Butler**

**Attendees: Bobbie Butler, Yolanda Hotman, Jean Banks, Dorothy Carty-Daniel, Yolanda Hotman, Thomas Jefferson, LaDora Lattimore, Art Kurrasch, Bill Quirk and Alan Styles**

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Discussion:

1. All agreed that it is incumbent on PHA board members to see that voting reminders for residents are always in the forefront. This needs ongoing attention, particularly as elections near.
2. Traditional and nontraditional marriages and families. Discussion regarding this topic ensued. While much of this is operational in nature, it is, however, something that we all must be aware of going forward. There will soon be a Supreme Court ruling based on California's prop 8 and direction may be more apparent after this ruling.
3. Bill Quirk visited the subcommittee meeting and spoke to the group about future Commissioners' Corner articles and topics. We will need an article for the July/August timeframe.
4. There is currently a bill in the Texas House of Representatives ending term limits for resident commissioners. Carl Richie was at the Capitol on Wednesday when it went before the Urban Committee and was asked to speak on behalf of the bill.
5. Thomas Jefferson spoke about a resident recognition effort. Apparently there is a NAHRO award which addresses this. Again, something we all need to be more aware of – [NAHRO's Role of Achievers](#).
6. Discussion about the national resident conference was held. NARSAH is the acronym and next meeting, we will have more information. This group offers excellent leadership training.

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**Communications/Advocacy – Legislative Subcommittee Minutes - Chair, Bill Quirk/Rick Leco**

**Attendees: Bill Quirk, Rick Leco, Earnest Burke, Barb Cleland, Gary Gramling, Craig Griffith, Thomas Jefferson Catherine Luna, Matt Pike, Carl Richie, Homer Thompson, and Henry Williams**





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Thanks to Carl/Earnest, Rick and Fred for JOHCD Commissioners Corner articles. Preliminary article schedule for remainder of year: Resident issues – topic: Resident commissioners term July/Aug., PD – Sept/Oct.

Discussion:

1. Appointment of more commissioners to committees from each region.
2. Commissioner Advocacy/Training, Commissioner from each congressional district.
3. Educating commissioners on sequestration.
4. Policy to the regions - Resident term limits and treatment equal to non-resident commissioners\*.

Note: Since these issues were discussed and action taken in previous meetings, a summary of action has been provided below:

**Commissioner’s Equal Term Limits - Summary of Action:**

1. The discussion of endorsing equal term limits for all commissioners and crafting general language for those who wish to change their term limit language was never brought to the Board of Governors. It was discussed during the commissioners committee meeting in [St. Louis, October, 2011](#) (pages 1 and 2) and noted to be carried forward to the 11-13 term. In January, 2012, this item was discussed at the Leadership Summit which led to its inclusion in the Strategic Action Plan that was adopted by the Board, March, 2012 - Goal 7, objective 1, task 13 - 15

○	R 13	Explore feasibility of NAHRO advocating for identical term lengths for resident and non-resident commissioners.	Completed	3/25/12	Survey results revealed that this is a local issue and therefore it should not be advocated at the national level.
○	R 14	Urge the Commissioners Committee to send a resolution supporting equal treatment for all commissioners with regards to term lengths to the Board of Governors.	Completed	3/25/2012.	Based on data, it appears this is a state-by-state issue. The Commissioners Committee has concluded that a resolution is not appropriate and the Committee will now focus its attention on advocacy.
○	R 15	Publish the resolution in the Journal of Housing and Community Development, accompanied with a short article explaining why we support this and the value of resident commissioners	On Track	prior to the end of 2011-2013 term	Although no resolution is required, the Committee will prepare an article for the Commissioners' Corner in the JOHCD.



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2. [July, 2012, page 4](#) - Term Limits for Commissioners - Quality Housing and Work Responsibility Act of 1998. Please note: “Resident Involvement Required membership on PHA board - The new act requires that the board of directors of a PHA include at least one member who is directly assisted by the PHA and who may be elected by the residents, except for PHAs required by law to have a salaried, full-time board of directors, or who have less than 300 public housing units where residents do not express an interest in serving. This applies to PHAs that only administer Section 8, as well as those that administer conventional public housing.”

