



MINUTES
BOARD OF GOVERNORS MEETING
July 18, 2014
Tampa Marriott Waterside Hotel and Marina
Tampa, Florida

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

ASSOCIATES' COMMENT PERIOD

Betsey Martens introduced Bill Cavanaugh, Producer/Director, *Brick by Brick-A Civil Rights Story*, a documentary film screened for the NAHRO delegates during the Summer Conference. Mr. Cavanaugh thanked the Board for the opportunity to share his documentary with the membership and to entertain a comment period to discuss issues that have come up around the country. It is Mr. Cavanaugh's hope that the documentary helps to frame some of the issues around fair housing and the work that NAHRO members do in a way that is helpful in organizing and furthering industry goals. He looks forward to keeping that conversation going.

As with the documentary, Pruitt-Igoe Myth, President Prince challenged the regions to find a way to show *Brick by Brick* at their 2015 conferences and have it be part of the dialogue as we tackle very hard issues. The mechanics of NAHRO and our industry is very important work, but we don't have a chance to step back and think about the policy and the bigger context. Watching a documentary like *Brick by Brick* with staff, our peers and having that conversation is important. President Prince pointed out that he and Larry Hopkins continued the conversation after the screening and into the morning. He feels this is what should happen after watching these types of films and documentaries—prodding and provoking additional thought should be ongoing. He thanked Mr. Cavanaugh for his remarks.

Having no additional associate comments, President Prince entertained a motion to ratify action taken by the Steering Committee on April 23.

Action: Ratification of action taken by Steering Committee on behalf of the Board of Governors on April 23: approval of the resolution related to [RAD](#) and approval of 2015 National Conference and Exhibition in Los Angeles moved by Renée Rooker, seconded by Patti Webster. Motion carried.

President Prince sought a motion to approve the minutes of the March BOG meeting.

Action: Approval of BOG minutes of the March 9 meeting moved by Terry Feveryear, seconded by Pamala Thompson, Motion carried.

CONSENT AGENDA

President Prince entertained a motion to approve the consent agenda as submitted.

Action: Approval of Consent Agenda moved by Doug Rise; seconded by Betsey Martens. Motion carried.

BOARD OF ETHICS AND CREDENTIALING TRUSTEES (BECT)

NAHRO BECT to Authorize Continuing Education Units

Background: Currently, NAHRO documents related to Continuing Educational Units (CEUs) note guidelines established by the Council on Continuing Education. Example: “Under the guidelines established by the Council on Continuing Education, .25CEUs are hereby awarded for successful completion of this training program.”

Resolution: To use “the guidelines established by the NAHRO Board of Ethics and Credentialing Trustees” on documents related to Continuing Education Units. (Example: “Under the guidelines established by the NAHRO Board of Ethics and Credentialing Trustees, .25 CEUs are hereby awarded for successful completion of this training program).”

BUDGET AND ADMINISTRATION COMMITTEE

2014 AUDIT

Background: The B&A Committee met in March at the Legislative Conference and received a presentation from the audit firm of Gelman, Rosenberg and Freeman. The auditor fully explained the results of the draft audit reports and answered all questions from the committee. Reginald Hart, NAHRO’s CFO, followed up with discussion and further explanation of the results of the audit. Following the discussion, the committee agreed with staff that the draft reports should be finalized and prepared for formal acceptance at the Summer Conference.

Resolution: The B&A committee approved the 2013 audit report and recommended approval by the NAHRO Board of Governors.

HOUSING COMMITTEE

1. Schock Amendment

Background

On June 10, the House voted to support Amendment 827 to H.R.4745 (Schock Amendment), which would prohibit the Department from using any funds to implement, administer or enforce paragraph (c)(3) of section 982.503, Code of Federal Regulations, which grants HUD the authority to approve requests for exception payment standards above 120 percent of the FMR. This amendment would limit PHAs’ ability to adjust to market conditions, particularly in oil and gas boomtowns where low-income residents struggle to compete in an overheated rental market.

Resolution: Be it resolved, NAHRO opposes House Amendment 827 to H.R 4745 (offered by Aaron Schock R-IL), which prohibits the Department from using any funds to implement, administer or enforce paragraph (c)(3) of section 982.403. HUD should retain the authority to approve exception payment standards above 120 percent of the FMR.

2. Voluntary Adoption of Smoke-Free Policies within Federally Assisted Housing

Background

In 2009, 2010, and later in 2012, HUD announced its support for the adoption of voluntary smoke-free housing policies in subsidized housing (Notices PIH 2009-21, H 2010-21, and PIH 2012-25) to combat the harmful health effects associated with secondhand smoke in multi-unit housing. HUD and others have reported that adopting a smoke-free policy reduces housing providers' annual maintenance costs, primarily through a reduction in costs associated with unit turnover. A recent study conducted by the Centers for Disease Control and Prevention researchers found that a smoking ban in subsidized housing could reduce annual renovation expenses and fire-related costs by as much as \$108 million and \$72 million, respectively.

As a result of an ongoing dialogue with HUD's Office of Healthy Homes and Lead Hazard Control, NAHRO, in 2013, developed a brief survey aimed at public housing authorities and property managers/owners. The survey aimed to provide interested parties with a better understanding of the public housing industry's experiences with implementing smoke-free housing policies. Survey findings could potentially assist stakeholders in assessing the perceived benefits of such policies, along with the challenges housing providers face when implementing and enforcing smoke-free housing policies. Findings could also help inform ongoing efforts in promoting and supporting the adoption, on a voluntary basis, of smoke-free housing policies in federally assisted housing. From NAHRO's perspective, the survey was intended to provide the organization with a deeper understanding of our members' opinions on this subject, which could in turn inform the development of formal NAHRO organizational positions.

Analysis of survey responses involved staff support from HUD and the Environmental Protection Agency. Please see the attached document summarizing the results of [NAHRO's 2013 survey](#).

Resolution: The National Association of Housing and Redevelopment Officials strongly encourages its members to consider implementing, on a voluntary basis, smoke-free policies for federally assisted housing units.

3. Over-Income Residents in Public Housing

Background

Recently, several high profile media stories have emerged highlighting relatively high-income households residing in public housing. Under existing statute and regulation as codified in 24 CFR 960.261, PHAs have the discretion to adopt policies that would allow for eviction or termination of households whose incomes exceed 80 percent of the Area Median Income, with the exception of households who are currently participating in the Family Self-Sufficiency Program or receiving the Earned Income Disallowance. Many PHAs design policies to encourage a mix of incomes in their

developments in order to de-concentrate poverty and provide stability to the rental income stream of their properties. At the same time, many communities have very long waiting lists for public housing assistance and may desire to prioritize serving additional lower-income households.

Resolution: NAHRO supports the retention of flexible policies that provide PHAs the discretion to implement contextually sensitive policies on continued tenancy of households with incomes in excess of 80% AMI. In developing local policies, PHAs should consider the demand for Public Housing assistance in their communities, the other resources and opportunities available to over-income households, other challenges that the displaced households might face, and the extent to which the household income exceeds Public Housing income standards.

NAHRO staff is directed to develop educational opportunities for members on this subject and encourage PHAs to adopt appropriate policies.

4. Flat Rent Option

Background

Under current statute and regulation, PHAs are required to offer each household living in Public Housing an annual option between paying an income-based rent and a flat rent. In many communities the flat rent is a valuable tool to incentivize households' efforts to increase their income and for attracting and retaining relatively higher-income households that provide stability to the development. However, some flat rent payers have increased their incomes beyond 80% of Area Median Income and continue to benefit from the flat rent option. Although PHAs have the discretion to terminate or evict over-income residents, they do not currently have the discretion to restrict them from paying a flat rent instead of the income-based rent.

Resolution: NAHRO supports the ability of PHAs to exclude over-income households from using the flat rent.

5. Public Housing Flat Rent

Background

The Consolidated Appropriations Act of 2014 included a policy change that requires all PHAs to set flat rents no lower than 80% of FMR. NAHRO opposed the policy and worked diligently to advocate an alternative that would more closely approximate true market rates and would provide PHAs with an opportunity to seek an exception based on market data. In recognition of the ongoing concerns expressed by NAHRO members, this resolution reaffirms a policy position originally adopted by the NAHRO Board of Governors in July 2012.

