



National Association of Housing and Redevelopment Officials

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MINUTES

Board of Governors and Annual Business Meeting

September 26, 2024

Marriott Orlando World Center Hotel

Orlando, Florida

Prior to the Board of Governors' meeting being called to order, the Governors gathered for a Board of Governors picture. President George Guy called the meeting to order at 1:40 p.m. Board Liaison Georgi Banna called the roll, a quorum was established, and requests for excused absences were announced.

APPROVAL OF EXCUSED ABSENCES

President Guy acknowledged the following excused absences: Betsy Soto, Suket Dayal, and Dave Wellings.

INTRODUCTION OF GUESTS AND COMMENTS FROM INVITED GUESTS

Guests, including NAHRO staff, introduced themselves.

Vivian Bryant, CEO of the Orlando Housing Authority and President of Housing and Development Law Institute, welcomed NAHRO to Orlando and thanked NAHRO for the work of NAHRO.

Betsey Martens, Past NAHRO President and Senior Consultant for Campaign for Grade Level Reading, provided a greeting from Ralph Smith and Campaign for Grade Level Reading (CGLR), congratulated NAHRO for the Education Advisory Committee, updated on MOU engagement, and requested NAHRO engage with CGLR to assist in developing an Inter-Agency Agreement between HUD, HHS, and Education.

Sipho Simela, CEO and Founder of Matrix Rental Solutions, introduced himself to NAHRO Board of Governors, discussed the housing supply crisis, and looks forward to working with NAHRO.

Steve Pomeroy, Professor at McMaster University and Focus Consulting, introduced by IRGE Chair Jeff du Manoir, shared brief thoughts on the Canadian housing plan and thanked NAHRO for the IRGE award

No Associate Comments

APPROVAL OF MINUTES OF THE JULY 10, 2024, MEETING

Action: David Lange made a motion, seconded by Gina Gibson, to approve the minutes of the July 10, 2024, meeting. The motion carried.

PRESIDENT, SENIOR VICE PRESIDENT, AND CEO REPORTS

President Guy submitted a written report. Thanked Vivian Bryant and the Orlando Housing Authority for their leadership and time during the National Conference.

Senior Vice President Gilbert submitted a written report. Commented on his work with the conference planning committee, which he co-chairs with Vice President Evans. Congratulations on the National Conference.

CEO Thiele thanked Governors; briefly discussed the upcoming National election; thanked state conferences for exceptional work; wished Shellie Moore Guy happy birthday; August Advocacy – lifted the Southwest Regional Council highlighted report; highlighted opening conference session and upcoming sessions; discussed conference logistics and sharing of conference data; SERC/Emerging Leaders event logistics and update; working in collaboration on Presidential transition document; industry leadership meeting in January; and lastly, the state of NAHRO is strong!

ANNUAL RESOLUTIONS FROM THE CHAIR

PRESENTATION AND APPROVAL OF THE MEMORIAL RESOLUTION

President Guy presented and read the Memorial Resolution and asked everyone to pause for a moment of silence in memory of members and industry colleagues who have deceased since Sept. 2023. He called for a motion to approve the Memorial Resolution. The Memorial Resolution was amended to add additional deceased colleagues.

Memorial Resolution

Whereas, NAHRO members create attainable and sustainable homes and communities for vulnerable families and individuals;

Whereas, the nation has benefited immeasurably from the active leadership of individuals in the public and private sectors at the local, state, and national levels;

Whereas, many leaders have died since the NAHRO annual membership meeting in 2023;

Now, Therefore, Be It Resolved, that in memory of these leaders, the National Association of Housing and Redevelopment Officials honor our leaders and colleagues who have passed away since September 2023:

Caroline Bernardo – Trenton, NJ

Peter Dwars – Munster, IN

Rodney Dykes – Liverpool, England

Blake Farris – Muskogee, OK

Ken Guidry – Lafayette, LA

Mel Kaplan – Brooklyn, NY

Bob Lane – New Albany, IN

Marcia E. Lewis – Indianapolis, IN

Bill Maher – Kinsale, VA

Laurie Putscher – Annapolis, MD

Helen Sause – Oakland, CA

Saarje Scott – Alexandria, VA

Tracy Yetter – Austin, TX

Lydia Sanchez – Austin, TX

Robert (Bobby) Keaster – Nashville, AR

Angela Harris – Ft. Wayne, IN

Therefore, Be It Further Resolved, the Secretary/Treasurer is granted the authority to take and make necessary actions, corrections, and additions to this resolution.

