



National Association of Housing and Redevelopment Officials

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MINUTES

Board of Governors Meeting

Virtual

December 14, 2021

President Patricia Wells called the meeting to order. Board liaison Sylvia Bowen called the roll, and a quorum was established.

President Wells administered the oath of office to vice presidents with portfolio, the BECT chair and chairs of advisory committees.

Sylvia Bowen conducted an orientation for the Board (see attached PowerPoint and notes).

President Wells called for approval of the agenda and minutes of the October 6, 2021, meeting as submitted.

Action: Motion by Barbara Kauss; seconded by Kathy Walter to approve the meeting agenda and minutes of the October 6 meeting. Motion carried unanimously.

President Wells announced the item on the Consent Agenda: amendments to the Michigan Chapter's bylaws. She then asked the Board to act on the amendments.

Action: Motion by Alan Zais; seconded by Jackie Newman approval of amendments to the Michigan Chapter's bylaws as submitted. Motion carried unanimously.

President's Report

- President Wells and Senior Vice President Guy have attended nearly all orientation meetings of standing and advisory committees where they welcomed new leaders. She was pleased that committees are energized and eager to work.
- Will schedule individual conversations with committee chairs to discuss their workplans.
- Save the Date for the BOG retreat: Feb. 3-6 in Atlanta, GA. Details are forthcoming.

Patricia Wells, MPA, CME, President; **George Guy**, Senior Vice President; **Lucille Boss**, Vice President-Commissioners; **Sharon L. Carlson**, CME, SPHM, PHM, SHM, CRPBRA, CSO-PH, CSEC-PH Vice President-Professional Development; **Irma Gorham**, PHM, Vice President-International Research and Global Exchange; **Duane Hopkins**, Vice President-Budget & Administration; **Milet Hopping**, PHM, Vice President-Member Services; **Peter F. LiFari**, Vice President-Community Revitalization and Development; **Wayne Pollard, Jr.**, Vice President-Housing; **Michael Gerber**, Interim CEO

President's report, cont'd

- Build Back Better: our united focus; we will continue to support and push moving this legislation forward.
- CEO Search: recently launched a new search; members should feel free to direct questions to President Wells and Interim CEO Gerber. Co-chairs Carl Richie and Steve Merritt will brief the Board during this meeting.

Senior Vice President's Report

- Met in-person with Interim CEO Mike Gerber and NAHRO senior staff a couple of months ago for departmental overviews. He now has greater appreciation for the breadth and depth of the work of the NAHRO team.
- Has discussed with President Wells and Interim CEO Gerber membership retention and growth.
- Will reach out to Regional Senior Vice Presidents to discuss leadership and to hear what is happening in regions and to regional leadership to explore how to participate in their events, either in-person or virtually.

CEO Search Committee

Co-Chair Carl Richie reported. Co-Chair Steve Merritt encountered audio difficulties and was unable to present oral remarks.

- President Wells has appointed a new search committee, which she is empowered to do so in accordance with Article VI, Section 1 of the NAHRO Constitution. Each region is represented on the committee.
- NAHRO has entered into a contract with Marcum's Nonprofit and Social Sector Group to lead the search for a permanent CEO. A new position description has been developed and updates will be provided to the Search Committee weekly.
- Our goal is to name a permanent CEO by March 31, 2022. If not, the Board must name a new interim CEO because Mike Gerber must return to the Austin Housing Authority on April 1, 2022.

Key Staff Updates

Interim CEO Mike Gerber introduced senior staff for updates:

Interim Policy Director Eric Oberdorfer

- Dec. 31 is the expiration of CARES Act waivers.
- HUD guidance on navigating CARES waivers (NAHRO hosted a webinar on this topic).
- HUD guidance on the expedited waiver process for the Public Housing and HCVP program (regulatory waivers).

- HUD will provide PHAS scores in 2022. NAHRO has expressed concerns related to TARS and the timeliness of inspections. HUD will keep the 28-day notification window for inspections.
- Regarding Build Back Better, NAHRO has started conversations with HUD about capital funds guidelines, how to structure the capital fund and how to use additional vouchers. This is dependent upon whether or not the bill passes.