Resolution: NAHRO reaffirms its opposition to the prescription of a uniform minimum flat rent standard of 80% FMR. The Committee affirms the importance of local discretion to set flat rents relative to local market conditions and the characteristics of individual properties, as reflected through the current rent reasonableness criteria.

MEMBER SERVICES COMMITTEE

Pacific Southwest Regional Council (PSWRC) by-laws: proposed changes:

1. Instead of the board selecting the regional representatives for the BOG, the president will select them.
2. Changed the meeting schedule to be more flexible – instead of specific meeting dates, meetings will now be held on a schedule determined by the president, and they can notify members electronically of meetings.
3. Instead of the replacement for the president serving until the next annual meeting, the replacement will serve until the end of the president's term.
4. Removed information about the Parliamentarian.
5. Changed the date for nominations and elections – 60 days instead of 75 to appoint a nominating committee before the election and 45 days instead of 55 to notify the voters of the nominees.
6. Changed the start date of officers from coinciding with our national conference to a firm November 1st date.
7. Will follow Rosenberg's Rules of Order instead of Robert's.
8. Defined the role of the Executive Committee in more detail.
9. Authorized the employment of an RSO vs. an appointment and defined duties of said employee.
10. Changed from two-thirds of the membership for approval to the amendments to a majority of the membership for approval.

Louisiana Housing Council by-laws: proposed changes:

1. Added an entirely new Article that states any officer, board or committee member may be removed from the Executive Committee for conduct of a serious nature that is deemed detrimental to the council. For any complaint to be heard it must be brought to the executive committee by a current and active committee member in good standing with two-thirds vote of the committee necessary for removal.

Texas Chapter by-laws: proposed changes:

1. Staff would need to get permission to vote if the Chair is unable to.
2. Removed ability of HUD/USDA to be affiliate members due to a conflict of interest.
3. Clarified that Lifetime Membership is only for retired individuals.
4. Made it clear that officers need to be members of National, SWRC-NAHRO and the Texas Chapter in order to be eligible. Changed requirement of all past presidents to be on the board to the three immediate past presidents to assure ability to reach a quorum.
5. Clarified the duties of the Executive Board, the Immediate Past President, the President and Vice President.
6. Provided time for the President to notify new members of the meeting dates and times, better defined quorum and gave the President permission to meet with just the Steering Committee without notifying the entire board.
7. Allowed for members to attend meetings by conference call.
8. Clarified the language relating to removal of officers
9. Re-worded the section on Titles for better clarification.

10. Changed the Secretary, Treasurer and Parliamentarian positions from being appointed to being elected and added them to the list of elected officials.
11. Deleted the word “employee” in connection with bonds since the chapter does not have any employees.
12. Added a section on conflict of interest, which follows industry practice.
13. Increased the number of members on the nominating committee and provided a more active role for the immediate past president on the committee.
14. Clarified who is responsible for notifying members about the election, called for the creation of an Operating Procedure Manual, which removed the procedures from the by-laws, and clarified the duties and roles of the nominating committee.
15. Changed the transition date to October 1 instead of coinciding with NAHRO’s National Conference.
16. Added an eligibility clause to who could run for office to create a more knowledgeable board.
17. Removed references to a chapter newsletter since they do not offer one.
18. Limited the number of members per committee, made adjustments to when and how they receive forms from members interested in serving on committees, and clarified how committee members are selected.
19. Defined who is responsible for updating and maintaining the website.
20. Gave the President the ability to create other committees/task forces instead of the Executive Board.

DISCUSSION AGENDA

STRATEGIC PLANNING GROUP

Betsey Martens, Chair, reported that the group agreed to change its name to Strategic Planning **Advisory** Group (SPAG). The word “advisory” is important to SPAG because it best describes the SPAG’s relationship with the Board and committees. The SPAG will work in an advisory capacity to the Board, committees, the CEO and the President. Ms. Martens cited two examples: If the Board thinks there is a strategic misalignment with the Business Plan, the Board would look to the SPAG for guidance. If a committee is wrestling with an issue that may have multi-jurisdictional impact, the committee may ask the SPAG to sort out the issue prior to presentation to the Board.

Ms. Martens commended IRGE and HATF for development of model Work Plans in support of NAHRO’s Business Plan and called for Board approval of their Work Plans.

Action: Betsey Martens moved and Diane Haislip seconded Board approval of work plans for [International Research & Global Exchange Committee](#) and [Housing America Task Force](#). Motion carried.

COMMUNITY REVITALIZATION AND DEVELOPMENT COMMITTEE

(Sense of the Committee)

Vice President Dionne Roberts advised the Committee missed having a quorum by one person and submitted the following statements expressing the Sense of the Committee.

1. HOME Final Rule - List of Concerns

Background

The HOME Task Force has identified the largest “technical rule issues and “technical assistance issues” that have come out of the HOME Final Rule. HUD plans to issue a new proposed rule for HOME to “fix” some aspects of the Final Rule; the Committee seeks to send this memo to HUD prior to any new proposed rule is released:

TECHNICAL RULE ISSUES

(1) Changes to the CHDO definition and requirements seem to be by far the most egregious rule changes. Per our discussion and NAHRO's/IHDA's public comments on the proposed HOME rule, the following modifications are recommended:

- Allow non-profit 501(c)(3) organizations to operate as they are allowed under federal law, which includes allowing them to contract out for consulting services, share staff, work with volunteers and donated services, including the use of governmentally-provided office space.
- The demonstrated capacity issue is understood, but making it as restrictive as it is in the final rule will take away options to develop affordable housing by eliminating many, if not most, of the smaller and rural CHDOs that were operating under these allowances until the final rule (and temporary legislative restrictions) were established.
- There are no issues with the tri-partite board structure.
- And finally, on a more practical note, CHDOs are being forced to hire employees to carry out what they've been accomplishing through other legitimate means, at a time when HOME funding levels are at an all-time low and appear to be further decreasing, leaving a very limited administrative budget. (92.2, 92.208, and 92.300)

(2) The blanket prohibition of PHAs as CHDOs because HUD is defining them as governmental entities is also unfair, as the PHA non-profit subsidiaries are not and have a proven track record nationally, especially in successfully accessing LIHTC, HOME, and other State funding sources to develop affordable housing. As HUD is a partner with IRS in administering the LIHTC Program, it is suggested that HUD again re-consider its position here and possibly utilize an acceptable version/definition of "non-profit participation" used under the Internal Revenue Code, which is both flexible and practical and generally requires an experienced partner organization.

(3) The requirement for for-sale homes developed with HOME funds to be sold within 6 months or be converted to rental housing for extremely low-income households continues to be problematic, and has triggered a very chilling effect on PJs being able to find non-profits or CHDOs to carry out single-family housing programs involving an acquisition/rehabilitation/ resale approach, as these organizations generally do not desire to be long-term landlords of rental property. This problem is further exacerbated by the need for rental assistance that is frequently needed by ELI households due

to limited income and affordability limits. This needs to be changed to at least 12 months, and instead, should emphasize maintenance of that property in the interim period by the non-profit. (92.252)

(4) Termination and immediate repayment of funding for failed projects is an extremely punitive action, and one that does not appear to identify other options. Under CDBG, for instance, HUD has allowed grantees to replace such funding for other projects funded with non-federal sources, have reduced future grant amounts and have also forgiven such funding if a good-faith effort and due diligence was documented by the grantee (92.205 (e)).