NAHRO Board of Governors
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Action: Milet Hopping made a motion, seconded by Anthony Goodson, to approve the Memorial Resolution. The motion carried.

PRESENTATION AND APPROVAL OF THE RESOLUTION OF APPRECIATION FOR THE LOCAL HOSTS AND CONFERENCE SPONSORS

President Guy presented and read the Resolution of Appreciation for the Local Hosts and Conference Sponsors. He called for a motion to approve the Resolution of Appreciation for the Local Hosts and Conference Sponsors.

Resolution of Appreciation for Local Hosts and Conference Sponsors

Whereas, the local hosts for this conference are the officers and members of the Southeastern Regional Council and the Orlando Housing Authority;

Whereas, the sponsors of this conference are:

Platinum Partner:

Yardi

Silver Partner:

Allergy Technologies

Conference Sponsors:

Housing Authority of the City of Shreveport (HACS)

Arnall, Golden & Gregory LLP

Keys Claims Consultants, LLC

Housing Authority of the City of Austin (HACA)

Augusta Affordable Housing Corporation

HAI Group

Coats Rose

Ballard Spahr LLP

CSG Advisors

Quadel

Progress Residential

HCi Advisory Group

Indiana NAHRO

George Guy

Motivation Compliance & Training, Inc.

Hylant

MRI

Paymentus

Whereas, the members of the National Association of Housing and Redevelopment Officials (NAHRO) assembled in Orlando, Florida, wish to return in full measure to their local hosts and conference sponsors the warmth, friendship, and generosity granted to them in this great city and express their deep appreciation; and

Whereas, NAHRO wishes to express its gratitude to the local individuals and organizations engaged or interested in housing and community development activities in Orlando who have extended their gracious assistance to conference activities;

Now, Therefore, Be It Resolved, that the Governors assembled, too, by this resolution and may other personal expressions, commend and compliment the officers and members of the **Southeastern Regional Council, its President Anthony Goodson Jr, the Orlando Housing**

Authority, its CEO and President Vivian Bryant, the Conference Planning Committee, its Co-Chairs Sean Gilbert and Shaunté Evans, and sponsors for their gracious hospitality and assistance to all here gathered.

Therefore, Be It Further Resolved, the Secretary/Treasurer is granted the authority to take and make necessary actions, corrections, and additions to this resolution.

NAHRO Board of Governors
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Action: Carl Richie made a motion, seconded by Shaunte Evans, to approve the Resolution of Appreciation for the Local Hosts and Conference Sponsors. The motion carried.

PRESENTATION AND APPROVAL OF THE RESOLUTION OF APPRECIATION FOR EXHIBITORS

President Guy presented and read the Resolution of Appreciation for Exhibitors. He called for a motion to approve the Resolution of Appreciation for Exhibitors.

Resolution of Appreciation for Exhibition Participants

Whereas, the provision of technically advanced, quality products and services are essential to the sound maintenance, improvement, and management of housing and community development programs;

Whereas, NAHRO's Corporate Members Council (CMC) has, through its sponsorship of the Exhibition, gathered an extensive display of products and services;

Whereas, the firms and their representatives participating in the NAHRO Exhibition bring the delegates and the agencies they represent an increasing choice of quality products and services; and

Now, Therefore, Be it Resolved, that the NAHRO membership express their appreciation and satisfaction to the many exhibitors who have presented an excellent array of products and services essential to the sound conduct of housing and community development programs and

Therefore, Be It Further Resolved, that NAHRO extends its appreciation to the Corporate Members Council, its Chair Damon Duncan and all exhibitors for their significant contributions to the success of the Conference and Exhibition.

Therefore, Be It Further Resolved, the Secretary/Treasurer is granted the authority to take and make necessary actions, corrections, and additions to this resolution.

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Action: Sean Gilbert made a motion, seconded by Richie Herrington, to approve the Resolution of Appreciation for Exhibitors. The motion carried.

CONSENT AGENDA

President Guy introduced the Consent Agenda and asked if any Board member wished to move the item to the Discussion Agenda. The item was not moved. President Guy then called for a motion to approve the Consent Agenda item.