Congressional Relations Director Tess Hembree

- Build Back Better contains \$150 billion for our programs and Senate negotiations are ongoing. Parts of the bill have been sent from the House to the Senate to work out; specifically, state and local tax issues, immigration, and few other things. Goal is to have it pass the Senate by Christmas. NAHRO members are encouraged to continue to put pressure on Congress to move forward with the housing provisions. NAHRO held a rally with three members of Congress to energize members.

Conference Director Jill Randles

- The Washington Conference is scheduled March 28-30 at the Grand Hyatt, downtown Washington, DC, as an in-person event. There will also be a limited virtual component. Registration will open up in mid-January. We are monitoring the spread of the Omicron Variant.

Professional Development Director Jackie Taboada

- We hosted 175 trainings, reached more than 3,000 individuals; generated net surplus of \$501,177. Reconciliations that remain are the financial management split and outstanding expenses for the year.
- Gearing up for 2022. Click [here](#) to view the PD 2022 calendar of events.
- NERC, MARC, SW, and NCRC have signed up for the 2022 PD revenue sharing program. Other regions were encouraged to join the program.
- Priorities for 2022 are to continue to revamp our existing training programs, develop new training programs, onboard new faculty, improve our collaboration with regions and state chapters, and support NAHRO certification by supporting the Director of Certification to increase the number of individuals certified. The certified management executive (CME) is NAHRO's premier certification. We will market the CME via social media and offer discounted rates in the new year.

Interim CEO Mike Gerber

- Progress continues on the Association Management System (AMS) journey, which includes extensive data clean up. The AMS will improve members' experiences and provide staff additional business intelligence. Our target date for implementation is April 2022.
- Regarding Build Back Better, Mr. Gerber said NAHRO needs to be at the table, working aggressively with HUD, OMB and other agencies, to share perspectives regarding the impact of new mandates, regulations and requirements on our programs and communities.
- Staff is excited about 2022. We are planning a full array of activities that will be conducted both virtually and in-person, whenever possible.
- Staff will seek guidance from the Steering Committee regarding COVID-19 protocols for the Washington Conference.

Some Board members expressed concern about attending an in-person event and hearing of the 70% success rate of masks in preventing the spread of the Omicron variant. Staff will seek guidance from the Steering Committee regarding the format for events, i.e., in-person, virtual and hybrid.

President Wells called for new business. There being none, she called for a motion to adjourn.

Action: Motion by Jackie Newman; seconded by David Lange to adjourn this meeting. Motion carried unanimously.

In attendance: President Patricia Wells. **Senior Vice President** George Guy. **Vice Presidents:** Lucille Boss, Sharon L. Carlson, Irma Gorham, Duane Hopkins, Milet Hopping, Peter F. LiFari, and Wayne Pollard. **Past Presidents:** Sunny Shaw (also Chair of the Strategic Plan Advisory Committee), Carl Richie, and Steve Merritt. **BECT Chair and Advisory Chairs:** Bobby Collins, David Gates, Elizabeth Glenn, Anna Judge and Jennifer Keogh. **Presidential Appointee:** Elizabeth Morales. **Regional Representatives: NERC:** Randy Waters, Anthony J. Vasiliou, Joseph A. D'Ascoli, and Rhonda Mitchell. **MARC:** Kathy Walter, John Mahon, Vernon Lawrence, and Gina Gibson. **NCRC:** Alan Zais, Jennifer Keogh, Jackie Newman, and James Dewey. **SERC:** Shaundra N. Clark, Mark E. Taylor, and Michael Wong. **SWRC:** Tonya Mabry, David P. Lange, and Bobby Collins. **PSWRC:** Barbara Kauss, Suket Dayal, Rick Gentry, and Preston Prince. **PNWRC:** Jillian Patterson and Andy Rodriguez. **MPRC:** Lori Rosendahl, Jill Elliott, Janice J. Kimball, and Julie Brewen. **Board Parliamentarian** G. Matthew Pike. **HDLI Representative** Ricardo Gilmore.

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Attendance, cont'd:

Staff: Interim CEO Mike Gerber and the entire NAHRO Team.

Excused Absences: **SERC:** Anthony Goodson. **SW:** Mark Thiele. **PNW:** Saeed Hajarizadeh and Lisa Stevens.