(5) Under eligible project costs, HUD again was overly prescriptive, and unlike the CDBG program, does not appear to allow project delivery costs to come out of a PJ or sub-grantee's project rather than administrative costs. The project delivery concept is how CDBG programs have been able to pay for such needed elements as housing counseling, credit reports, property appraisals, work write-ups, and property inspections, to name the major ones. There's no reason that these should not be allowed as project costs under HOME. Additionally, low-income families frequently are receiving forgivable loans or grants for homebuyer for housing rehabilitation assistance, so it's an inaccurate portrayal that they are bearing these costs. These are merely project costs charged against the program instead of to the already underwhelming administrative budget, which under HOME is capped at 10 percent. (92.206)

(6) HUD also established a non-statutory restriction on match credit, stating that it can only be counted if it reduces the amount of the sales price of the housing. This is overly restrictive and should allow all types of down payment/closing cost assistance to be exempted from this policy. (92.221)

(7) HUD should allow an ample transition period for grantees to convert from HQS to UPCS inspections. Most PHAs have utilized UPCS for a long time, but CDBG and HOME agencies (as well as Section 8 tenant-based assistance) have only used HQS. Most grantees have not developed or funded multi-family housing, therefore, have no experience with UPS. (92.251)

(8) Qualifications as Affordable Homeownership is another insidious area that has created a chilling effect for those operating homebuyer assistance programs in rural areas and smaller markets. HUD has eliminated using the FHA 203(b) limits - used for its signature mortgage insurance program around the country for decades. Instead, it now uses the maximum purchase price of 95% of the area median purchase price, as determined by HUD. This could have a negative impact on the eligibility of a grantee to conduct single-family programs; and

(9) A technical issue for grantees is that the proposed rule required all HOME program funds be placed in an interest-bearing account by the PJ. This again has always been a prohibition under the CDBG Program, which considers interest income as program income. We are unsure if this made it into the final rule. (92.500).

TECHNICAL ASSISTANCE

The HOME Task Force identified a few key areas whereby HUD needs to either directly provide or fund technical assistance to ease the transition of the new rule requirements from the former ones, which is in some cases were non-existent for the topic area. We also should consider NAHRO members and staff in evaluating ways that models/sample procedures, *et al.*, could be developed to assist our

members, especially those smaller PJs or sub-grantees with limited HOME funds at their discretion. Here, then, is the list:

- UPCS training (maybe emphasizing HQS vs. UPCS differences);
- Housing market studies-HUD's minimal requirements, plus accessing available data models from public sources (HFAs, universities/colleges, etc.);
- Underwriting standards-HUD requirements; may also want to access traditional or otherwise acceptable standards. Again, most State HFAs should have these, at least for the LIHTC and HOME Programs;
- "Firm financial commitments" guidance: HUD should allow other funding sources to make their financing/funding contingent on HOME funding, too. Layered financing is already very difficult to do. Sample letters should be drafted and run by HUD for feasibility.

Sense of the Committee: The CR&D Committee has reviewed and confirmed the HOME Task Force report. The committee expressed some urgency in sharing these issues with HUD prior to any HOME Final Rule revisions are made. The Committee requests that NAHRO staff review the identified suggestions and look at ways to implement this memo through NAHRO staff or membership.

Staff direction: Review the identified suggestions and look at ways to implement through NAHRO staff or membership immediately.

Vice President Roberts advised this issue concerned conferences. She is pleased to report that as a former track chair who struggled in the past to get committee members engaged that we will have no such problem this time. Committee members are interested in understanding more clearly how to participate in the conference planning process and how to not only recommend sessions but also be part of sessions. The committee has asked, through staff direction, for assistance in understanding the process, how to become engaged and, specifically, for someone from conferences to meet with them at the October conference to provide this information: "101 in how to fully engage as a committee." She asked for Board support on these two items.

2. Expanding the Community Revitalization & Development Presence at NAHRO

Background: Because "Community Revitalization and Development" can be reasonably interpreted to encompass a wide array of issues, programs, and policies, the Committee has typically concerned itself with the full range of federal housing and community development programs to the extent that such programs support local revitalization and redevelopment efforts. This is entirely appropriate as long as an issue's connection to community revitalization remains the Committee's primary motivation for focusing on the issue. Moving forward, the Committee should continue to give sufficient attention to those issues and program areas that are important to community development professionals, community development agencies, and redevelopment authorities, particularly when those issues are not likely to receive attention from NAHRO's Housing Committee. By maintaining focus in this manner, the Committee can assist NAHRO in its efforts to expand its community development membership while also continuing to serve the interests of the existing membership.

Sense of the Committee: Currently, the committee's priority is to expand the CR&D presence within NAHRO as well as outside of NAHRO. Committee members believe a good way to expand presence is to become more involved in the development of NAHRO conferences. There are a number of

community development “hot topics” that would greatly interest community development-minded members, but have not been offered in previous NAHRO conferences. The committee would like to take steps towards developing CR&D’s presence through greater engagement with the conference process.

Staff direction: Explore how the Community Revitalization & Development Committee may be more involved in the NAHRO conference process; outline these steps for involvement and report back to the full CR&D committee.

Action: Dionne Roberts moved and Renée Rooker seconded for the BOG to approve both of the CR&D Committee’s sense of the committee resolutions. Motion carried.

HIGHLIGHTS

INTERNATIONAL RESEARCH GLOBAL & EXCHANGE COMMITTEE

Elizabeth Glenn-Vice President

Heard the staff liaison report from Emily Pasi reminding committee members that: Yesterday (7/16) was the last day to submit nominations for the John D. Lange Award; About NAHRO’s national leadership conference attendance policy, and the IRGE Brown Bag Luncheon is to take place on Thursday, July 17. The topic up for discussion was human settlements and our relationship with the United Nations as an NGO.

- Received an overview of the SERC region’s very first IRGE meeting from Dave Baldwin, Miguel Del Campillo and Julie Brewen: The regional committee will align its mission with that of the national IRGE committee and emphasize research as a top priority.
- Discussion on NAHRO Delegation to South Africa. In September, a NAHRO Delegation comprised of six people including Preston Prince, Saul Ramirez, Dionne Roberts, Regina Stone Mitchel, Jay Ramsey and myself will travel to South African for the South African Housing Foundation’s annual conference. NAHRO delegates are scheduled to give presentations during the conference.
- World Urban Forum 7 (WUF 7), Habitat III, Millennial Development Goals and UN/-NGO status from Helen Sause, Dan Trozzi and Betsy Morris: WUF 7 presentation and observations included: WUF7 held in Medellin, Colombia, a city which 20 years ago was notorious for being home to drug lords, high crime rates and gangs, has now transformed into a clean, urban revitalized city with a focus on education and jobs for all Helen Sause was a member of the official U.S. delegation and as such, NAHRO delegates were able to spend much of their time with HUD delegates including Secretary Donovan, League of Cities, the U.S. Conference of Mayors and representatives from other major U.S. foundations Important takeaways from the WUF 7 experience HUD is building our domestic housing policy off of conversations from international forums like WUF7; Actively participating in high level international forums adds credibility to the NAHRO brand in a way not otherwise possible. Habitat III/Millennial Development Goals and UN/UN-NGO and how they’re relevant to IRGE’s research focus. Habitat III, a forum held only every 20 years, to take place in 2016. NAHRO had a seat at the table of the discussion during Habitat II and hopes to be a relevant voice again. All countries participating in Habitat III are supposed to submit a report outlining the

current status of housing and urban development issues in their respective countries. The report is due next month. IRGE has two questions: who is writing the report for the U.S. and how can we contribute? NAHRO to follow up with established contacts at HUD and the State Department.

- The Millennial Development Goals which expire in 2015 did not include anything pertaining to housing and community development, but IRGE is excited that thanks to our advocacy efforts and others in our industry, we have successfully been able to include a CD and housing focused goal in the proposed post-2015 UN goals. Important to note that the U.N. has a living document called the Universal Document of Human Rights which outlines inherent rights that all people of the world should have access to—one of them is the right to housing for all. The U.S. has signed on to most parts of the document EXCEPT the right to housing for all. We are one of a half-dozen countries that have not signed on to this right. China is another country that does not believe in the right to housing for all. We urged committee members when speaking to members of Congress about housing and CD policy here in the U.S. to mention this U.N. document as an argument for housing for all.
- Transitioned into the afternoon by shifting focus to the IRGE Work Plan, a model plan for national standing committees. Betsey Martens introduced IRGE's first research topic adopted earlier by the committee: Our Housing and CR&D committees continue to discuss RAD and its repercussions for the industry years from now. The United Kingdom and Canada have been using this model for decades. We can learn from them and that is what IRGE will do. Heard presentation on another research opportunity called Communities of Competence from Kerron Barnes
- Subcommittee break out: First time subcommittees have met within the frame work of the new IRGE Work Plan; Subcommittees include: Research, Partnerships, Resources, Communications, Study Exchange, Lange Award; After subcommittees concluded break-out sessions, subcommittees reported out on goals and direction for remainder of 2013-2015 term:
 1. Research: Goal: have a white paper prepared to share with BOG at Legislative Conference Meeting in March 2015. IRGE Research Subcommittee to reach out to CR&D and Housing Committees in October on initial progress of white paper and ask for their questions or direction suggestions.
 2. Partnerships: Three goals: Revisit and analyze current partnerships through established MOU's; explore global relationships, and relationships w/ universities.
 3. Resources: Goal: Understand and determine what partners and funding mechanisms are necessary to support the goals of other subcommittees and the larger IRGE work plan.
 4. Communications: Goal: Determine how best to get international into the mainstream NAHRO conversations and how best to share our research and insights with members and other national standing committees.
 5. Exchange: Goal: Differentiate between official exchange, conference attendance for speaking purposes, and informal exchanges, and determine number of official exchanges and when those would happen.