MEMBER SERVICES COMMITTEE

TOPIC: 2025, 2026, 2027 SUMMER SYMPOSIUM AND 2026 & 2027 NATIONAL CONFERENCE SITE SELECTION

Resolution Selecting the Sites of the 2025, 2026, 2027 Summer Symposiums, 2026 & 2027 National Conferences, and 2027 Washington Conference

Whereas, the NAHRO Member Services Committee discussed potential sites for upcoming Summer Symposiums and National Conferences & Exhibitions at their July 2024 meeting;

Whereas, based on the NAHRO Member Services Committee guidance NAHRO research, visited, and requested proposals from cities and venues;

Whereas, the Member Services Committee discussed and recommends the following sites for upcoming Summer Symposiums, National Conferences, and Washington Conference:

Summer Symposium

2025 – July 17-18; New York City, New York; New York Hilton Midtown

2026 – July 16-17; Nashville, Tennessee; Renaissance Nashville Hotel

2027 – July 15-16; Minneapolis, Minnesota; Minneapolis Marriot City Center

National Conference and Exhibition

2026 – October 15-17; Denver, Colorado; Denver Convention Center
2027 – October 27-29; Las Vegas, Nevada; Caesars Palace

Washington Conference

2027 – April 4-6; Washington, DC; Hyatt Washington Capitol Hill

Now, Therefore, Be it Resolved, NAHRO approves the above listed sites for the 2025, 2026, 2027 Summer Symposiums, 2026 & 2027 National Conferences, and 2027 Washington Conference.

Therefore, Be It Further Resolved, the Secretary/Treasurer is granted the authority to take and make necessary actions, corrections, and additions to this resolution.

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TOPIC: TEXAS NAHRO BY-LAWS AMENDMENT

Resolution Adopting Texas NAHRO Updated By-Laws

Whereas, the Texas NAHRO Executive Board and Membership have reviewed, discussed, and approved the updated Texas NAHRO By-Laws;

Whereas, the Southwest Regional Council have reviewed, discussed, and approved the updated Texas NAHRO By-Laws;

Whereas, the Member Services Committee of NAHRO has reviewed, discussed, and recommends approval of the Texas NAHRO By-Laws; and

Now, Therefore, Be it Resolved, NAHRO approves the updated Texas NAHRO By-Laws and they may take immediate effect.

Therefore, Be It Further Resolved, the Secretary/Treasurer is granted the authority to take and make necessary actions, corrections, and additions to this resolution.

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TOPIC: CONN-NAHRO BY-LAWS AMENDMENT

Resolution Adopting Connecticut NAHRO Updated By-Laws

Whereas, the Connecticut NAHRO Executive Board and Membership have reviewed, discussed, and approved the updated Connecticut NAHRO By-Laws;

Whereas, the New England Regional Council have reviewed, discussed, and approved the updated Connecticut NAHRO By-Laws;

Whereas, the Member Services Committee of NAHRO has reviewed, discussed, and recommends approval of the Connecticut NAHRO By-Laws; and

Now, Therefore, Be it Resolved, NAHRO approves the updated Connecticut NAHRO By-Laws and they may take immediate effect.

Therefore, Be It Further Resolved, the Secretary/Treasurer is granted the authority to take and make necessary actions, corrections, and additions to this resolution.

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Action: Milet Hopping made a motion, seconded by James Dewey, to approve the above Consent Agenda items. The motion carried (Patricia Wells abstained).

DISCUSSION AGENDA

There were no items on the Discussion Agenda.

HIGHLIGHTS – STANDING COMMITTEES

The Standing Committee Chairs presented meeting highlights from their written reports, which accompanied the Board's final agenda.

BUDGET AND ADMINISTRATION

Chair Duane Hopkins reported on the discussion of Nicole Ridley's presentation on development needs and the financial framework, with deliverables over the next few months. NAHRO is in a strong financial position with strong conferences. Shared discussion from compensation discussion and discussion of accrual and cash accounting, CEO Thiele responded to the question on conference cancellations.

HOUSING

Chair Lanita Hillen reported on the discussion on Project-Based Voucher cap and Davis Bacon voucher cap, discussion on Choice Neighborhood applications and process improvements, including for small agencies and senior sites, and the implementation of HOTMA and the feasibility of phased implementation. Shared discussion on best practices for shared information databases. Siphon Simela, CEO and Founder of Matrix Rental Solutions, also spoke to the Housing Committee.

INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE (IRGE)

Chair Jeff du Manoir reported that Mr. Pomeroy joined the committee. IRGE is ready to support CR&D on the formation of the national housing strategy framework. About a dozen people from NAHRO are going to the World Urban Forum in November. There is excitement and interest in attending the International Social Housing Festival in Dublin Ireland, in June 2025.

COMMUNITY REVITALIZATION AND DEVELOPMENT (CR&D)

Chair Grace Stepter shared information on the highs and lows of all committee members' on their community development and production, homeless concerns, the shift to enforcement after Grants Pass, and homeownership. CR&D discussed how it combines with the national housing policy discussion, and the committee discussed longer committee meetings.

