



**MINUTES**  
**BOARD OF GOVERNORS MEETING**  
**July 31, 2015**  
**JW Marriott, Austin, TX**

---

President Prince called the meeting to order. LaTonya Rajah called the roll and a quorum was established.

President Prince welcomed and acknowledged guests and staff. He noted the BOG gift, a book entitled *Destiny of Democracy* from the Lyndon B. Johnson Library, was provided courtesy of Mike Gerber, Carl Richie, and the City of Austin Housing Authority. President Prince also thanked Mike, Carl, the Housing Authority of Austin, and the City of Austin for their hospitality and he commended NAHRO staff and all the volunteers on the planning committee who did a fantastic job organizing the sessions.

Having no associates come forward during the Associates comment period, President Prince asked Liz Glenn, Chair of the International Research and Global Exchange Committee (IRGE) to introduce the international guest, Donald Proctor, Board President, Australasian Housing Institute (AHI) and Executive Director of Compass Housing Services (CHS). CHS is a social housing organization of Australia overseeing 120,000 social housing units on Australia's western coast. Mr. Proctor is a distinguished gentleman who was a panelist on the restructuring public housing session at the conference. The panelist discussed the repositioning of social and public housing and a closer examination of how RAD compares to other efforts in the Netherlands, UK, Canada, and Australia.

On behalf of the AHI Board of Directors, Mr. Proctor expressed appreciation to the NAHRO Board of Governors and commented that when the broader sector of housing professionals around the world make connections, that is when learning occurs. He expressed the hope that a long-term legacy will be forged out of the Memorandum of Understanding (MOU) partnership.

Following Mr. Proctor's remarks, Vice President Glenn offered the following motion:

**Action: Motion by Elizabeth Glenn; second by Betsey Martens to present the IRGE Committee's resolution on the Discussion Agenda at this time. Motion carried.**

## **MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN NAHRO AND AUSTRALASIAN HOUSING INSTITUTE (AHI)**

### **BACKGROUND**

At the March 18, 2015 Board of Governors meeting, the IRGE Committee proposed and the Board unanimously adopted a resolution authorizing the establishment of an organizational relationship with AHI. Additionally, the resolution directed NAHRO staff to formally invite AHI to establish such a relationship. The AHI Board responded to the NAHRO invitation by adopting a proposed MOU, which sets forth the terms and understanding between NAHRO and AHI.

### **RESOLUTION**

**The IRGE Committee hereby endorses the Memorandum of Understanding (MOU) between NAHRO and AHI and therefore encourages the NAHRO Board of Governors to approve the [MOU](#) and recommends a ceremonial signing at the NAHRO Board of Governors meeting on July 31, 2015.**

**Action: Motion to approve MOU by Elizabeth Glenn; second by Betsey Martens. Motion carried.**

Donald Proctor, President Prince and CEO Saul Ramirez officially executed the MOU via ceremonial signing. After the signing, President Proctor presented President Prince, CEO Saul Ramirez, and IRGE Chair Liz Glenn respectively with gifts from Australia.

President Prince then thanked President Proctor for being so gracious to the membership and for rising to the occasion when put on the spot. He then called for a motion to adopt the Consent Agenda or to remove any items from the Consent Agenda to the Discussion Agenda.

**Action: Motion by Dionne Roberts; second by Renée Rooker to move CR&D resolution regarding the GAO Report on Joint IRS/HUD-administered LIHTC Program to the Discussion Agenda for a friendly amendment. Motion carried.**

**Action: Motion by Mike Gerber; second by Larry Hopkins to move Housing resolution regarding UPCS-V to the Discussion Agenda. Motion carried.**

President Prince then called for approval of the remaining items on the Consent Agenda.

**Action: Motion by Patti Webster; second by Regina Mitchell to accept all Consent Agenda items, which are presented below. Motion carried.**

## CONSENT AGENDA

### APPROVAL OF MINUTES AND ACTION TAKEN BY STEERING COMMITTEE

Approval of Minutes: March 18, 2015 Board meeting; ratification of action by Steering Committee during June 10, 2015, teleconference: To expand collaboration with the Campaign for Grade-Level Reading by joining the *More Hopeful Futures Initiative*.

### HOUSING COMMITTEE

#### PRIVATE INVESTMENT IN HOUSING ACT OF 2015

##### BACKGROUND

The Private Investment in Housing Act of 2015 directs HUD to establish a demonstration program that would allow the Secretary to execute budget-neutral, performance-based agreements with owners of HUD-assisted multifamily housing to encourage reductions in energy or water costs. As with the Energy Performance Contracting (EPC) program in public housing, this bill would allow private owners to keep a portion of the savings generated and use them to re-pay the up-front costs of the improvements. The bill would also allow for participation of up to 20,000 PBRA, Section 202, and Section 811 units.

##### RESOLUTION

**BE IT RESOLVED that NAHRO supports the Private Investment in Housing Act of 2015.**

---

#### DIGITAL DIVIDE ACT OF 2015

##### BACKGROUND

The Closing the Digital Divide Act of 2015 would add the cost of high-speed internet to utility allowances for qualified families. However, implementation of the Act would add onerous administrative burden to PHAs including an ongoing requirement to find the lowest-cost Internet provider in the region, determine which residents qualify for free or reduced school lunches, and ensure the use of technology capable of blocking sites with content that could be harmful to minors. Further, although access to broadband is critical, the Act, as written, would not effectively close the digital divide for enough students as it would not provide high-speed Internet to families living in all kinds of affordable housing.

##### RESOLUTION

**BE IT RESOLVED that NAHRO supports expanded access to broadband within public and affordable housing noting, however, that provision of these services should not be the responsibility of Public Housing Authorities.**

---

## **HOMES FOR HEROES ACT OF 2015**

### **BACKGROUND**

The committee passed a resolution supporting the Homes for Heroes Act of 2015. The bill creates a new position of Special Assistant for Veterans Affairs that reports to the Secretary at HUD. The special assistant would be responsible for, among other things, ensuring veterans have access to housing programs and homeless assistance, coordinating veteran-related programs at HUD, and serving as a liaison between HUD and the Department of Veterans Affairs, the United States Interagency Council on Homelessness, and officials of state, local, regional, and nongovernmental organizations.

### **RESOLUTION**

**BE IT RESOLVED that NAHRO supports the Homes for Heroes Act of 2015. Be it further resolved that the position referred to in the bill should have all of the authorities specified in the bill as well as authority to resolve issues related to the HUD-VASH program.**

---

## **MEMBER SERVICES COMMITTEE**

### **SOUTHWEST REGIONAL COUNCIL (SWRC) BYLAWS**

SWRC proposed the following addition in bold to Section 1 of their bylaws:

Section 1. Not less than sixty (60) days prior to the annual convention of the Regional Council held in odd-numbered years, a Nominating Committee consisting of the Regional President, Immediate Past President, Senior Vice President, the President (or designee) of each chartered NAHRO State Chapter within the region, and a representative elected from the Commissioners Committee, shall meet for the purpose of selecting one or more persons from the roles of active associate members in good standing as nominees for each office. The Immediate Past President of SWRC shall serve as Chair of the Nominating Committee.

### **RESOLUTION**

**The Member Services Committee moves the acceptance of changes to SWRC Bylaws.**

---

### **MOUNTAIN PLAINS REGIONAL COUNCIL (MPRC) BYLAWS**

MPRC proposed the following changes to their Bylaws:

1. Board members have reached a consensus that the current structure of the Executive Board is too large (over 30 people) and difficult to assemble for a variety of decisions that could and should be made by a smaller, elected Executive Committee.

