



## National Association of Housing and Redevelopment Officials

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### Notes

#### Strategic Planning Advisory Committee Meeting

August 4, 2021

#### Exploration of the Eviction Moratorium—NAHRO's Role

Eric Oberdorfer presented highlights of the eviction moratorium put into place on August 3. The committee discussed what NAHRO's role should be.

#### Recommendations:

- Search for best practices for post-moratorium programs and post on the website, similar to the COVID-19 resource webpage.
- Host a symposium that would focus on what PHAs should expect at the end of the eviction moratorium in October. Might make sense to include panelists who have worked closely with ERAP agencies to talk about how to form partnerships.

#### Questions/concerns raised by the committee included:

- What to do about people who just stopped paying rent and do not qualify for ERAP?
- What to do with residents defaulting on repayment agreements?
- What to do when all else fails? How do we prevent eviction for non ERAP qualifying families? Get input from HUD.

#### Other thoughts:

- Do we weigh in the merits of this moratorium or just the impacts on residents? How to help our members balance risk and keep the mission at the forefront.
- Challenges with the eviction moratorium include how to keep landlords in the program and what to do in situations where landlords are considering selling due to high home prices and what the impact of that will be on affordable rental properties in the area.

President: **Sunny Shaw**, CME, C-PHM; Senior Vice President: **Patricia S. Wells**, CME; VP-Housing: **Lisa Ann Garcia**, CME, CMVO; VP-Member Services: **Denita Johnson**; VP-Budget and Administration: **Clif Martin**, CME, CMPO, SPHM, PHM; VP-Commissioners: **Karina Mason Rorris**, NCC; VP-Community Revitalization and Development: **Stacy L. Spann**; VP-Professional Development: **Sally Stang**, CMVO, CRPBV; VP-International Research and Global Exchange: **Alan Zais**, SPHM, PHM; Interim Chief Executive Officer: **Michael Gerber**

**NAHRO's Role in Finance/Credit Union Support for PHAs**

Senghor suggested the way to move forward on this issue is to determine members' interest and need via a survey. Duane and Chuck recommended that NAHRO engage in fact-finding between now and October. They have already begun to focus on the type of information we may want to gather from the membership. Members who have participated in the Financial Management Training could serve as a good resource as we examine this topic. SPAC members who have experience in this area or interest should reach out to Duane and/or Senghor. Senghor offered that the B&A committee should take the lead on this activity.

**Procurement Assistance to Agencies**

Due to resignations and retirements, agencies, particularly smaller agencies, do not have the capacity to procure goods and services in a timely manner. To fill this void and to assist agencies, Senghor suggested that NAHRO explore offering procurement services to members. Members commented the requirement to purchase from local vendors and politics are factors that hinder agencies from contracting with national vendors. It was suggested that we engage in conversations with RSOs and perhaps the Member Services committee about this issue.

**How can SPAC help advance NAHRO's role in homeownership and education—universal access to preschool (DEI Framework assignments topics #7 and #15)?**

President Shaw ask committees to determine strategies to responding to their assignments and share their recommendations with the incoming committee. In the interest of time, SPAC members were asked to forward one or two ideas on each topic to Sylvia by Aug. 18. Ideas compiled will be discussed at the October SPAC meeting. A template for your use is attached.

**Members in attendance:**

Sunny Shaw, Patricia Wells, Clif Martin, Karina Mason Rorris, Lisa Ann Garcia, Denita Johnson, Sally Stang, Rhonda Mitchell, John T. Mahon, Zachary Fosler, C. Sean Gilbert, Ailrick D. Young, Chonda Tapley, Mark Thiele, John Polanskey, Duane Hopkins, and Peter LiFari.

**Staff:** Mike Gerber, Sylvia Bowen, Tess Hembree, Chuck Wellard, and Eric Oberdorfer.

**Members Absent:** Stacy L. Spann, and Alan Zais

***Please Note: Next Meeting: Wednesday, September 1, 2021 – 1:00-2:00pm ET***