COMMISSIONERS

Chair Renee Smith reported on the advocacy subcommittee encouraging get out the vote using information on the NAHRO website, the communications subcommittee beginning work on updating the Commissioner's Handbook, the DEI subcommittee is beginning to develop a resident empowerment assessment, and the governance subcommittee discussed engagement with the local and county officials. Members of the Commissioners and Professional Development Committees met after the meeting to discuss collaboration on the committees' shared measurable outcomes. Four committee members were announced as Champions of the committee. The Fellows also asked to be involved in developing the updated Commissioner's Handbook related to Executive Director and Board relations.

MEMBER SERVICES

Chair Shaunté Evans discussed passing conference site selection resolutions along with the by-law updates for Texas and Connecticut, further discussing the committees' measurable outcomes in small groups. Emerging Leaders met to discuss their 2025 plans and Women of NAHRO excitedly shared their plans for conference events and track planned for the next day.

PROFESSIONAL DEVELOPMENT

Chair David Gates celebrated that PD has trained over 5,000 individuals in 2024 and issued 312 new certifications over the last year. Chair Gates issued a call to action for the BOG members to become certified.

HIGHLIGHTS – OTHER LEADERSHIP GROUPS

CONFERENCES ADVISORY COMMITTEE

Senior Vice President Gilbert, Co-Chair of the committee, reported on the history of the committee and having the conference in Florida. The committee's goal was to ensure that the Orlando National Conference was welcoming, impactful, diverse, and educational and worked with NAHRO Backbone to produce this excellent conference. The committee developed a replicable system for developing conferences. Acknowledged Housing America and Emerging Leaders for the service project at Up Orlando.

CORPORATE MEMBERS COUNCIL (CMC)

Chair Damon Duncan reported and acknowledged Nicole Riley for staffing CMC and her hard work. Discussed building a strategic approached development fund creation, outreach, and the gift acceptance policy.

SMALL AGENCY ADVISORY COMMITTEE (SAAC)

Chair Denise Riley reported and discussed the application policy for HUD's Choice Neighborhood programs. SAAC held their first webinar on August 8 on the topic of RAD and had 157 participants; there are plans for additional webinars. Discussed sharing the get-out-the vote resources to small agencies and communities.

STRATEGIC PLANNING ADVISORY COMMITTEE (SPAC)

Chair Jennifer Keogh reported and highlighted last year's work on developing the NAHRO 5-year plan. At their meeting the Committee chairs discussed their measurable outcomes. SPAC also reviewed and discussed the Presidential Transition Report and praised the document and NAHRO's work developing it.

LEGISLATIVE NETWORK ADVISORY COMMITTEE (LegNet)

Chair Ivory Mathews reported that they have crushed the strategic plan measurable outcomes and thanked NAHRO for the technology investment of the new advocacy center. Announced that 93% of the BOG participated in the August Advocacy campaign. Shared information on the get-out-the vote campaign of NAHRO Votes.

HOUSING AMERICA ADVISORY COMMITTEE (HAAC)

Chair Anna Judge reported and shared about the NAHRO scholarship winner. The 2025 calendar winner will be announced tomorrow at the plenary session. Updated scholarship and calendar contest applications will be reviewed and posted on the website. 50/50 are available at the HAAC booth in the exhibit hall.

EDUCATION ADVISORY COMMITTEE (EAC)

Chair Jackie Newman reported and thanked Charity, their NAHRO staff liaison. Discussed history of the education task force and working on building for the future.

DIVERSITY, EQUITY AND INCLUSION ADVISORY COMMITTEE (DEIAC)

Chair Tiffany Mangum reported on DEIAC's work on their measurable outcomes. DEIAC looks forward to working on policy, including economic mobility and empowerment, with programs like Universal Basic Income and direct cash assistance. Thanked the conference advisory committee for inclusion and its work.

BOARD OF ETHICS AND CREDENTIALING TRUSTEES (BECT)

Chair Clif Martin reported and celebrated both Professional Development and Certification but warned that we are nearing capacity on staff and faculty time. UPCS certification is being sunset as NSPIRE is the new inspection protocol. Beginning January 1, 2026, all certification and renewal certifications will require online, on-demand ethics training. Working on minor updates to the NAHRO Code of Conduct.

HIGHLIGHTS: REGIONAL COUNCILS AND HOUSING AND DEVELOPMENT LAW INSTITUTE (HDLI)

President Guy thanked all Regional Presidents and discussed moving Regional reports ahead in the agenda for the next meeting.