2. It is proposed to make certain changes to Article IV that would redefine the structure of the Executive Board as a "Board" that is divided into two parts: an Executive Committee consisting of the President, Senior Vice President, Secretary, Treasurer and the three Immediate Past Presidents; and

the Board consisting of the members of the Executive Committee and then the Representatives at Large to the Board of Governors of NAHRO, the Representatives of National Standing Committees residing in the Region and those members appointed to national task forces, boards and committees by the President for special terms.

3. The Executive Committee shall (a) establish procedures for the maintenance of records and accounts, (b) manage the receipt and expenditure of funds, (c) be responsible for the levying of dues, (d) ensure periodic reporting of Regional Council affairs to the membership, and (e) it shall otherwise plan and account for the activities of the Regional Council, including contracts for services. A quorum for the Executive Committee is one-third plus one.

4. The Board shall continue to hold not less than two regular meetings each year, at least one of which will be held at the time and place of the annual conference of the Regional Council, and to conduct all other business.

5. A clarification is also made that the six elected Vice Presidents will receive automatic placement on corresponding National Committees in Article V, Section 5 and Article VIII, Section 2.

6. The number of members required for a quorum where meetings are conducted at times and places other than at the annual conference has been changed from 50 to 25 in Article VII, Section 3. This is based on a realistic assessment of how many members would actually be in attendance for such a meeting.

7. The name of the "International" Committee has been changed to its new name approved by national NAHRO which is "International Research and Global Exchange" Committee in Article VIII, Section 1.

## **RESOLUTION**

**The Member Services Committee moves the acceptance of changes to MPRC Bylaws.**

---

## **DISCUSSION AGENDA**

### **COMMUNITY REVITALIZATION AND DEVELOPMENT COMMITTEE**

#### **GAO REPORT ON JOINT IRS-HUD ADMINISTRATION OF THE LIHTC PROGRAM**

##### **BACKGROUND**

On July 23, the Government Accountability Office (GAO) published a study on the Internal Revenue Service (IRS) administration and oversight of the Low-Income Housing Tax Credit (LIHTC) program. The GAO finds the oversight of LIHTC and of state housing finance agencies (HFAs) to be historically minimal, partly due to the "peripheral" nature of LIHTC in relation to the IRS mission and priorities, as well as limited resources and staff.

In contrast, HUD has greater experience in administering affordable housing programs and the GAO recommends for Congress to consider designating HUD as a joint administrator of LIHTC. HUD's role would largely consist of oversight responsibilities, such as regular monitoring of HFAs.

#### **RESOLUTION**

**The CR&D Committee does not see a need to change the oversight structure of the LIHTC program. It is the State Housing Finance Agencies, the investors and the lenders that ensure the ongoing success of the program.**

#### **DISCUSSION**

Mike Gerber offered an amendment, which enhanced the resolution to underscore NAHRO's support for the way that the IRS has administered the LIHTC program.

#### **Amendment:**

*The LIHTC program as administered by the IRS, has been one of the nation's most effective affordable housing programs. It has been a key tool for public housing authorities for redevelopment and new construction and the program should be fully reauthorized by Congress. Since 1986, the IRS has effectively managed the program, in conjunction with State Housing Finance Agencies, with both accountability and integrity.*

**Maker of Motion, Dionne Roberts, accepted the amendment.**

#### **AMENDED RESOLUTION**

**Motion by Dionne Roberts; second by Mike Gerber that the CR&D Committee does not see a need to change the oversight structure of the LIHTC program. It is the State Housing Finance Agencies, the investors and the lenders that ensure the ongoing success of the program. The LIHTC program as administered by the IRS, has been one of the nation's most effective affordable housing programs. It has been a key tool for public housing authorities for redevelopment and new construction and the program should be fully reauthorized by Congress. Since 1986, the IRS has effectively managed the program in conjunction with State Housing Finance Agencies with accountability and integrity. Motion carried.**

### **HOUSING COMMITTEE**

#### **UPCS-V**

#### **BACKGROUND**

HUD is in the process of creating a new inspection protocol to replace HQS. HUD believes that the deficiency descriptions in HQS are "subjective, qualitative, and not intuitively categorized, leading to inconsistent application." The committee passed a resolution urging HUD to publish the new protocol in a notice before it begins pre-pilot testing so that stakeholders may provide comment.

#### **RESOLUTION**

**BE IT RESOLVED that before HUD begins its pre-pilot, the Department should release the draft**

UPCS-V standards and protocols so that stakeholders are able to appropriately provide meaningful input on key elements including, but not limited to, the following: Standards, Criteria, Sanctions, Scoring, Division of responsibility between tenant and owner; Submission requirements; and Timeframes.

**BE IT FURTHER RESOLVED** that HUD should publish the draft standards and make them available for public comment before the pre-pilot begins.

**BE IT FURTHER RESOLVED** that NAHRO would like to actively partner with HUD to develop an inspection standard that benefits all interested stakeholders.

#### **DISCUSSION**

Mike Gerber commented that moving to the UPCS-V protocol has implications for all public housing authorities that conduct inspections of their own Housing Choice Voucher units and/or other assisted housing programs. He expressed concern that HUD has sole-sourced a demonstration of the UPCS-V protocol and that it has the potential to hurt our industry by resting control of inspections from PHAs that are currently charged with undertaking them. The Housing Committee's resolution is strong; however, Mike offered a friendly amendment to include the following text:

#### **Amendment:**

**BE IT FURTHER RESOLVED** *that HUD should ensure that any pre-pilot is competitively bid in accordance with federal procurement laws.*

**BE IT FURTHER RESOLVED** *that NAHRO supports allowing those agencies with inspection programs to continue to operate those programs under any new UPCS-V protocol.*

Regina Mitchell pointed out that UPCS-V is a demonstration and that HUD has not decided to move forward with third party inspectors.

Mike Gerber expressed concern because HUD, through a contract with CGI, has recently undertaken a Quality Control study and examined hundreds of agencies' HQS inspections and found great inconsistencies among those agencies and how they administer HQS. HUD is building a case to support consolidating under one or a couple of contractors which would (in HUD's opinion) provide for better management and operations of the program.

Regina Mitchell commented that NAHRO's existing position, as recommended by the Housing Committee, is that agencies be allowed to conduct their own inspections and that there be no changes to the protocol. She then expressed support for the amendment. President Prince called for a second to the amendment.

**Action: Motion by Mike Gerber, second by Renée Rooker to approve the amendment to the Motion.**

Clif Martin commented on the amendment stating that where there is concern about the impact on housing authorities, he is not sure that the amendment language is strong enough. We need clarity as to whether or not NAHRO supports the endeavor on the whole. This could be the death knell for the HCV program because sentiment among multifamily property owners who accept vouchers is

that the protocol is already too stringent; owners may walk away from the HQS program if UPCS-V implements a more demanding physical standard, which would make the program extremely difficult for agencies to administer.

Regina Mitchell indicated that NAHRO's existing position, as recommended by the Housing Committee, is that should be no changes to the inspection protocol.

Clif Martin, Regina Mitchell, Mike Gerber, and Renée Rooker agreed to language that would be added to Mike Gerber's amendment.

**Amendment:**

**BE IT FURTHER RESOLVED** *that NAHRO opposes any new inspection protocol that makes it more difficult for Housing Choice Voucher residents to utilize the program.*

President Prince made a call for votes as follows:

**Action: The amendment made by Mike Gerber passed.**

**Action: The amendment made by Clif Martin passed.**

**Action: Motion as amended passed.**

**AMENDED RESOLUTION**

**BE IT RESOLVED** that before HUD begins its pre-pilot, the Department should release the draft UPCS-V standard so that stakeholders are able to appropriately provide meaningful input, not limited to the following: Standards, Criteria, Sanctions, Scoring; Division of responsibility between tenant and owner; Submission requirements; and time frames.