President Prince commented that he is excited about the delegation that will be travelling to South Africa for the Southern African Housing Foundation conference in September and that a delegation from South Africa will attend our National Conference and Exhibition in Baltimore.

COMMISSIONERS COMMITTEE
(Rick Leco, Vice Chair Reported)

Mr. Leco reported that the committee is focusing on the role of Commissioners at the local level in their push for advocacy (as the political arm of agencies) and how messages that Commissioners send to local, state, and national officials differ from that of agency administrators and staff.

Henrietta Snipes, Commissioners' Track Chair, presented an update on the sessions slated for the 2014 National Conference in Baltimore. The process by which the sessions are chosen was discussed and the committee agreed to provide more "topic input" in March to forward to the National Conference Planning Committee for their call for presentations in preparation for the 2015 National Conference.

The Strategic Planning Advisory Group (subcommittee) held a meeting in March and prepared a list of items for action. They took the top eight items from the leadership retreat and assigned the following items to the committee for comment:

Expand advocacy center: have a page dedicated to commissioners with messaging for them and a separate CDC listing for Commissioners.

1. The commissioners committee will work with Member Services to create a commissioners web page to provide info to board chairs and new commissioners so that they can inform the public about NAHRO's services and the educational opportunities accessible to anyone who visits the NAHRO website: **expected completion: October, 2014-March, 2015;**
2. Work with John Bohm and Tess Hembree to develop a separate Commissioners Advocacy Page or expand the current advocacy page: **discussion to begin soon** and
3. Provide John Bohm and Tess Hembree with a Commissioners congressional district contact list. **Completed after March 2014 meeting.**

First Time Attendees Overview

Mr. Leco participated in the first-time attendees' session and encouraged attendees to become involved at the grassroots level first: chapter and regional levels. He also announced a commissioners' mentors' list has been compiled for those who seek guidance from the commissioners on NAHRO offerings that are of particular interest to Commissioners. Mr. Leco urged Commissioners who don't have a unique email address on file with NAHRO to provide one so they can receive alerts, etc., directly.

PROFESSIONAL DEVELOPMENT COMMITTEE
Buddy Oldfield-Vice President

The Committee received comments from NAHRO President Preston Prince and CEO Saul Ramirez. Staff reports were presented by Eugene Rudder, Blake Pavlik, and Sharon Sherrill that included a comprehensive update on Professional Development activities and reports on NPDS Certification and the NPDS Assessment Board. Of note, as of July of 2014, a total of 1,010 Certifications from the four Certification Levels: Specialist, Operations Manager, Commissioner, and Executive Levels had been achieved.

At the beginning of the 2013-2015 term, the Chair and Vice-Chair of the Committee decided to provide an educational component at each PD meeting. For this meeting, Tina Sullivan, chair of the Quality Assurance subcommittee, and Sharon Sherrill presented information on the selection process for NAHRO Instructors and the Quality Assurance activities that follow each seminar. Members of the NAHRO Commissioners Committee joined the PD Committee for this training.

NPDS Subcommittee chaired by Duane Hopkins continues to work on the following items: new Financial Certification; revision of the course requirements for the CMVO Certification; Internship Program (visited the Emerging Leaders to solicit their assistance); Tax Credit Certification; and changes to the CEUs relative to Recertification as requested by BECT.

Marketing Subcommittee chaired by John Clarke discussed its work related to marketing strategy, diversity and ways to bring it to the Region and State levels and focused on marketing efforts at the Chapter level.

Quality Assurance Subcommittee chaired by Tina Sullivan interviewed two prospective NAHRO trainers and reviewed Training Participant Course Evaluations.

The BECT requested comment from the PD Committee concerning the amount of CEUs required for recertification at the Specialist level and rewording the current language to indicate that the BECT is the body awarding the CEUs. This item was discussed earlier in the NPDS subcommittee and all were in agreement with the proposed actions by the BECT. The full PD Committee was also in agreement.

From the previous discussion, it came to light that many PD Committee members were not clear on the number of ways that CEUs may be earned and others were concerned that they are in so many committee meetings that they do not have the opportunity to earn CEUs at the National Conferences. Chairperson Oldfield appointed a subcommittee to review information related to CEUs that will be provided to the BECT as they continue their work in this area.

The Committee considered a resolution from the Mountain Plains Regional Council concerning granting expansion of the Colorado License for Commissioners Certification to a Regional License. There was significant discussion on this item and much of the discussion centered on whether or not this was in the purview of the PD Committee. The resolution was tabled and Chairperson Oldfield appointed a subcommittee composed of members outside the Region to study the issue and make recommendations at the next meeting in Baltimore.

Regional Reports

The Committee received reports from all regions relative to their PD activity.

COMMENTS/ Q&A

Nola Popoola noted that some NAHRO members will make a total turnover to RAD and was told by the local HUD office that specialized training is needed to convert from Section 9 to Section 8. He inquired about NAHRO efforts in this area.

Mr. Oldfield responded he believed Georgia has the most agencies to date where training has been done. He asked Sharon to elaborate. Sharon advised that a training has been completed on project-based voucher conversion that contains a significant module related to RAD conversion from Section 9 to Section 8. The first run will premiere within ten days at the Ft. Lauderdale, Florida, training center. Similarly, there will be a training at the Augusta, GA Housing Authority; another is scheduled in Glen Burnie, Maryland. NAHRO is working on e-briefings and shorter, one-day programs to address this topic in the near future.

Saul added that NAHRO staff has met with HUD PIH staff, including the Acting Assistant Secretary, who was in attendance at the conference. The challenge in bringing the appropriate type of instruction pertaining to this issue was not as clear cut from the Department as hoped. To date, only 45 transactions have been closed out of 60,000. NAHRO is discussing what is most relevant in the conversions and attempting to time them so that the instruction is timely; that it is not done so far in advance of closing and actual operations.

Carlos Sanchez added the project-based training is a good start. He feels there are two additional components. We are going to find that the hurdle may occur with training the multi-family side because that is not a piece that they focus on and a lot of the agencies that are converting to tax credits are finding that if they have not had a tax credit development they will have to pair up with a management agent that has that because the IRS codes need to be learned.

Saul commented that NAHRO is in the final stages of an agreement with a recognized, national third-party provider on tax credit training that will be part of our NPDS system. On the multi-family side, we have been approached by two organizations that provide multi-family training. We have not yet decided internally to present the provider to the Professional Development Committee for consideration because there are others who could provide that training. NAHRO needs to determine whether it is advantageous for NAHRO to create a third-party relationship or create its own curriculum from industry experienced trainers and make it a full-fledged NPDS course.

Carlos added that his agency hired NAHRO to conduct an on-site Section 8 training for all of the agency's staff; this was very helpful because it helped those in public housing and other developments learn Section 8.

Saul shared that the other training that has been important to our members while they go through conversion is the fair housing training. Members have expressed an interest in attending due to the challenges they may face in the process of conversion.

President Prince commented that the RAD conversation is the most important topic for our industry right now. He is excited about the IRGE examining this from an international perspective. We have to

ask a lot of questions. As we go into this, we need to be prepared. When he was looking into RAD, his agency began the process in 2009 with staff training, before it became an opportunity. We need to be aware of the impact as we think about the potential privatization of their management and to be aware of the rules and to be thoughtful about the future of our industry. The professional development examinations should not only be regarding management of post-RAD, post-transformation is important, but professional development as we examine the professional portfolio of our housing stock.