All Regional Presidents submitted written reports before the Board meeting. HDLI submitted a written report.

NORTH CENTRAL

President Sharon Carlson lifted up Minnesota NAHRO's work during August Advocacy and for over 7,500 letters from the region's states. NCRC's 2025 conference will be held in Detroit.

MOUNTAIN PLAINS

President Janice Kimball discussed outreach to less active states in the region. Utah NAHRO has conducted a strategic planning session, and the regional held a commissioners' training hosted by Colorado NAHRO for 27 commissioners.

PACIFIC NORTHWEST

President Andy Rodriguez announced that Spokane, Washington, will host the region's spring conference, April 6-10, 2025.

PACIFIC SOUTHWEST

President Christina Stokes-Johnson announced a change in leadership as Sanford Riggs stepped down as Senior Vice President, and the new Senior Vice President is Carmen Jack from Arizona. The region's 2025 conference is May 28-30 in Fresno, California.

SOUTHWEST

President Milet Hopping discussed the statement of "meet you there" and an increase in membership of 15%. Our YouTube channel is about a year old and informs our regional members. Thanked the 6,879 advocates who sent letters from the region.

NEW ENGLAND

President Rhonda Mitchell highlighted two New England NAHRO members who are now NAHRO Fellows – Joe D’Ascoli and Diane Cohen.

MIDDLE ATLANTIC

President Gina Gibson congratulated Dorthy Carter Daniels as a new NAHRO Fellow and announced that MARC is excited to host NAHRO in the summer of 2025.

SOUTHEASTERN

President Anthony Goodson thanked NAHRO for collaboration on the BOG event that evening. Thanked everyone for coming to the SERC region and congratulated Dannie Walker on becoming a NAHRO Fellow. Announced fall workshop, November 10-12. Time shared with Yvonda Bean to discuss August Advocacy.

HOUSING & DEVELOPMENT LAW INSTITUTE

Representative Ricardo Gilmore thanked Mark Thiele for being an HDLI Board Member, shared information on HDLI events, and thanked NAHRO for coming to Florida.

NEW BUSINESS

There being no further business, President Guy called for any announcements.

ANNOUNCEMENTS

Mark Thiele announced that NAHRO will provide a speaker to a HUD- hosted panel at the World Urban Forum.

Sang Happy Birthday to Shellie Moore Guy!

Announced next BOG meeting (December 10) and 2025 conferences in Washington, New York, and Phoenix.

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EXECUTIVE SESSION

Action: Motion to enter executive session by Joe D'Ascoli, seconded by Gina Gibson. The motion passed unanimously.

Executive Session was held to discuss a personnel matter.

Executive Session was adjourned.

Board of Governors meeting was adjourned approximately at 4:35pm.

ATTENDANCE

Present: Officers: George Guy, Sean Gilbert, Jeff du Manoir, Shaunté Evans, David Gates, Lanita Hillen, Duane Hopkins, Grace Ruiz-Stepter, and Renee Smith. **Past Presidents:** Carl Richie and Patricia Wells. **Chairs of Other Leadership Groups:** Anna Judge, Jennifer Keogh, Tiffany Mangum, Clif Martin, Ivory Mathews, Denise Riley, Damon Duncan, Jackie Newman, and Major Galloway.

NERC: Rhonda Mitchell and Joe D'Ascoli. **MARC:** Gina Gibson, Kathy Walter, and Paul Diggs. **NCRC:** Sharon Carlson, Alan Zais, Lee Talmage, and Jim Dewey. **SERC:** Anthony Goodson, James Cox, Michael Wong, and Yvonda Bean. **SWRC:** David Lange, Bobby Collins, Richard Herrington, and Michael Gerber. **PSWRC:** Christina Stokes-Johnson, and Preston Prince. **PNRC:** Andrew Rodriguez and Lori McGowan. **MPRC:** Janice Kimball, Dana Miller, and Julie Brewen. **Board Parliamentarian** Senghor Manns.

Staff Present: CEO Mark Thiele, General Counsel Georgi Banna, and the NAHRO Team.

Excused Absences: **NERC:** Betsy Soto. **PSWRC:** Suket Dayal. **PNRC:** Dave Wellings.

Absent: Past President: Sunny Shaw. **NERC:** Randy Waters. **PNRC:** Jillian Patterson.

Action on December 10, 2024: Shaunté Evans made a motion, seconded by David Gates, to approve these Minutes of the September 26, 2024 Board of Governors Meeting. Motion approved unanimously.