**BE IT FURTHER RESOLVED** that HUD should publish the draft standard and submit it for public comment before the pre-pilot begins.

**BE IT FURTHER RESOLVED** that NAHRO would like to partner with HUD to develop a standard that benefits all interested stakeholders.

**BE IT FURTHER RESOLVED** that HUD should ensure that any pre-pilot is competitively bid in accordance with federal procurement laws.

**BE IT FURTHER RESOLVED** that NAHRO supports allowing those agencies with inspection programs to continue to operate those programs under any new USPCS-V protocol.

**BE IT FURTHER RESOLVED** that NAHRO opposes any new inspection protocol that makes it more difficult for Housing Choice Voucher residents to utilize the program.

## BUDGET AND ADMINISTRATION COMMITTEE

### FY 2014 AUDIT REPORT

#### BACKGROUND

The B&A Committee has had a thorough review and discussion of the FY2014 Audit report. The report was presented, in detail, by the auditing firm of Gelman, Rosenberg and Freeman at the B&A committee meeting in March. At that meeting, there was extensive discussion with staff and the auditors around the details of the report and management letters. The audit resulted in a clean audit of NAHRO's combined financial statements and provided recommendations for overall accounting procedures going forward.

The B&A passed two resolutions: (1) to accept the FY2014 Audit report; (2) to write-off and remove from the books the \$100,284 note payable from NAHRO to Transpire. It has been on the books for some time now and does not have an impact on NAHRO's financial position.

**Action: Motion by Renée Rooker; second by Larry Hopkins for the BOG to accept the FY2014 Audit report, combined financial statements and management letters. Motion carried.**

### TRANSPIRE NOTE PAYABLE

#### BACKGROUND

The B&A Committee has had recurring discussion with NAHRO Staff and with NAHRO audit firm regarding the note payable from Transpire to NAHRO. The note, in the amount of \$100,283 has remained on the balance sheet of both organizations for a number of years. There has been insufficient profit-generating activity conducted through Transpire to enable any payments to NAHRO against the note. Each year, as a routine part of the audit, the auditing firm "eliminates" the note in order to combine and review the books of the organizations. This elimination is, in effect a temporary write-off of the note for auditing purposes and has no net effect on either NAHRO, or Transpire. The elimination is carried out to enable a clearer picture of accounting operations. Over the years, the B&A committee has discussed the feasibility of actually writing off the note, given the fact that this would have no real effect on the organizations. Further, it would be preferable in the eyes of auditors. After this year's discussion with the auditors and in subsequent discussions, the B&A Committee feels that it is in the best interest of NAHRO's membership to write off the note.

**Action: Motion by Renée Rooker; second by Pam Thompson that the BOG authorize staff to write-off the note payable from Transpire to NAHRO in the amount of \$100,283 by the end of the current fiscal year.**

#### DISCUSSION:

Dionne Roberts shared that the debt originally came on books as a startup of Transpire (formerly NAHRO, Inc.), which was nearly ten years ago and that during her tenure there was discussion as to when it would be appropriate to write-off the debt.

CEO Ramirez commented that the debt was incurred more than ten years ago and that the original amount of the debt was \$285,000. At that time, NAHRO Inc., (Transpire) was contracted to manage

a federal grant that NAHRO was part of, which included partners such as National League of Cities, U.S. Conference of Mayors, NACo and others. Transpire acted as grant manager and the operating entity for the grant on behalf of NAHRO and its partners but when the grant expired, all revenue ceased as well.

Patti Webster asked why the amount that will be written off is different from the amount in the Audit report. Reggie Hart explained that the amount was not shown in the 2014 audit report nor shown previously because during the audit process, financial operations are consolidated in order to get an accurate picture of the financial operations. Therefore, from an audit perspective, the \$100,283 did not exist and thus it was always adjusted out. B&A had numerous discussions with auditors over the years he explained and concluded that now would be a good time to write-off. CEO Ramirez pointed out that auditors, under GAAP accounting principles, do not recognize subsidiary debt to the parent company; therefore this debt is not reflected in consolidated financial statements because it is considered to be already incorporated.

Patti Webster asked to see the amount and Lowel Krueger commented that audit reports typically disclose this information in their notes section and that the amount in the most current report was stated as being \$107,550. Reggie Hart indicated that the \$107,550 is the net of all adjustments that are taken into account by the auditors and the \$100,283 is part of that. He added that some debt between NAHRO and Transpire will not be forgiven and that only the note in the amount of \$100,283 is being forgiven. Actual financial statements that are presented as at year-end on activity for NAHRO operations is different from that which is stated in the annual report prepared by the auditors. Current financial statements have shown that amount of \$100,283 on the balance sheets for a number of years running.

CEO Ramirez stated that Transpire administers the RSO program; that debts that are incurred to NAHRO for running it and the RSO get liquidated when revenue comes in from the RSO program; those debts are not included in the write-off. The difference between the audit report and the number that is being forgiven is a consolidated reflection of Transpire's debt and is a different amount because it includes a partial debt that is not forgiven as it is part of an ongoing transfer of activities that continue to occur between Transpire and NAHRO.

**Action: President Prince called for vote on the resolution: The B&A recommends that the BOG authorize staff to write-off the note payable from Transpire to NAHRO in the amount of \$100,283 by the end of current fiscal year. Motion carried.**

## **STRATEGIC PLANNING ADVISORY GROUP (SPAG): Mike Gerber**

Chair Betsey Martens asked Mike Gerber to present the SPAG resolution, as he chaired this meeting (and the March meeting while she was conducting research in Bellagio, Italy, as a Rockefeller Foundation Center Fellow).

**Action: Motion by Mike Gerber, second by Renée Rooker to accept CR&D and Member Services Committees' mission and vision statements and the role of the Member Services Committee as presented. Motion carried.**

### **COMMUNITY REVITALIZATION AND DEVELOPMENT COMMITTEE**

#### **MISSION STATEMENT:**

NAHRO's Community Revitalization and Development (CR&D) Committee addresses a broad range of issues related to the economic vitality of cities and the development and conservation of neighborhoods, including administrative, legislative, regulatory, and funding issues of community development programs and operations. The Committee recommends policies to the Board of Governors in support of its primary goal: the achievement of well-planned, socially, and economically sound communities.

#### **VISION STATEMENT:**

**Promote Sound Policy** – The CR&D Committee is committed to advocating for the appropriate laws, funding levels and responsible public policies related to the community development programs that are important to the NAHRO membership and the families and individuals that they serve.

**Share Knowledge** – The CR&D Committee is committed to fostering community development knowledge and skills for the NAHRO membership. This is achieved by sharing and facilitating awareness of emerging trends, best practices, and new research.

**Build Relationships** – The CR&D Committee is committed to expanding NAHRO's community development membership by promoting relationships with community development professionals, community development agencies, and redevelopment authorities. The Committee is also committed to investing in relationships with other industry organizations that result in collaboration and partnerships for common goals.

---

### **MEMBER SERVICES COMMITTEE**

#### **MISSION STATEMENT:**

To achieve member satisfaction and grow our professional organization by providing networking opportunities, membership outreach, current technology, quality customer service and recognition of excellence.

**VISION STATEMENT:**

Our vision is to provide membership benefits that will attract and retain members in order to help and support their individual and agency missions.

**COMMITTEE ROLE:**

The role of the Member Services Committee is to address organizational matters, including constitutional changes, dues structure, and input on conference site selection. Additionally, the committee provides customer service and coordinates supportive products. These include conferences, awards, publications, and member benefits.