President Prince cited Dr. Berry regarding diversity, “you can’t have a conversation with a single voice.” He is excited that professional development will examine the diversity issue and embed diversity in all of our trainings.

BUDGET & ADMINISTRATION COMMITTEE
DeeAnna Bakken-Chair

The committee approved the 2013 audit, which was reviewed at the March meeting. The Chair presented it to the Board and it was passed on the consent agenda. Committee discussions continued regarding HDLI; the Committee reviewed work completed between April-July. Each month, the B&A reviews financials and a different topic. A list of additional topics was created from July to October. The CEO and CFO provided updates on the summer conference. Chair Bakken is excited by the turnout in Tampa. The committee discussed goals and the upcoming October meeting.

MEMBER SERVICES COMMITTEE
Diane Haislip– Vice President

The staff report to the committee reflected a slight decline since the last conference in the public housing category due to budgetary restraints; more than 200 Awards of Merit applications were submitted; 186 were selected as winners; and that a membership campaign will be conducted in August.

Highlights from Subcommittees:

Awards Subcommittee

Reviewed the current year Award of Merit application and catalog; came up with suggestions for the 2015 catalogue; and provided ideas for future award ceremonies that will, hopefully, make them more meaningful and more personalized for the recipients.

Marketing/Relationships Subcommittee

Focused on two tasks from the NAHRO Business Plan and offered suggestions on both. They forwarded a recommendation to the Strategic Planning Advisory Group to involve other committees in addition to Member Services on the branding task and recommended the creation of a contest to form that concept.

IT Subcommittee

Met with NAHRO staff and were provided an update on future technology occurring within the next 6-12 months. In addition, the committee provided input on a possible proposed on-line membership directory, similar to the 2004 paper directory.

Emerging Leaders Subcommittee

Welcomed Professional Development Committee member Richie Herrington, who discussed ideas on a revision to the intern program. The subcommittee is also working on the outline for a session for the National Conference and Exhibition in Baltimore; it will involve Fellows. Lastly, they discussed the *Party with a Purpose* and will seek a charity in Baltimore to support with money raised at the event.

Subcommittee members participated in an idea exercise to generate tasks for their work respectively (similar to the one done at the Leadership Retreat in Los Angeles).

The First Time Attendees Overview was very successful; more than 50 attended the session.

COMMUNITY REVITALIZATION AND DEVELOPMENT

Dionne Roberts– Vice President

Although the committee was one member short of a quorum, a great meeting was conducted with lively, robust conversation. The committee has five working groups that meet outside of the regularly scheduled conference. The groups bring to the in-person meetings pre-formed thoughts, ideas and topics for discussion, which makes for more expansive coverage of issues. Ms. Roberts thanked the subcommittee members for taking on this task.

The President and CEO visited the committee and provided remarks. The primary concern expressed to them was that the working group assigned to discuss RAD is not necessarily a one-time thing and urged that we continue to focus on RAD as an organization in terms of what needs to be done, what new information is coming out and how we can be helpful to the membership.

Stan Fitterman from the Florida Housing Coalition provided informative, valuable information about what's going on in the state of Florida and in the local market. The CR&D committee had committed to invite a local guest to every face-to-face meeting to discuss what's happening locally in housing and community development.

HOME Working Group

Focus is the HOME program and the ongoing implementation of the new rule. Bill Pluta, NCRC representative, is the subcommittee's lead. He is an unofficial member but officially active and the committee welcomes his direction. The group is trying to focus on areas of interest, like the UPCS roll-out, to ensure that there are adequate training and resources for people who will be required to undertake that endeavor because it is different from the prior requirements.

Finance Subcommittee

Subcommittee focuses on housing finance. Leigh Poltrock chairs this subcommittee. The group has identified their priorities for the upcoming year, concentrating their efforts on five key areas: RAD, LIHTC, Housing Finance Reform Legislation, Choice Neighborhoods, New Market Tax Credits, and Permanent Supportive Housing.

Homelessness Subcommittee

This group, chaired by Lisa Baker, is pleased that NAHRO is actively engaging in the homelessness issue with speakers at this conference.

CR&D Presence Subcommittee

Led by Lisa Garcia, the subcommittee focuses on trying to make everything about NAHRO also CR&D. How do we integrate the needs of community development into NAHRO and also how to market so that some of the organizational business goals can be achieved, i.e., (increase in revenue and membership, etc.). The “asks” related to conference planning and professional development are emerging out of the idea of we do so much that relates to community development but it is not marketed that way.

Redevelopment Subcommittee

Chaired by Helen Werby will focus on insurance issues regarding redevelopment repositioning as in post Hurricane Katrina situations.

Vice President Roberts advised the finance working group developed a conference session proposal on permanent supportive housing and would like it to be considered for the National Conference and Exhibition in Baltimore, as it meets a need and serves as a tie in to the conference focus.

Ms. Roberts advised that the committee will be presenting at the HDLI Conference in Baltimore on development 101, “how to speak like a developer.”

Concluding her remarks, Vice President Roberts thanked regional presidents who have appointed members of the CR&D committee. This is an incredibly active group and she appreciates their enthusiasm and commitment.

HOUSING

Terry Feveryear – Vice President

The Committee The Committee discussed the Housing and Economic Recovery Act (HERA) Final Rule published in the *Federal Register*. The notice gives PHAs the option of using alternative inspection methods for properties under contract, if the inspection protocol result in higher or equal standards as the Housing Quality Standards (HQS) program. The Committee is concerned about using alternative inspection protocols for mixed-income properties, because often these inspections are outsourced, thereby reducing the PHAs autonomy, oversight and quality control over the inspections process. The Committee also discussed the differences in using HQS or UPCS (a public housing inspection protocol) to inspect units. They discussed the pros/cons of each. UPCS is a graded indicator where the HQS is pass/fail. As the Department develops the UPCS-V tool (a modified inspection protocol to streamline its programs’ various inspection protocols), the Committee will continue to discuss its implications. The Committee also discussed changes to Section 8 tenant-based voucher and project based voucher programs made by the HERA Final Rule. Comments are still being accepted. The Committee needs additional information, including a clearer definition of existing housing for the project-based voucher program. A subcommittee will be formed to address the issue.

The Committee discussed the Cost-Savings Implementation Guidance published in the *Federal Register*. The Committee also discussed concern over interim income re-examinations, where the PHA is required to adjust a client's monthly rental contribution when their adjusted household income increases or decreases. The Committee believes the frequency of these interim adjustments does not help with cost-savings measures. The Committee will continue to explore this topic.

An update on the PBRA contract ruling was presented by member, Kurt Wiest.

Committee feels the voucher program regulatory relief is not receiving as much attention as is required. Vice President Feveryear felt that along with the five or more states that she is aware of, NAHRO should submit a recommendation to Secretary Castro. The committee will examine SEMAP portability, HUD accrual accounting methods, SEVRA, ASCEA to determine what can be utilized, and examine the NAHRO 2013 letter that discussed some of these ideas.

In Public Housing, the committee opposed the Schock amendment that was added to the 2015 House Appropriations bill that takes HUD's authority to approve requests for exception payment standards in excess of 120%. The committee supports voluntary adoption of the smoke-free policies within federally assisted housing with decision made by PHAs.

The business plan goals/objectives were discussed. A subcommittee will be assigned to review it prior to a full committee review, then on to the Strategic Planning Advisory Group, then to the Board for final approval.

Jemine Bryon, the new General Deputy Assistant and Acting Assistant Secretary for PIH, met with the committee. Her list of priorities include: the Rental Assistance Demonstration program, Affirmatively Furthering Fair Housing and portability. She also supports expansion of the Moving to Work (MtW) program.

When asked about her plans for expiring MtW contracts, she did not feel comfortable providing a response. However, later assured the Committee that HUD has not backed away from its commitment to extend MTW contracts. In the absence of MtW expansion, President Prince suggests every state should adopt MtW-like regulatory ideas.