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

3. July 2012, page 6. Follow up article – term limits for commissioners, how resident commissioners are treated, etc. (Carleen, Bobbie and Dorothy)

**UPDATE FROM MAR, 2013 MEETING**

**Goal 7:** Encourage the active participation of NAHRO regions and chapters to ensure that NAHRO is a growing, member friendly organization that is open, responsive, and committed to improving its highest-quality services to the membership.

**Obj. 1:** Better utilize existing structure to engage state and regional chapters.

**Task 16:** Strengthen the relationship and communication between the National NAHRO Legislative Network and the state, regional and chapter Legislative Networks. This would include recruiting region and chapter leadership for national Legislative Network participation.

Responsibility	Item Details	Status:			Comment
		Ongoing	Comp.	Other	
Committee Resolution to the BOG	March, 2012 - One commissioner from each region be appointed to the LEGNET. – Currently: NCRC -Deanna Wagner    MPRC- Matt Pike SWRC -Homer Thompson    SERC - Craig Griffith PSWRC - Marlene Hurd    NERC- Rick Leco MARC- Michael Lacey <b>PNRC – Beverly Bristol</b>		<b>X</b>		<b>Commissioners are fully represented on the LEGNET from each region.</b>

**Task 13:** Explore feasibility of NAHRO advocating for identical term lengths for resident and non-resident commissioners.

Communication/ Advocacy Subcmte	Committee’s focus is now on advocacy – article follow up on subject will be written for the JOHCD <i>Commissioners Corner</i>	<b>X</b>			<b>Status: March, 2013 completed. Articles as scheduled below - 2013.</b> <b>Resident issues subcmte july/aug</b> <b>Prof. dev. Subcmte – sept/oct</b>
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**Goal 6:** Expand, broaden and strengthen NAHRO by providing a full range of products and services that meet the needs of all segments of the housing and community development industry.

**Obj. 1:** Design and market NAHRO products and services for identified segments of NAHRO membership and the housing and community development industry as a whole by taking into account member preferences and market data derived in an objective



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manner. Assure that NAHRO's Ethics training is accessible and meets the delivery needs of the housing and community development industry.

**Task 3:** Convene Commissioners forums at summer and national conferences.

Commissioners Track Chair	Format, now "roundtables", has been incorporated into the 2012 national conf. track in the form of domestic violence and homeless veterans' sessions.	X			Status: Track Chair, Matt Pike will work to secure 2013 summer/nat'l conf. sessions.
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**Goal 1:** Sustain and enhance the NAHRO Professional Development System (NPDS) to position NAHRO as the recognized leader in developing the professional expertise and credibility of NAHRO members and others, as well as the credibility of the housing and community development industry as a whole, through the highest quality educational offerings, certification, and information needed in a changing environment

**Obj. 10:** Increase training opportunities for commissioners

**Task 1:** Continue fine-tuning remaining commissioners training courses.

Responsibility	Item Details	Status:			Comment
		Ongoing	Comp.	Other	
PD/Resident Issues Subcmte.	The NPDS subcommittee asked each regional vice president for Commissioners to provide a pre-recorded introduction before the 2013 Leg. Conf. that will be used for the commissioners' fundamentals course.		X		Status: regional commissioner vignettes completed, march 15.

**Task 2:** Add a course on resident issues.

PD Subcommittee	PD/Resident Issues wish to create their own criteria for a resident-related seminar entitled Empowering Residents. Teleconference with NPDS & PD subcmtes. October 9 to discuss & clarify requirements.	X			Status: March, 2013, white paper prepared by pd committee reviewed. April, Teleconference convened to fine-tune outline. Next step, to organize into modules and create descriptions
Resident Issues Subcmte.	Creation of a Spanish handbook of housing terminology was carried forward from 09-11 term.			X	Status: Item on hold.