---

**HIGHLIGHTS: COMMITTEES AND TASK FORCES**

**PROFESSIONAL DEVELOPMENT COMMITTEE**

**Buddy Oldfield-Vice President Reported**

PD did not have resolutions for Board action at this meeting due to the lack of quorum. However, the Board can expect a resolution on the John D. Carroll Scholarship program at the meeting in Los Angeles.

Vice President Oldfield announced that Lori Barringer is officially with NAHRO as Operations Manager for PD. We have launched our partnership with Quadel to offer co-branded Low Income Housing Tax Credit compliance training, with three sessions coming up and starting on September 29 in Colorado Springs, CO; October 26 in Greensboro, NC; and November 16 in Anne Arundel County, MD. Vice President Oldfield encouraged Board members to attend. He hopes Jeff will work with Quadel to schedule a delivery in Augusta, GA very soon.

A second financial training partnership is in the works, and there are two potential providers. Discussions are ongoing for providing financial management training with more information hopefully available for the October conference in Los Angeles. The Committee is also looking to update training materials and looking at refreshing conference exhibition booth materials. Converting materials to an online training format will commence soon, and they are examining the possible expansion of the NAHRO faculty.

The Committee received a briefing from the Affordable Housing Accreditation Board (AHAB), which is working on an agency accreditation model that could hopefully replace PHAS/SEMAP, “which is wishful thinking but we’ll see how that goes.” We would accredit individuals and AHAB would accredit housing authorities.

- Three subcommittees met. NPDS is chaired by Duane Hopkins.
- Considered two items that BECT is exploring.

- Considered certification surrounding financial management training, and hoping to continue to make progress on that in October.
- For the Marketing Subcommittee, Mark Roy filled in as Chair. They discussed getting people involved with onsite trainings, how training can be integrated into NAHRO regional and state conferences (on either a half or whole-day basis). They examined overall how to raise interest in training in general.
- In the Quality Assurance Subcommittee, Tina Sullivan from New England Regional Council was replaced temporarily by Sunny Shaw who handled the duties while Ms. Sullivan recovered from her automobile accident injuries. They reviewed training materials (electronic -vs- hard copy); examined the staffing of trainers (whether they should consider contractors or actual employees; and of course, evaluations and the best timing for administering them (not leaving it to the end when people are eager to rush out).
- Regional reports received lively and welcome discussion on the topic of succession planning training (due largely to Patti Webster's input and influence).

**MEMBER SERVICES COMMITTEE**  
**Donna Brown-Rego-Vice Chair Reported**

Membership campaign was conducted for housing authorities and manufacturers and suppliers council members in the spring, with another scheduled for public agencies in the summer. There was a slight drop in membership due to agency budget cuts. Awards of merit were presented, 63 of which will be considered for awards of excellence by juries meeting at this conference. The member survey focusing on member benefits was sent to all associates in June, preliminary results were sent to NAHRO and are being reviewed.

Awards, Marketing Relations, IT, and Emerging Leaders Subcommittees mostly focused on the status of their tasks for the work plan.

**COMMUNITY REVITALIZATION AND DEVELOPMENT COMMITTEE**  
**Dionne Roberts-Vice President Reported**

The Committee, with the addition of Jenny Hsu earlier in the term, and the new task forces it has taken on, is now really hitting its stride. In the coming two years there will be many things coming out of this committee. At each meeting, CR&D invited someone from the local community to make a presentation. Ron Kowal from the Austin Affordable Housing Corporation, an entity affiliated with the Austin Housing Authority, discussed their work in creating a portfolio that contains not only numerous rental projects, but also includes a strip mall and a number of office buildings. These projects are not only for their own space, but also to provide space for non-profits and to create revenue to further the mission of the housing authority and to be able to provide services to the residents.

The Committee was pleased with the visit from Saul Ramirez and Preston Prince. They appreciated their comments on the cuts to the HOME program. In reality, it is not a \$900 million cut, but rather a \$2 billion cut. The Committee will continue to press this issue. The Committee also appreciated Mr. Ramirez's comments about increasing the CD membership and the push for CD membership following this conference. Vice President Roberts offered to help staff with follow up on the membership push.

NAHRO staff presented updates on CD-related issues. Staff presentations provide the Committee with information, which spark issues for future consideration, i.e., housing trust fund coming online and some things that will happen next year with CDBG.

CR&D met with the Housing Committee to discuss RAD and the new AH tool. The discussion focused on the new notice on RAD, the feedback on how the changes and flexibility impact housing authorities (and we are told some of the changes are retroactive, though eligible before, not now), and on feedback regarding changing how the waitlist is prioritized, not to make it on a first-come first-serve (FIFO) basis.

The Committee examined the broader implications of the AHF Tool – CD/Housing and the impact of its requirement on small housing authorities, data, and financial and community partnerships with entitlement communities, which will be burden on folks. This is an important perspective for NAHRO to assume. Although the process will be interesting, it will require collaboration in order to avoid bankrupting small agencies just to meet another requirement.

The Committee also discussed the OIG findings of a possible HOME FIFO IDIS system Anti deficiency Act violation. The IDIS system does not allow tracking by grant year. The Committee recommended that NAHRO staff keep an eye on this issue because it is the Committee's belief that any repayment, absolutely, should not be forfeited by the participating jurisdictions since they were following HUD guidelines and requirements; yet, they were landing straight on the heads of participating jurisdictions.

The Homelessness subcommittee led Lisa Baker is working on a white paper, which should be finalized by the time of the next Committee meeting.

The Presence subcommittee led by Lisa Garcia provided recommendations to Member Services aimed at enhancing the awards database in order to sort by geography and narrow findings. Numerous great projects have received awards so the database is getting difficult and unwieldy.

**HOUSING COMMITTEE**  
**Regina Mitchell-Vice President Reported**

The committee voted John Mahon as vice chair, filling the remainder of Vice President Mitchell's term.

Regina Mitchell, referring to the earlier discussion of the Housing Committee's resolution on UPCS-V, cited action that was taken by the NAHRO Board in October of 2012 concerning inspections, which was then called "modified UPCS." The position was "...we do not support because of the significant impact on Sec. 8 landlords due to rigorous requirements imposed by a modified form of UPCS." This position was reaffirmed by the amendments to the resolution brought by the Housing Committee at this meeting.

The Housing Committee tackled a number of issues, among which included the **Private Investment in Housing Act of 2015**, which the committee passed a resolution in support of. This bill authorizes HUD to establish a demonstration program that would fund and oversee utility efficiency upgrades. It will be open for up to 20,000 PBRA, Section 202, and Section 811 units. This bill does not directly affect Housing Choice Vouchers or Public Housing.

**HCV Admin Fee Study.** The Committee discussed whether the formula should accurately measure the cost of running a voucher program or whether it should be incentivizing PHAs, the distribution of dollars to PHAs based on each of the proposed formula variables, and other costs that the formula may not accurately be capturing. HUD extended the comment period to August 11, 2015. Board members should send their comments for staff, which will be considered in the NAHRO comment letter to HUD.

**MTW Extension and Expansion.** The Committee had a lengthy discussion on MTW extension and expansion but did not pass any resolutions on this topic. NAHRO's current position supports the reauthorization and broad-based expansion of the Moving to Work (MTW) demonstration in a manner that protects existing MTW agreements while providing a significant number of new MTW agencies with financial flexibility and the freedom to pursue innovative policies.

Public Housing Subcommittee: FSS NOFA. The Committee discussed the 2015 FSS NOFA which noted that an alternative rank and rate factor would be included for FSS applications in 2016. There was discussion on the challenges inherent in ranking and rating FSS applications, and committee members provided suggestions for alternative rank and rate factors.

Other issues that the Housing Committee tackled are on the Discussion Agenda.