LEGISLATIVE NETWORK

Don May-Chair

John Bohm and Tess Hembree provided a great presentation on appropriations, MTW and LIHTC. As we know, the appropriations process is not moving forward based upon on some amendment issues and the threshold needed for adding those amendments. A bill is moving forward to not only extend LIHTC but to make it permanent; it has 46 co-sponsors. There may be some interest in the House to resurrect SHARP. Mr. May gave kudos to Doug Rise and Sharon Carlson for their work on this item. Chloe Coney, District Director, Tampa Office for Congresswoman Kathy Castor, visited the Network. Ms. Castor is very involved in housing issues and work on poverty. Network members gave her ideas to bring back to Congress.

Now that the Housing America Task Force has created a separate business plan, the Network can now focus their activities on how the two groups can work together and push legislative issues. Mr. May said that Virginia, Missouri, Pennsylvania, North Dakota, Maine, Colorado, and Tennessee are working on regulatory relief measures.

Michael Wong from Virginia has drafted a letter and is working with members from ten other states to send to HUD. The intent of the letter is to inform Sec. Castro on our previous efforts to get HUD to provide regulatory relief and to urge HUD to expedite the process, though we are now sending the letter to HUD's Congressional Affairs department rather than directly to the Secretary.

The Legislative Network examined its work plan and has 53 tasks/tactics to complete. They are targeting four main topic areas to include: communication, training, resident involvement and local outreach, and partnerships. Tamar Greenspan, of the NAHRO staff, shared housing policy discussions with the Network. It is their hope that this type of information sharing will result in codifying an action plan so that the Network is aware of what is happening in standing committees. When there is more interaction and communication is present between the standing committees the Network can be more effective in assisting to push forward needed efforts.

Mr. May noted that 54 congressional district captains have been added to the Network, bringing the current total to 670. Don extended his appreciation to Texas and Arizona where the most increase has been seen. We are still struggling with New York, Florida, and California; he urged anyone from those states to serve as a congressional district contact (CDC).

COMMENTS:

President Prince recognized Sherry Scudder, long-time NAHRO and MPRC member and former chair of the Small Agencies Task Force Chair, who will be retiring soon. Additionally, Ms. Scudder's service at the national level includes: the Board of Governors, the Nominating and Election Committee, Housing, Professional Development, and Member Services Committees; and services on numerous ad hoc groups/task forces. Betsey Martens shared that during the MPRC conference in Deadwood, South Dakota, the Governor of South Dakota declared June 30 Sherry Scudder day in recognition of her work in the housing and community development industry.

SMALL AGENCIES TASK FORCE

Sharon Carlson-Chair

With John Bohm's assistance, Ms. Carlson and Mr. Ramirez sent a letter to all small agencies (those with combined units of public housing and HCV of 550 units or less) requesting their feedback on the challenges they are facing, asking what NAHRO can do to assist them and encouraging them to help get the word to Congress and HUD on what those challenges are. Sharon read one of the letters she received from a small agency executive director while the President and CEO were visiting with the Task Force.

Both Preston and Saul spoke to the task force about the need for feedback to NAHRO, particularly from small agencies. Perhaps due to time constraints, small agencies don't provide feedback. Ms. Carlson feels that more peer-to-peer interaction within local communities is warranted in order to familiarize those who don't know about NAHRO's advocacy center to acquaint them with it and

provide them the benefits of this tool. She also feels this applies to local and state level interaction as well.

Jemine Bryon, the new General Deputy Assistant and Acting Assistant Secretary, also visited the task force. The group shared the challenges faced by small agencies and what regulatory relief could be provided to small agencies. The SHARP bill was discussed. Ms. Bryon appeared to be very receptive to the concerns expressed by task force members. Although she is not totally familiar with the bill, Ms. Byron indicated that she would dive deeper and review it. John Bohm offered her more in-depth assistance in this regard.

Ms. Carlson took a moment to thank Sherry Scudder and express gratitude to her for service and dedication to the task force.

John Bohm asked the task force to comment on the proposed rule on consortia Section 8 HCV program; there seems to be mixed reaction. The committee was asked to provide feedback on that and to examine the notice regarding voluntary conversion of public housing units to the HCV program.

Concluding her report, Ms. Carlson announced that the SHARP proposal has six sponsors in the Senate. The task force remains optimistic in getting support on the House side and are working very hard in Michigan for support.

BECT
Dan Trozzi-Chair

David Fromm, Senior Manager, NeighborWorks, mentioned the upcoming five-day training program in Orlando. He also shared that it is time to renew the MOU between NAHRO and NeighborWorks.

Deborah Wilson, Assessment Board Chair, provided the committee with a presentation. She has vetted and prepared a full slate for the six different boards.

BECT has four focus groups. Some tie in with Professional Development, i.e., continuing education units. The BECT will be working with PD again on the re-certifications brought forward in the consent agenda during this board meeting. Mr. Trozzi intends to have a resolution ready for the Board by the National Conference in Baltimore.

Certification Exam Security Focus Group: reviewed security processes for testing and made minor changes. Group recommends development of a NAHRO policy on retention and destruction of past testing materials. Currently, it appears that everything is being carried over. The NAHRO database records/documents scores could be part of the testing/certification exam security procedures, which should be referenced in any policy related to retention/destruction of documents.

Code of Professional Conduct Rules of Procedure Focus Group: NAHRO staff researched American Society of Association Executives (ASAE) procedures and standards that they use in enforcing their codes of conduct. Also reviewed certifications accredited by NCAA. BECT reviewed certifications accredited by NCCA, the Certified Association of Executives and Financial Planning Association. Both have boards that carry out code enforcement separate from a parent organization. Staff also

reviewed PHADA and the MD Bar Association codes of conduct. Both groups require signatures, which means that they are signing off on the code of ethics.

More research needs to be conducted on how NAHRO may handle members' alleged and actual misconduct. NAHRO rules related to certification are workable, although they could benefit from modification. There is general consensus that ASAE's flow and process for complaints was more simplified; thus, the group is moving towards that model.

The Focus Group recommended the following:

- NAHRO rules of procedures are made public and on the website;
- The BECT chair shall be named the recipient of complaints that must be in writing;
- Maintain a log of complaints and the disposition of each should be made public; produce reports twice annually;
- After due process, make public names of those who have violated the code;
- Prepare a statement of preamble for the code, which emphasizes that all who hold a NAHRO certification, including PHM, SHM and SPHM, are expected to adhere to the code of conduct;
- BECT should not be the accuser and the judge. This does not mean a BECT member cannot file a complaint. That person would have to recuse himself/herself from any complaint made.

BECT hopes to refine this process by the National Conference in Baltimore.

Certification of Marketing/Promotional Focus Group: Consensus is to target training at grassroots level, i.e., state to determine what can be done to initiate more work and training to those on the front lines. Sharon Sherrill provided a NAHRO certification roadmap. The group felt while the information was important, some may not refer to it on the website and suggested a brochure. If budgetary constraints preclude a brochure, perhaps a summary can be posted on the website. Mr. Trozzi advised that certifications will be mapped which means individuals can go to the website and see where they are in terms of their certification status. The thought is to conduct a test with a state or chapter and expand from there.

This group also discussed sustainability which is an intangible. To tackle this task, more documents will be required to determine what is and is not sustainable.

Dan advised the BECT history has been updated based on transition reports, agendas and minutes.

QUESTIONS:

David Allen Brown asked how many complaints are received annually. Saul responded less than a handful are received that rise to the level of the BECT and on that level, folks have been indicted for misconduct. Betsey Martens asked about the status of a generic statement to the press when members are accused of misconduct that the committee was to work on. Saul advised there was a revision to the generic statement; however, it was not finalized nor approved by the BECT for NAHRO to use as a formal press statement. Betsey asked the BECT to revisit the issue. Dan Trozzi agreed and said that he would add this item to the BECT agenda for its meeting in conjunction with the National Conference in Baltimore.

STRATEGIC PLANNING ADVISORY GROUP

Betsey Martens-Chair

Betsey acknowledged Terry Feveryear who spent the afternoon with the group. As a result of this discussion with Terry and the group, Betsey would like to be invited to the standing committee and task force meetings in Baltimore to discuss the interaction between the committees/task forces and the advisory group.

