SUMMARY of MEETING
NAHRO International Committee
March 16, 2013
Washington, D.C.

Members in Attendance:

Absent: Aaron Wilson, Annie Botsford, David Baldwin, Clifford Scott, Mirta Schloss, Michael Gallegos, Tara Clifford, Shannon Biggs
Guests: Michel Sudarskis, the Secretariat of INTA; Rémi Feredj, vice president of INTA, Director for Procurement and Real Estate of the RATP (Paris Transport Authority), president of Logistransport a housing corporation belonging to the transport Authority; and Christine Lor, advisor to the President and Pedro Ortiz, Senior Urban Consultant at World Bank and INTA Board Member.

The meeting began with Kerron Barnes, Betsy Morris and Michael Lundy agreed to lead the discussion with the INTA guests on the questions they posed to the group following the lunch break.

July 2012 minutes approved

Approval of Agenda

Volunteer forms are due April 15 and can be found here: http://www.nahro.org/volunteer-form

The deadline for the John D. Lange Award is July 16, 2013. Chairwoman Paumen encouraged members to start thinking about who they would like to nominate now in preparation for the deadline. To submit nominations please go here: http://www.nahro.org/lange

Vice President's Report: Chairwoman Paumen mentioned to the group that John Papagni has an article in the most recent Journal of Housing and Community Development, and thanked both John and Betsy Morris for their continued contributions of the Journal on behalf of the committee. There are several international conferences and trips happening in 2013:

- The resurfacing idea of participating in a Habitat for Humanity build in South America: the Study Exchange subcommittee will take a more focused look at this
- CHRA conference will be held at from April 30 – May 3, 2013 in Ottawa. To register for the conference please go here: http://chra-achru.ca/en/index.php/congress/home/
- Chartered Institute of Housing (CIH) annual conference is taking place June 25-27, 2013 in Manchester, England. To learn more or to register please go here: http://www.cih.org/housing2013
- South African Housing Foundation’s conference will be held September 15-19, 2013 in Cape Town, South Africa. To learn more about the conference or to register please go
Claude Roy, Société d’habitation du Québec, discussed his organization’s invitation to NARHO members to a study trip to Montreal and Quebec. For historic purposes, paper was drafted by Claude Roy and Mary Paumen but CHRA had to pull out from a more formal commitment due to budget constraints. Only after this partnership was put on hold did Société d’habitation du Québec submit a letter to NAHRO concentrating on nine area of interest where NAHRO and Société d’habitation du Québec could work together.

Claude details the trip as happening either the first or second week in May. Société d’habitation du Québec would like to host a professional delegation (5-7 people). Areas of professional focus would be finance, development, social services, self sufficiency and tenant interest. The group would spend two days in Montreal and two days in Quebec. The tentative start day will be May 6 in Montreal, where the group will be welcomed and asked to join talks about strategy and results of a social impact study. The group will meet with Montreal Housing Authority and visit the first housing project in Montreal, as well as social housing project visits. The visit will conclude with a general presentation by NAHRO on featured subjects.

On day three the group will begin in Quebec and visit a mental health organization along with the Executive Director of the Housing Authority of Quebec. Day four includes a visit to a non-profit or co-op and end with a discussion on how Société d’habitation du Québec and NAHRO can continue to work together in the future.

Chairwoman Paumen asks the committee for feedback on this proposal. Joe Gray acknowledges that he would like to be one of the delegates and suggests that others from New England and Canada can each come to each other’s regional conferences. The committee suggests that the Chairwoman talk about this proposal during the Board of Governors meeting which Mary agrees to do.

Stella Madrid motions to accept the invitation and proposed collaboration between Société d’habitation du Québec and NAHRO and asks the BOG on how to proceed.

Past-President Akinola Popoola addresses the committee concerning the South African delegation that will be attending the NAHRO Summer Conference in Denver. The Housing Minister would like to address the International Committee during the committee day. NAHRO and SAHF are still looking to collaborate on professional development ventures. Lastly, Akinola Popoola has been appointed to a SAHF committee.

Michel Sudarskis, the Secretariat of INTA gave a presentation to the committee which can be found here:  
http://www.nahro.org/sites/default/files/searchable/Inta%20pptEN%20Nahro%20pptx.pdf

Rémi Feredj, vice president of INTA, Director for Procurement and Real Estate of the RATP (Paris Transport Authority), president of Logistransport a housing corporation belonging to the transport Authority also gave a presentation to the committee which can be found here:  
http://www.nahro.org/sites/default/files/searchable/Affordable%20housing%20March%202013
Pedro Ortiz, Senior Urban Consultant at World Bank and INTA Board Member also gave brief comments to the committee.

**Open Discussion:**
Michel Sudarskis:
The State is not interested in taking the lead, it is more a liberal leaning environment
Any development, 20% has to be affordable housing. However, municipalities and opt-out.
There is a price to opt-out but have to pay the price which many of them do in order to not have affordable housing in their area.
The State still has some instruments to control but as the state breaks down the control of that housing will crumble.
Hamburg, Germany example
Building Rights: a way to reintroduce social conscious back into the market place

Rémi:
Follow up on the 20% of affordable housing law, if municipalities opt-out they have to pay 40% in tax since so many choose to opt-out
30 billion euros new transportation project around Paris in the next 20 years. When you bring the subway you upgrade the land value. The radius around the subway, up to 500 meters, can be bought up in other to control the land. When a person sells their land after of the transportation is built, any increase in the land because of the transportation needs to be shared with the transportation builder.
The right of first refusal – used as a bargaining process.
  - Liz: this reminds us of the HOME program
  - Betsy: what is the process for establishing what the estimate cost will be, what the market will bear? In the US, if someone if willing to pay it then that is what the market price is?
    - Rémi: 2,000 years of strong federal rule

Mary: States and municipalities are the real issue in the US – too much red tape and not enough working together or communicating because they don’t have to. In Pennsylvania there are 4,000 municipalities. In France there are 3,2000.

In Europe they work under the assumption that private property should serve a social benefit.
In closing: Michel – would like to look into another Congress in the US. Also, INTA has a portfolio of young people who would like to come to the US for an internship. One NAHRO person at INTA can participate in charettes.

INTA has/will invite NAHRO to participate in Communities of Competence. Everything else – next Congress will take place in China in December – Michel’s hope is that there will be a large NAHRO delegation there, and any other things we can think of working together on.

Mary: would love to do all we can and will try to do all we can. Will disseminate information to the membership and get NAHRO leaders and members involved.
Subcommittees Report Out:

Communications: Lange Award discussion

Study Exchange: Build with Habitat for Humanity in 2013 in South America, Quebec, Canada
Claude recommends France’s Association of Public Housing in Paris
All of these areas: Canada, France is all about social housing so there is a tie and a theme in which the committee members can bring something back of focus, value and best practices to the NAHRO membership.
State Department involvement is also a valuable link to moving the committee and NAHRO’s purpose forward.

Other Business
Stella: in the transition document, there should be a topic on the continued relationship with INTA on the three topics that Michel noticed.
Mary: an article in the Journal on the discussions that happened between NAHRO and INTA during today’s committee meeting.
Kerron will write an article on the Paris Transit System for the Journal along with John and Helen.
Betsy: UN Habitat US preparatory efforts and NAHRO’s role there, also this is another way to work with the State Department.
Kerron: Israel involvement – need to invite them to one of our meetings or an exchange, new minister and director general
John: USAID relationship, opportunities for project specific

Motion to adjourn, Stella second – approved