**INTERNATIONAL RESEARCH & GLOBAL EXCHANGE COMMITTEE**  
**Elizabeth Glenn-Vice President Reported**

The IRGE Committee received an update on Habitat III and how NAHRO's role is incredibly important in shaping the domestic housing policy agenda through our global efforts. IRGE is sponsoring a brown bag session at this conference that will focus on the United States' role in Habitat III and the role of the World Urban Forum in continuing the discussion around Habitat III; and the importance of stewarding the Habitat agenda following the Conference. NAHRO has the opportunity to be the steward of carrying housing policy through the 20-year interim period between Habitat III and what will be Habitat IV in 2026.

Donald Proctor, President of AHI, made a presentation on *Housing in Australia* and the role of the Australasian Housing Institute (AHI).

NAHRO's CEO and President both re-emphasized the continued need to elevate IRGE; the relevance of and impact it has on domestic housing policy through best practices and research. Saul commented on IRGE's work on Habitat III and how NAHRO will be a relevant partner on the global stage.

IRGE's research paper provides guidance for certain national housing policies. It examines public housing preservation and repositioning strategies in Canada, the UK and the Netherlands to help inform our current preservation agenda in the U.S., as expressed primarily through RAD. It also explores five important questions:

1. Is the Rental Assistance Demonstration program the right answer to a chronically underfunded public housing program?
2. Are we expanding RAD before we truly understand its lessons?
3. Is consolidation right for our communities and will RAD or other HUD initiatives force it?
4. What would happen if the federal government is successful in devolving housing policy to the states and is a national affordable housing policy essential?
5. What would it take to convince the general public that an investment in some is a win for all?

IRGE will sponsor a study exchange to the Netherlands and Germany in late August. Exchange participants will engage in a dialogue with host country practitioners concerning their experiences within the context of the themes in the research paper. The delegates will also be required to bring back deliverables so that there will be something specific and concrete coming out of that exchange, including a blog, a session, an article, photographs and most importantly how that discussion could enrich the work that we do.

The Research Subcommittee talked about how it is now important to distribute the paper to the leadership so that the leadership can look at the data that was found and gathered and begin to look at how these five questions that are the basis of the paper will continue to help focus and inform NAHRO's discussions around RAD and what is needed to improve it. The idea would be to provide the paper to leadership for comments by a certain date in September and then go live at the Los Angeles conference. At the conference in October there will be an important session with representatives from the UK, Canada, and the Netherlands in attendance to present their perspectives on repositioning of social housing which will be a very important conversation.

The Communications Subcommittee discussed their ongoing efforts to appropriately brand and market IRGE; how efforts to create regional vice presidents for international is an ongoing effort; how products need to be both consistent with NAHRO but also seeking to clearly identify IRGE on its own merits.

The Partnership subcommittee discussed the importance of developing criteria for the establishment of partnerships so that we are purposeful and strategic in developing international alliances that will reflect our own mission, values and goals but also to help inform and enrich what we are learning and how we are trying to shape housing policy in a way that makes sense for the U.S.

The Exchange subcommittee is exploring the possibility of sponsoring an exchange to Australia between March and November 2016.

IRGE reviewed, discussed and agreed on the status of its strategies and tasks in the NAHRO Business Plan (95% on track to deliver items that are scheduled for completion in 2017).

**COMMISSIONERS COMMITTEE**  
**Deanna Wagner-Vice President Reported**

Vice President Wagner advised the committee's email contest, which started in March this year, did not go as well as anticipated. They learned that either some people do not have emails, don't want to give out their emails, or that there still may be some executive directors who do not want to provide their commissioners' emails. The Committee will continue to work on collecting email addresses in an effort to increase commissioner engagement in NAHRO.

NAHRO congressional relations staff presented what NAHRO members could do during the August recess. The Committee asked staff to draft a letter from the perspective of a Commissioner, which would be posted on the Commissioners' resources page so commissioners across the country can access the link online and send letters to their respective members of Congress.

The Legislative subcommittee has three remaining articles for the *Journal of Housing and Community Development* magazine: “Spanning the Digital Divide in Austin,” “Healthcare and Public Housing” and one on the topic of veterans. Don May, LegNet Chair, visited the subcommittee and talked about getting and keeping commissioners involved in LegNet. The Committee would like to talk to staff about term limits for commissioners; specifically, resident commissioners.

The PD subcommittee met with the Vice President-Professional Development and the staff liaison Buddy Oldfield and Jeff Falcusan. Beginning in the 2015-2017 term, members of the National Commissioners Committee will be able to audit commissioner-related classes. A new program may be launched in the fall of 2016 that will allow members to go online and view CEUs and track certification status.

### **BUDGET & ADMINISTRATION COMMITTEE** **DeeAnna Bakken-Chair Reported**

The B&A reviewed the year-to-date budget numbers at this meeting as it does during monthly teleconferences. The Committee approved the Audit report and adopted a resolution for Board action regarding the write-off of Transpire’s debt. Jeff Falcusan and Blake Pavlik presented an update on business plans for professional development and certification. Lastly, B&A began discussions regarding historical membership dues data, recognizing that the last dues increase was in 2007 and the one prior to that was in 2001.

### **LEGISLATIVE NETWORK (LEGNET)** **Don May-Char Reported**

LegNet spent most of its time on reviewing and finalizing its work plan, which aligns with the NAHRO Business Plan, modeled after IRGE and HATF. LegNet will submit the final document to the Strategic Planning Advisory Group (SPAG) prior to its next meeting.

As everyone knows, the majority of LegNet’s work is around advocacy and efforts have led to some significant gains in the appropriations process such as the Moving-to-Work, Public Housing Replacement Reserve, and the recertification for vouchers. At this time, the status of these appropriations is unknown; a C.R. is possible, but hopefully, those will still move forward—at least they are out there for consideration and have been discussed.

During its monthly teleconferences, staff has reported on successes realized on different coalitions such as the Action Coalition, Low-Income Housing Tax Credit, the Tax Extenders, and the Home Coalition; and the devastating cuts that are being proposed with Home that are not acceptable so, hopefully, our partnerships will really expand our sphere of influence in these areas.

There is a sign-on letter that will be covered in a Direct News about the Non-Defense Discretionary Coalition and its being housed under the National Low Income Housing Coalition. The sign-on letter urges Congress to be more thoughtful on its sequestration and to remove sequestration. (It is still looming and out there and will trigger in January so we should urge Congress to be more thoughtful and figure out how to balance the budget without going to the sequestration route.)

**SMALL AGENCIES TASK FORCE (SATF)**  
**Sharon Carlson-Chair Reported**

Prior to this meeting, Chair Carlson had asked members to take a good, strong look at some of the provisions that are contained within SHARP and the regulatory reforms in the report that HUD sent to Congress. The SATF sought to find out which provisions might have the most impact on the small agencies. Feedback from SATF will be provided to NAHRO staff, who will deliver comments to HUD.

Ms. Carlson expressed appreciation to the Housing Committee for the opportunity to participate and provide comments on the Sec. 8 admin fee study. Discussion was related to the different aspects of administering the housing voucher program such as, whether it is dealing with metro or rural areas, how those costs differ, and also provided staff comment on the Gang of 13.

Ms. Carlson shared that due to the support from President Prince, Senior Vice President Merritt, and CEO Ramirez, Task Force members feel more relevant--not that they did not feel relevant in the past, but there is a little more attention being paid to SATF, which is greatly appreciated.

John Bohn advised that it looks pretty positive to learn that Senator Jon Tester is interested in sponsoring the Small Agencies Reform Bill once again and we do have some close sponsorship support for this initiative. However, we are still working on sponsorship support on the House side.