HOUSING AMERICA TASK FORCE

Clif Martin (Submitted written report, which was read by President Prince)

The Housing America Campaign is experiencing some exciting new components as we move through our summer. Recently, the new Work Plan was presented to both the Strategic Planning Group and the Steering Committee, highlighting the current foundation and future goals and tasks of Housing America. The plan was extremely well received and we are ecstatic about the positive energy, enthusiastic support and continued visibility of the campaign.

It is important to talk about some of the great things that are going on right now with Housing America. First, the "What Home Means to Me" Annual Poster Contest is in full swing with the due date rapidly approaching on August 1, 2014. This process is going to experience some meaningful changes in 2015, with enhanced participation from the regions and local chapters. Our goal is to make certain that representation and winners are evenly distributed nationwide.

Our website keeps getting better and better, especially the Voices page on the website, which now has a series of amazing videos that are available to use for inspiration, education and advocacy. These powerful videos are a testament to the criticality of our programs, and everyone should use these whenever they have the occasion to educate others about the importance of what we do. Everyone should participate in #WHAAT Wednesdays on Twitter! Please tweet under the hashtag What Housing Authorities Accomplished Today! Everyone is doing something awesome; so brag a bit with a tweet!

Finally, some new components of the Business Plan are beginning to now move forward, including the expansion of the Housing America Team to include Regional Organizers who will assist in bringing the campaign, its messages, its resources and its inspirational value back to regions and local chapters. Some of the Regional Organizers are in attendance at this conference and will be meeting together for the very first time!

There are other new tasks and goals associated with the plan that are targeted for completion in the next two years, including enhancement of our relationship with our partners, the expansion of Housing America Month, enhanced toolkits for advocacy, new educational sessions targeted to specific associates and continued growth and expansion of the website.

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

Action: Motion to accept all of the above reports by Larry Williams and second by David Allen Brown. Motion carried.

REGIONAL REPORTS

NCRC: Doug Rise

Thanked the President for attending the Michigan NAHRO spring conference in Livonia, April 9-11. He recognized the Iowa Chapter and Marty Ryan, for their work on the region's conference held in Des Moines, April 30-May 2; lastly, Mr. Rise recognized Saul Ramirez for his participation at that conference.

Referrals to the National Standing Committees or recent regional membership and leadership changes: None to report.

Describe what the region is doing to expand CD membership/participation. NCRC has encouraged chapters to fully appoint CR&D committees and to engage with the CR&D VP on issues of conference content. Also encouraged agencies to consider offering an associate membership under their own agency membership to close, allied colleagues.

Describe what the region is doing to bring new professionals into the industry. The region has looked at its unrestricted net assets; funds have been set aside to be used specifically for implementation of the action plan. Within the action plan, the region will offer scholarships for new members who may have not had an opportunity to attend a NCRC conference. The hope is that this will provide an impetus to become more active in the region.

Is your agency, chapter, region engaged in or does it plan to be engaged in Housing America month? If so, how? The region plans to become involved in the Housing America month activities. Information has been made available to the state chapters in terms of the poster contest. In Michigan, awardee selections have been made and those poster nominees will be submitted to National NAHRO. They have asked chapter presidents to select a point person in their states for Housing America.

Describe regional strategies that support the association's legislative and regulatory advocacy efforts, i.e., involvement of residents, research institutions, vendors and other stakeholders. The region maintains active participation in LEGNET's CDC efforts. Mr. Rise has been working closely with the Small Agencies Task Force on SHARP.

Is there effort underway in both local or national media to tell your story better or more completely, including accomplishments stories about those you serve and goals for the future? Nothing has been done in terms of local or national media contacts, however, the region is looking at the newsletter to perhaps put a byline in to share stories for exposure there and on the website and encourage local agencies to submit to their local media outlets.

Are agencies in the region engaged in the ReThink campaign? Mr. Rise acknowledged and thanked Larry Williams, CEO, Housing Authority of the City of Freeport, for his great video on the ReThink campaign website. Mr. Rise encouraged everyone to take a look at the video; Larry's workforce development institute is awesome! (Pages 26-27 of the conference program highlights Larry's agency's 2014 roll of achievers.)

SERC: Ailrick Young - [Full report on BOG page](#)

Mr. Young noted they have a very active 40 under 40 committee of members who mentor upcoming association leaders. In terms of the advocacy and legislative efforts, commissioners, the legislative and state representatives are engaged in advocacy efforts. At the last conference, SERC launched an initiative, SERC Cares. When the region visits a city for a conference or event, they select a local nonprofit or charity for items they may need and have conference attendees bring those needed items to the event and make the donation during the conference/event. In addition to the economic impact made by the event and the media coverage around the charitable event and NAHRO, the region makes an impact on agencies outside of the h/cd industry.

MARC: David Allen Brown (for Clif Martin) – [Full report on BOG page](#)

MPRC: Patti Webster – [Full report on BOG page](#)

Patti thanked President Prince and Sharon Sherrill for their attendance at the regional conference in Deadwood, SD, June 15-18, where NPDS commissioners training was held. The region said farewell to Sherry Scudder, who retired after 37+ years of service to NAHRO. The region is committed to having a volunteer activity at each meeting. In Deadwood, the region retooled the local shelters; members brought supplies such as diapers, wipes, laundry soap, etc. The event was a success!

Colorado has been proactive in pushing forward regulatory reform and was directly involved in having information presented in the notice on inspections to be handled every two years. Jill Elliott from North Dakota is the regional representative for the Housing America campaign. She has representatives from each state.

PSWRC: Robert Pearson – [Full report on BOG page](#)

Mr. Pearson is very pleased with the selection of Jori Solomon as Regional Service Officer, through the NAHRO RSO Advantage Program. The spring conference held in May in San Francisco netted approximately \$32,000. The chapters and the Fresno Housing Authority extended some loans to the region. They are being repaid. As a side note, Mr. Pearson shared that the region extends to Hawaii and Guam and there are three delegates from Guam at this conference. The region needs more trainers for the NPDS courses on the west coast and is marketing to try to fill this gap. He invited members who are interested in serving as a trainer and who reside west of the Rockies to contact Jori Solomon (jsolomon@nahro.org). Mr. Pearson looks forward to seeing everyone in 2015 when the National Conference will be held in Los Angeles.

PNW: Sunny Shaw (for Lowel Krueger)

The regional conference, in a one-day format, was held in Portland, OR in April. Sunny thanked both President Prince and Saul Ramirez for their participation at the conference. There were four post-conference seminars and a Habitat for Humanity build, the first year a service project was done post-conference. The build worked great with the conference theme: *Building Something Great Together*. The first Emerging Leaders Award was presented to Kenny LaPointe. Planning for the 2015 conference has begun where the format will be changed back to two days. The Emerging Leaders group will spearhead the service projects held in conjunction with conferences. The 2015 conference is scheduled to be held in the Seattle area and the date was changed from April to May.

The region has worked to establish a strategic plan group over the past year. The group's purpose is to determine member-added benefits that can be offered, create a regional plan, and develop a method to enhance member outreach and create greater connectivity. The region has worked to develop a stronger legislative committee and is appreciative of Tess Hembree's assistance with focus and suggestions in that effort. ReThink is active in the region and is developing more support.

Regional challenges are trainings due to the widespread reach of the region. Idaho has 11 small housing authorities with very little staff turnover so refresher trainings are needed. On-site trainings prove to work well in the region. Thanks to Sharon Sherrill in pursuing that training avenue for the region.

This region was the first to participate in the NAHRO RSO Advantage Program and as the first participant, experienced a few stumbling blocks. The initial selection was not a good fit therefore search is underway for a new regional service officer. The region strongly believes in the program and looks forward to securing the right fit.

NERC: Bill Quirk

The annual conference was held in Cape Cod, Massachusetts, June 16-18. Bill noted that attendance seems to be declining a bit. The mid-winter conference included pre-conference training as well as training during the conference, which proved to be successful. The next conference will be in Foxwood, Connecticut, February 2015.