Jeff Falcusan joined SATF and provided a professional development update regarding how we meet the needs of small agencies and how the Small Agencies Task Force can provide feedback to Jeff Falcusan on how those needs can be met.

**BOARD OF ETHICS AND CREDENTIALING TRUSTEES (BECT)**  
**Dan Trozzi-Chair Reported**

Vice President Oldfield and Professional Development (PD) committee liaison Jeff Falcusan presented on some of the coordination and activities between the two groups. The BECT requested input from the PD Committee on two issues: (1) BECT's intention to specify what type of educational activities (online, other providers etc.) would be accepted for NAHRO Certification. (2) Adding additional NAHRO Certifications to areas that currently NAHRO has training seminars and proficiency tests available.

PD has no issue with the proposed definition of the educational activities accepted for certification, but has some issues with the possibilities of increasing additional NAHRO certifications to areas currently covered by proficiency tests. As a result, a focus group of BECT members and a PD sub-committee will continue discussions via future meetings.

Richard Herrington was elected Chair of the Assessment Board at this meeting.

Numerous Trustees made presentations about BECT programs and certifications at chapter and regional events; how we are moving toward accreditation for some NAHRO Certifications; and how we are bound to a code of ethics at recent regional and chapter events.

Certifications are up significantly--which is a good, positive trend. BECT recommends that the NAHRO Code of Ethics be available or presented at general assemblies and conferences to remind members about the Code, which is part of BECT's marketing efforts as well as other things for PD and BECT.

The BECT is mindful of the discussion on the issue of sanctions for violations of the NAHRO Code of Professional Conduct and is re-examining the Rules of Procedures for the Code of Professional Conduct.

**STRATEGIC PLANNING ADVISORY GROUP (SPAG)**  
**Mike Gerber-Committee Member Reported**

SPAG did a survey, the goal was to move to town hall or focus groups in Los Angeles in order to gain a more in-depth and textured understanding of what that data showed. Although we are still working through the data, a wide swath of members (98% of the membership) intends to renew, and were satisfied with NAHRO which is a testament to our CEO Saul Ramirez and his staff.

Over the next ten weeks, the data will be examined to inform SPGA to ask the right questions while in Los Angeles. The group will work with its consultant to develop some thoughts around a revised mission, vision, as well as value statements, it will informally test out a few themes and begin preliminary feedback. A goal is to bring simplified and more readily-accessible and user-friendly mission, vision, and value statements to the next leadership retreat in February 2016. Hopefully, SPAG will be able to do some spade work before the retreat to get Board members comfortable with some of the thoughts and ideas that have been discussed through this process. Mr. Gerber shared that he is cognizant of the energy and time which went into crafting the current vision, mission, and value statements, so we want to be very sensitive and make the process as inclusive as we can. This includes lots of consulting with the committees and committee leadership as well as lots of time being spent with the staff and getting their feedback. If the committee structure is inadequate and the staff is not on board, it does not matter how SPAG describes the new strategic plan or what it frames up, things will not get done. The hope is to start doing some of the hard work next year and ultimately bringing back to the Board real work product with streamlined objectives, goals, and tactics, the purpose of which would be to make it easier and more brandable.

**HOUSING AMERICA TASK FORCE**  
**Clif Martin-Chair Reported**

At this conference, HATF members visited Meadowbrook, the Boys & Girls Club of America, a part of HATC's new focus with the *Voices of Housing*. As we all know, *Voices of Housing* focuses on the future and the children and how we can showcase ending the cycle of poverty through partnerships and working with stakeholders such as the wonderful Boys & Girls Club of America. We are wrapping up the poster contest--thanks to all the regions. We have heard that there was great enthusiasm at regional conferences regarding the new way in which we conduct the poster contest. HATF goal is to get around 600+ posters, triple the number submitted last year.

In October, Housing America Month, the group will start a marketing campaign to all chapters and housing agencies about sponsoring activities during the month. HATF has issued a challenge to all members and their regions that have Boys & Girls Clubs of America to sponsor an event in their community, focusing on neighborhood, family, partnerships, and the relationship with their local housing authorities.

HATF discussed what type of event it could sponsor in Los Angeles and decided to model it after *SERC Cares* and agreed to call it *Housing America Helps*. HATF would work with a non-profit in Los Angeles to sponsor an event that showcases and puts Housing America front and center.

Concluding his report, Chair Martin invited Board members to participate in the HATF event at The Lakeside Apartments, a residence for seniors. HATF members and interested conference attendees will play games and enjoy refreshments.

**REGIONAL HIGHLIGHTS: REGIONAL PRESIDENTS**

*Regional Reports (and HDLI) are online at <http://www.nahro.org/boq-13-15-correspondence-and-meetings-summary-0>*

**SOUTHWEST REGIONAL COUNCIL**  
**Larry Hopkins-Regional President Reported**

Membership numbers have not varied significantly; thus, the region should exceed 99% of total collected renewal memberships over last year. SWRC is working hard to upgrade its CR&D Committee with the addition of Mark Thiele of the Houston Housing Authority. Members in the region have also been working very hard to engage with their local media outlets. Over the last three years, in spite of sending more than 65 invitations to local media to cover its Habitat build (volunteer project at conferences), none has responded.

The region's answer to the question regarding how NAHRO can better meet their needs would be that the national organization ought to continue being as aggressive as possible in marketing and pricing of the training available through the NPDS program.

SWRC had a great conference in June and hopes to continue to work with national NARHO next year. Approximately 18% of the Region's income now comes from non-traditional means such as website advertising, sponsorships, and managing some of the region's state chapters.

Last, but not least, the SWRC mascot is Woody. He has had some pretty substantial operations over the last couple of weeks and has been mending slowly. Mr. Hopkins asked Board members to keep him in their thoughts and prayers.

**NORTH CENTRAL REGIONAL COUNCIL**  
**Doug Rise-Regional President Reported**

NCRC had its spring annual conference in Waukesha, Wisconsin from April 15-17, 2015, where incoming leadership was elected: DeeAnna Bakken-President; Larry Williams-Senior Vice President; Clifford Scott-Secretary, Peggy Rice-Treasurer; Jennifer Bergman-Vice President of CR&D; George Guy-Vice President of Member of Services; Alan Zais-Vice President of Professional Development; Deanna Wagner will be continue as Vice President of Commissioners; Jennifer Keogh-Vice President of Housing; and Ron Clewer-Vice President of IRGE.

The region's 2016 conference will be held in Columbus, Ohio.

**SOUTHEASTERN REGIONAL COUNCIL**  
**Ailrick Young-Regional President Reported**

Mr. Young expressed appreciation to all who attended the region's 75<sup>th</sup> Anniversary Celebration in Louisville, Kentucky, from June 14-16, 2015. Also celebrated and recognized at this conference was the first regional Housing America poster contest. There was huge participation from each state within the region.

**MIDDLE ATLANTIC REGIONAL COUNCIL**  
**Clif Martin-Regional President Reported**

The MARC Conference, which was co-sponsored with the Maryland Association was held from May 19-22, 2015, in Ocean City, Maryland, and its theme was "The Real Housers of the Mid-Atlantic," parodying the Real Housewives television show. The conference depicted the drama/issues that agencies face. It was extremely well-attended.

Incoming officers were elected as follows: President-David Allen Brown from New Jersey; Senior Vice President-Regina Mitchell from Maryland; Secretary-Nathan Bovelle from Washington, DC; Treasurer-John Mahon from New Jersey.

MARC is working diligently on revamping its website; this has been a big process for us as part of our new RSO contract, which is going extremely well.

The region's 2016 conference will be held in Atlantic City, New Jersey. Edna Dorothy Daniel, a new appointee to the BECT has suggested two activities for the conference: firstly, a session for residents on how to interact with law enforcement officials where agencies would be encourage to register one resident leader and three or four young people for the conference; and secondly, honor outstanding agency executive directors.

**MOUNTAIN PLAINS REGIONAL COUNCIL**  
**Patti Webster-Regional President Reported**

Ms. Webster shared that attendance by Preston Prince, Carl Richie, and Saul Ramirez at the region's conference elevated it to a professional level that the two groups were not expecting. They made NAHRO look very good! Additionally, the conference was an effort to bridge the gap and merge with the state housing group and with the NeighborWorks group in Montana. Throughout her presidency, Ms. Webster has committed to having a voluntary event during the conference. At this year's conference in Bozeman, MT, members supported the Gallatin Valley Food Bank, which was very successful. There was also collaboration with Native American partners in the state.

A conference highlight was a screening of Brick by Brick where President Prince led both a thoughtful and thought-provoking discussion; Native American leaders were in the audience and were engaged in the conversation following the screening. It was an amazing experience said Ms. Webster.

Incoming regional leadership includes: Dianne Hovdestad, Sioux Falls, South Dakota; Commissioner Matt Pike from South Dakota will serve as the Regional Senior Vice President.

**PACIFIC SOUTHWEST REGIONAL COUNCIL**  
**Ed Mayer-Regional Senior Vice President Reported**

The Pacific Southwest Regional Council has a very vibrant membership. They are excited to bring forward a number of very seasoned and talented persons to serve on national committees. PSWRC has completely re-structured the process for handling the Housing America poster contest. The Region has focused on marketing NPDS programs; and particularly, is bringing in more of NAHRO's expertise. Results have been excellent!

**PACIFIC NORTHWEST REGIONAL COUNCIL**  
**Lowel Krueger-Regional President Reported**

Lowel thanked national NAHRO for the opportunity to be the first region to enroll in the RSO program. The region is now celebrating its first year with RSO Kristen Damazio. She has done a tremendous job. A highlight of her performance was at the region's conference, held in May in Seattle. Themed, *People, Purpose, Passion*, with more than 300 attendees, the event was the

largest conference in the region's history. The region attributes some of its success to really strong sessions, one of which was Move-to-Work, which aligned with the work of National NAHRO and with the legislative work that the region is doing. The region is starting to see potentially some progress made on a national level for Move-to-Work for some agencies that would like to embark on that and the sessions not only allowed for those Move-to-Work agencies to come together and talk about the successes but also allowed for some of who would like to be Move-to-Work to learn about what those successes are.

President Prince moderated the screening of Brick By Brick. Attendees at the screening included Native Americans and a delegation from South Africa, who enriched the discussion following the screening.

The Region is working on rebranding--working on redesign of its logo, examining its mission statement and working through the strategic planning committee on four specific areas: a library that will have a variety of documents, a variety of policy so that we can all share; commissioner engagement; and a salary compensation and benefits survey for the region. Additionally, PNRC is working on a financial comparison enabling agencies to compare themselves against other agencies to see how they are actually performing. Incoming leadership includes: Sunny Shaw as President and Bill Cook from the King County Housing Authority as Senior Vice President.

#### **NEW ENGLAND REGIONAL COUNCIL Bill Quirk-Regional President Reported**

The region awarded \$6,000 in scholarships; recognized 14 awards of merit (six of whom were nominated for excellence awards). Incoming leadership: Joseph A. D'Ascoli-President; Diane Cohen-Senior Vice President. The NERC board is planning its first one-day planning strategy session in many years that will occur in the fall. NERC holds activities in recognition of Housing America, not only in October but other times as well. As an example, in June there was a Pawtucket Red Sox game and a cook-out in August. To date, the Housing America activity, led by Rick Leco, has raised more than \$13,000.

**Action: Motion to accept Regional Reports by Betsey Martens second by Liz Glenn. Motion carried.**

#### **PRESIDENT'S REPORT**

President Preston Prince reported on the August recess action that had been previously outlined in an email from NAHRO staff, which set the course for an action plan that included input from the Legislative Network. The goal of the action plan is geared to focusing on getting the House and Senate to adopt the budget, and then over the course of the next four weeks there will be an examination of the issues, including the need to have the Home Program fully funded. As part of the action plan, we hope to achieve the following goals: (a) to have the SHARP Proposal adopted (b) to have the four and nine percent percentages made permanent (c)

to obtain the Move-to-Work expansion and extension; and (d) to end up coming back to the budget push in order to get it adopted in a timely manner. The President urged everyone to go online, sign the documents and letters prepared by LegNet, and also to return to their local communities and agencies and reflect on how to use their format, agenda, items, and strategies locally by sending out emails, letters, and press releases.

Renée Rooker commented on having received an email that very same morning from the Department of Commerce indicating that HUD is requesting narrative pieces or publishable stories on the Home Program and on the importance of the Home dollars in our communities. She noted that it was interesting that HUD might be seeking to make an effort to retell those stories in order to help with the budget adoption process.

President Prince made final remarks on the success of the conference and its sessions, about the impact of the movie, which was shown the previous evening and other activities and discussions such as site visits and addressing homelessness issues that were highlighted during the conference. He thanked the NAHRO staff for their work on putting together another great conference for the membership, echoing the thanks given by Mike Gerber earlier.

#### **SENIOR VICE PRESIDENT'S REPORT**

Senior Vice President Merritt also wished to reiterate the thanks to Carl Richie and Mike Gerber and the Austin Housing Authority staff for their hospitality and he congratulated the staff on their work with the entire conference and event planning, which flowed seamlessly.

Mr. Merritt reported on the success of meetings held with several members of Congress to talk about Move-to-Work and SHARP. He reflected on the exciting development of the MOU with the Australasian Housing Institute and the fruitful exchanges of information and challenges faced by them.

Senior Vice President Merritt also reflected on the progress of ongoing transition work and thanked all who helped, advised, or made appointments, and he especially wanted to thank NAHRO staff for their assistance.

In closing Mr. Merritt wished a speedy recovery to Tina Sullivan and Joseph D'Ascoli who both were injured in separate accidents.

#### **PRESIDENT'S COMMENTS ON HOUSING AND EDUCATION TASK FORCE**

Before commenting on the HETF, President Preston Prince encouraged Senior Vice President Merritt to re-appoint/make appointments to the next SPAG come October so that, with another two years of developmental work, the incoming committee will solidly be established on course with its purpose, goals and objectives in place.

The HETF, which President Prince now chairs and will continue to do so under Steve Merritt's presidency, will seek to explore how to provide educational opportunities to our agencies, promote best practices, generate materials on how to start a Grade-Level Reading campaign,

and form mutually-beneficial partnerships such as having parents as teachers, working with community action agencies.

President Prince said Blake Pavlik's wife is the CEO of Community Action Partners, which is the NAHRO counterpart for community action agencies. He will present opening remarks at the agency's conference in San Francisco on behalf of NAHRO. The President mentioned his work with the local community action agency and school district about the connections to be had among them with their relevant housing authorities. He reflected on the fact that community action agencies run about 90% of Head Start slots and that these connections were really important to the community action agencies. The HETF plans to work on extending partnerships, working in tandem with NAHRO CEO Ramirez in helping to identify which ones would be the best to target and it also hopes to enlist the further involvement of Clif Martin whose work as the Housing America chair might further integrate with the task force to examine the connection between housing and education. Some of the items on the agenda include a possible children's campaign, to think about elevating the "What Home Means to Me" Poster Contest, and finally how to bring in more partners around children's issues which seems to be the most galvanizing concern, the one that everyone cares about the most.