NERC has a new CR&D vice president who will bring well needed life to the committee. The Housing America effort was held in conjunction with the Pawtucket Red Socks event, preceded by a cookout at an Irish pub directly across from the stadium. Rick Leco, spearheaded both events that resulted in earning \$7,500. The regional goal for October is to get all six states involved and engaged in their own events. Mr. Quirk thanked Mr. Ramirez for his participation both during the summer conference and the scholarship golf event.

SWRC: Larry Hopkins – [Full report on BOG page](#)

Mr. Hopkins thanked Steve Merritt for attending their conference in Tulsa, Oklahoma in June. The region will provide all of its assets/resources to assist the states in bolstering their community development expansion efforts. Regarding Housing America participation in the region, five of seven states have their own calendars; the remaining two states are beginning their campaigns. A number of the National winners came from SWRC.

The region is truly active and engaged in legislative/regulatory advocacy. This year, the region will produce its own white paper that will accompany the state and national publications, which is an attempt to pull some of the power necessary to portray to the representatives and senators. On the ReThink campaign, the region is unaware of anyone who is actively engaged but all of the websites have connections to it. A Connecticut representative of HAIG was voted member of the year in Kansas.

Membership and revenue up as well as participation from large corporate sponsors that assist with the \$5,000 Habitat for Humanity build fee. For the past three years as part of the conference, the Region has included a Habitat for Humanity build. Interest was so high this year, they will have two builds during summer of 2015. To address the diversity initiative, a diversity training was held at a

general session. While it was less interactive than anticipated, the region will follow up on this to help push diversity forward. The regional RSO is now the Chief Business Officer. Shellie Scrogum's title has been changed to better reflect that the region expects its SRO to be the business partner and to spearhead regional business dealings in the realm of sponsorships, training and all endeavors that might bring revenue, increase membership and conference fees. Larry advised New Mexico is now back as a participating regional member. He has been invited to their conference in August; the first time in five years. Next year SWRC will celebrate its 75th Anniversary in New Orleans. Mr. Hopkins encouraged board members to join them.

Action: Motion to adopt the regional reports as presented moved by Andy Rodriguez, seconded by Deanna Bakken. Motion carried.

PRESIDENT'S REPORT

President Prince thanked Saul for assisting him with his three initiatives. We are changing the national rhetoric; Housing America videos and ReThink Public Housing are all really taking hold at the state and regional levels. Having Dr. Berry kick off the conference with her encouragement in helping us to tell our stories differently and to get our message out will help us have greater impact in this area. We are also addressing homelessness at this conference: in a session with Richard Cho from the Interagency Council on Homelessness; the closing plenary session will feature a keynote address by Laura Zeilinger and a conversation between Ms. Zeilinger and Preston relative to issues related to homelessness.

We continue to focus on housing and education. Following the conference, President Prince and CEO Ramirez will have a teleconference with representatives from the Anne E. Casey Foundation and HUD representatives. We will continue to push the need for housing authorities and community development agencies to play a larger role in third grade level reading and housing and education.

Mr. Prince will attend Mississippi NAHRO's conference in Biloxi; his final conference for the year. He enjoyed attending and participating in all of the conferences, meeting members and having great conversations about what is important to them and making sure they know that national leadership cares about them. President Prince said that he participated in amazing sessions that stretched and challenged him!

SENIOR VICE PRESIDENT'S REPORT

Mr. Merritt began by thanking President Prince for his leadership. He attended two regional conferences: MARC and SWRC. MARC and NERC are each small and have a great relationship. Senior Vice President Merritt was impressed with the number of dignitaries who participated in the MARC Conference: Mayor, Governor, Assistant Secretary for Housing, and both Senators and Congressmen from Delaware. David Allen Brown and Clif Martin were great hosts. He was pleased to see Regional President Larry Hopkins at the SW conference healthy and doing well.

Mr. Merritt shared that Board member Kevin Nelson lost his twin brother, Keith, to cancer the day before the Board meeting. He asked the Board to keep the Nelson family in their thoughts and prayers.

CHIEF EXECUTIVE OFFICER'S REPORT

Mr. Ramirez submitted a written report on the status of resolutions adopted at the March meeting and called for questions and comments.

For a second year, we have an intern from the University of Michigan's graduate program in public administration for ten weeks working with our policy team. He has conducted research and developed white papers on Low Income Housing Tax Credit Certification, the Section 108 program's potential as a public housing preservation tool, and statutory and regulatory barriers for PHA to participate in certain federal programs.

Very active time during appropriations that increased our Twitter stat: approaching 1,600 followers on Twitter. NAHRO account is followed by 11 members of Congress (5 Senators, 6 Representatives) and 2 Governors. Mr. Ramirez encouraged members to use Twitter. It is a free and easy advocacy tool that we encourage and challenge of our Board members to use. In July, NAHRO staff hosted its first Twitter 101 webinar where staff broke down the basics of the platform and provided a glossary of Twitter terms for webinar attendees. The entire webinar, including the Q&A session, is available on our YouTube Channel.

Data System upgrade from TIMSS to Personify is scheduled to start last week of July 2014 with tentative 'go-live' date set for last week of Jan 2015. We will be utilizing a more robust platform for expansion of e-learning opportunities, communications among each other and the ability to better tailor individual needs pertaining to information individuals wish to receive in order to alleviate unnecessary digging on the website.

The HUD Office of Press Relations has recommended NAHRO as a credible media resource for outlets to contact on affordable housing and CD issues. In the past three months, we have provided background research for two articles in the *New York Times* and one in the *Wall Street Journal*.

A reprint of the President's Message from the June 15th *Monitor* appeared on the U.S. Interagency Council on Homelessness (USICH) blog. The article was titled 'We Must Increase the Role We Play in Ending Homelessness.'

In early July, there was an article in a local Arkansas online news site recognizing Executive Director Derek White of the Harrison Housing Authority for earning his Certified Management Executive (CME) Certification from NAHRO. This article has since inspired NAHRO to draft a template press release for those earning NAHRO credentials. NAHRO will plug in information specific to the individual and pitch it from the D.C. office.

Staff will be sharing the completed news releases with our 2014 Award of Merit winners and give them the option to choose if they would like NAHRO to pitch to their local media or to allow their own team to do that. There are 187 new releases set to go out.

Jori Solomon, PSWRC RSO, was introduced to the Board at the Leadership Retreat in Los Angeles, but this is her first Board meeting; Tamarha Walker-MARC NAHRO RSO, started April 16. Mr. Ramirez thanked the Tampa Housing Authority for hosting this conference and for providing support in a variety of areas from program planning to onsite volunteers. They have done a tremendous job!

ACTION: Motion to move into Executive Session by Bill Quirk seconded by Joseph D'Ascoli. Motion carried.

EXECUTIVE SESSION

No action was taken during the Executive Session.

Attendance:

Preston Prince, Steve Merritt, Harden "Buddy" Oldfield, Dionne Roberts, Diane Haislip, Elizabeth Glenn, Terry Feveryear, Renée Rooker, Betsey Martens, Nola Popoola, Bill Quirk, Joseph D'Ascoli, Doug Rise, Carlos Sanchez, Marty Ryan, DeeAnna Bakken, Larry Williams, Andrew French, Sam Hudman, Regina Stone-Mitchell, David Allen Brown, Ailrick Young, Austin Simms, David Baldwin, Larry Hopkins, Blake Farris, David Zappasodi, Lourdes Castro-Ramirez, Rob Pearson, Chris Gouig, Ken Cole, Lowel Krueger, Andy Rodriguez, Pamala Thompson Sunny Shaw, Patti Webster, Don May, Revonda Stordahl, Ricardo Gilmore, Dan Trozzi and Sharon Carlson.

Excused Absences: Tina Akers Brown, Ann Horton, Lowel Krueger, Clif Martin, Kevin Nelson, Jim Reed, L. Thomas Rowe, Carl Richie, Darrin Taylor, Deanna Wagner and Patricia Wells.

NAHRO Staff: Saul N. Ramirez, Jr., Janelle Beverly, John Bohm, Sylvia Bowen, Jeff Falcusan, Tamar Greenspan, Reginald Hart, Jenny Hsu, Tess Hembree, Emily Pasi, LaTonya Rajah, Jasmin Rathod, Sharon Sherrill, Jori Solomon and Tamarha Walker.

Next meeting: In conjunction with the National Conference: October 18, 2014