The HETF could examine and build upon the work performed by IRGE, an examination and analysis of data, perhaps performing further studies on housing and education programs, and possibly how to partner with the Planning, Development, and Research (PD&R) arm of HUD to really evaluate what's happening in communities that have existing programs that then might be expanded nationally. HETF could hold housing and education sessions at both the region and state levels and provide materials to Regional and State Chapter Presidents so that they can bring housing and education sessions to their communities.

President Prince is really excited about furthering these efforts and though homelessness last year was the key issue, the connections between children and housing at all levels is becoming a greater concern, one which impacts everyone. As appointments are made to the task force and revised drafts of the scope of its work surface in the weeks to come, it will also stay cognizant of remaining both complementary to other NAHRO entities to avoid any possible duplication of efforts but also to ensure that it is not over-reaching and overstepping its boundaries nor creating too much or unnecessary work since instead, it rather hopes to provide both an additional focus and be of assistance to the NAHRO staff.

### **CHIEF EXECUTIVE OFFICER'S REPORT**

CEO Ramirez presented divisional highlights beginning with Congressional Relations and Public Affairs. Successful inroads were made on the Senate side including the inclusion of language permitting the ability to fund from capital funds to operating funds in order to pay for activities that the Department is now disallowing, such as assisting Boys & Girls Clubs and other public policy efforts. We were able to not just get language around reform but also to push back with an even tighter budget seeking to increase administrative fees by \$90 million. CEO Ramirez also wished to applaud the great work of the action coalition in raising up the volume around getting the extenders and thanked all members who stepped up to the plate in this regard as it was very

noticeable in the halls of Congress that our members had worked hard in helping this coalition form and in achieving this extender legislation for the nine and four percentages for another two years.

CEO Ramirez reflected on how Senior Vice President Merritt had mentioned NAHRO's visits; however, he had underplayed the impact of these visits and the opportunities they had opened up--opportunities to maybe move something on the House minority side, and which will help in achieving some of the reforms that may prove to be more challenging than the ones we were able to get out of the Senate. He introduced Carmen Smith, who joined the division as NAHRO's Assistant Editor, Communications Associate, and Staff Liaison to IRGE. She comes to us with a deep experience as a web editor and designer from the private sector where she worked prior to joining our ranks.

Program and Policy Development Division has been very busy submitting comments on different proposals, performing work on community development activities, soliciting members, and working on biweekly newsletters. CEO Ramirez further stated how informative and impactful the newsletters are, encouraging everyone who has not yet already done so to please register to receive these communications as they bring a lot more to the conversations and discussions on the key issues and controversial points being dealt with. He introduced Eric Oberdorfer to the Board, in absentia, and stated how everyone is pleased that he has joined the team as a Policy Advisor for Public and Affordable Housing. Eric comes to NAHRO with a strong background as a research associate for the Housing Assistance Council, and also with a deep experience with housing programs, research, and analysis.

In Professional Development, thanks to the great work of the PD Committee and staff, NAHRO continues to build third-party partnerships to bring as much of a palette of affordable training opportunities and impactful conferences to members beyond what is already available. CEO Ramirez gave thanks to PD staff for their work especially in the pursuit of efforts to bring other partners to the table, like Quadel, whether they be not-for-profit or for-profit entities.

PD staff has achieved a solid combination and balance of educational tools and materials especially for the commissioners, and having achieved a first delivery model which was executed at this conference, as well as highlighting the training which was sold out about six weeks before registrations were closed. It was so successful in fact and the demand was so high that the numbers were grown and this similar model will be reintroduced later at the Los Angeles conference. Already previously introduced and working in the professional development division is Lori Barringer as Operations Manager, who is working to make sure that live seminars, e-learning, and other key activity within the professional development arm continue to function smoothly.

Customer Service and Member Relations staff received 187 awards of merit; 63 will be moving forward as awards of excellence. There is continued annual research work being performed through third-party independent validation on how members view NAHRO's different activities, and the previous year was no exception. The detailed results will be reviewed with the Member Services Committee; however, Mr. Ramirez happily announced that a 16-month drumbeat of

new membership campaigns are on-going and that the Member Services Committee is working on segmenting targets. In our first round, on the public housing agencies side which was just completed, we garnered an additional 38 new members in the last 60 days. Another member was also added to the customer service and member relations team, Sheena Wedge, who comes to us with a great deal of previous association experience.

On the certification side, since this function is now split between accreditation on the one hand and certification and training on the other, as far as the certification is concerned, we are on pace since two years ago to continue to increase by half the number of certified individuals under the new system (50% growth every year) thereby reporting that in fact the numbers are growing exponentially and that it is anticipated that they will only continue to improve.

CEO Ramirez concluded by saying that this conference was one of the smoothest experienced on the back office side. It may have seemed seamless to others with everything running on time and well-organized, but this could not have been achieved without the coordination and support of our local host and the commitment from Michael Gerber and Carl Richie, their board and entire staff, and the hard work that they performed. He gave thanks to everyone, pointing out how they helped to achieve a sold-out conference with a total attendance of 825 participants at last count. He reiterated his thanks to the Austin Housing Authority, Carl Richie for his leadership on the board, and for Michael Gerber and his team, for their efforts on the ground, for being such gracious hosts, for everyone making it all possible, and generally gave them kudos for their hard work which was very much appreciated.

#### **PRESIDENT'S FINAL REMARKS**

President Preston Prince thanked CEO Saul Ramirez, Jr. for his report and closed by stating how exciting the last 21 months have been for NAHRO and how with three months still to go in his term, there are no signs of any slowing down. He will be busy with the Housing and Education Task Force, plans to attend Florida NAHRO, working with community action partners, participating in the Netherlands and Germany Study Exchange sponsored by IRGE, and, of course, the California Housing Authorities conference where President Prince is going to continue to represent NAHRO. Lastly, President Prince stated that he is looking forward to welcoming everyone in his native city of Los Angeles, promising that "we are going to amp it up, so watch out because LA is going to be amazing."

---

**ANNOUNCEMENT:** 2016 National Conference and Exhibition: Oct. 14-16: New Orleans, LA.

**Action: Motion to adjourn by Betsey Martens; second by Pattie Webster. Motion carried.**

---

**In Attendance: Officers:** Preston Prince, Steve Merritt, Harden “Buddy” Oldfield, Dionne Roberts, Elizabeth Glenn, Deanna Wagner, Regina Mitchell, Past **Presidents:** Betsey Martens, Renée Rooker, Akinola Popoola. **NERC:** Bill Quirk, Joseph D’Ascoli, Kevin Nelson. **NCRC:** Carlos Sanchez, Marty Ryan, DeeAnna Bakken, Doug Rise, Larry Williams. **MARC:** Clif Martin, David Allen Brown, Andrew French. **SERC:** Ailrick Young, David Baldwin, Tina Akers Brown. **SWRC:** Larry Hopkins, Darrin Taylor, David Zappasodi, Mike Gerber. **PNRC:** Lowel Krueger, Sunny Shaw, Pamala Thompson. **MPRC:** Patti Webster, Don May, Ann Horton, Revonda Stordahl. **Ex Officio:** Sharon Carlson, Carl Richie, and Dan Trozzi.

**Excused Absences:** Diane Haislip, Andy Rodriguez, L. Thomas Rowe, Austin Simms, Blake Farris, Rob Pearson, Ken Cole, Chris Gouig, Patricia Wells, and Ricardo Gilmore.

**NAHRO Staff:** Saul N. Ramirez, Jr., Lori Barringer, John Bohm, Sylvia Bowen, Jeff Falcusan, Tamar Greenspan, Tushar Gurjal, Reginald Hart, Tess Hembree, Jenny Hsu, Blake Pavlik, LaTonya Rajah, Jasmin Rathod, and Eugene Rudder and Carmen Smith.