



National Association of Housing and Redevelopment Officials

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MINUTES BOARD OF GOVERNORS VIRTUAL MEETING FEBRUARY 22, 2022

President Patricia Wells, Presiding

President Patricia Wells called the meeting to order at 11:04am ET. Board liaison Sylvia Bowen called the roll and a quorum was established.

CEO SEARCH UPDATE

Karen R. Schuler, of Marcum, discussed the [framework](#) for candidate selection. The framework addresses: strategic competencies, industry experience, national experience, leadership—external and internal, leadership through change and transformation, people and relationship intelligence, business competencies, DEI fluency, human resources management, and board/governance partnership.

ETHICS TRAINING

In 2019, at the request of the BECT, the Board adopted a resolution that required the elected and appointed leadership (BOG) for each term to complete Ethics training with a focus on the Code of Professional Conduct.

Director of Policy and Program Development for Mass NAHRO and NERC, G. Matthew Pike, presented Ethics training for the Board. The training was recorded and will be sent to members unable to attend this meeting.

BUSINESS MEETING

Approval of Agenda and Minutes of the December 14, 2021, Meeting.

Action: Motion by Alan Zais; seconded by Lisa Stevens approval of the agenda and minutes as submitted. Motion carried.

Board of Governors

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

DISCUSSION AGENDA

Memorandum of Understanding (MOU) between NAHRO and the Campaign For Grade Level Reading.

Tess Hembree, Director of Congressional Relations, presented an overview of the [MOU](#), which is an extension of the 2016 MOU that expired in 2020. The purpose of the MOU is to elevate housing as a platform for early school success and equitable learning recovery following the pandemic. The three-year MOU describes the collaboration between the two organizations.

Senior Vice President George Guy spoke of his engagement and that of several Board members in grade level reading dating back to 2012; although, not as active during the last five years for a number of reasons. Past President Preston Prince commented on his engagement as well and noted today more than 1000 agencies are engaged in housing and education in diverse ways. The State of California has resurrected its relationship with Grade Level Reading. Leaders are working with the State Superintendent to figure out how to connect housing authorities and superintendents throughout the State of California to focus on grade level reading.

Action: Motion by Preston Prince; seconded by Mark Thiele that the Board approve the MOU between NAHRO and the Campaign for Grade Level Reading. Motion carried.

Anthony Goodson urged members to consider the *Book Rich Environment* initiative. Approximately 50 agencies are engaged in this initiative, said Preston Prince. He is scheduled to meet with Senator Padilla because of his (Sen. Padilla's) interest in figuring out ways to grow and expand this program.

PRESIDENT'S REPORT

The important things that President Wells would highlight have been discussed during our meeting today, Ethics training and a comprehensive report on the CEO search. The Retreat has pumped us up for creativity, has allowed us to be intimate in small groups together, to remember what it is like to have fun and enjoy fellowship virtually. We are getting useful information, which will be consolidated and brought back to the leadership for use as we examine how to move forward. We are having tough discussions, particularly regarding how we move forward on strengthening the relationship through national, regional, and state chapters; how to remind members of the return on investment on being a part of NAHRO. We are rebuilding our teams; we have new leaders; staff are joining our discussions as partners; we are thinking out of the box and thinking differently, said President Wells.

SENIOR VICE PRESIDENT'S REPORT

Senior Vice President George Guy began his report by expressing appreciation to G. Matthew Pike for the Ethics training. He commented on strategy sessions with President Wells and Interim CEO Gerber where not only current issues are discussed, but future issues as well. He continues to serve on the BECT. Senior Vice President Guy commended vice presidents and committee chairs for their leadership and noted that he is inspired by the work of committees.

Mr. Guy has monthly conversations with Ralph Smith of Campaign for Grade Level Reading to ensure that we align. Senior Vice President Guy will collaborate with our past presidents to re-activate the Business Partners Council, particularly to get them engaged in our advocacy efforts. Lastly, he is engaged in how to broaden national partnerships in NAHRO.

Concluding his remarks, Senior Vice President Guy thanked everyone for inspiring him; for their calls and for their participation in the Retreat.

INTERIM CHIEF EXECUTIVE OFFICER'S REPORT

Interim CEO Mike Gerber called on Tess Hembree to provide a brief congressional update. Instead of focusing on Build Back Better as we had hoped, Congress is directing most of its attention on the Supreme Court vacancy and the situation in Ukraine. This past December, Senator Manchin announced he opposed Build Back Better. Democrats are moving this legislation forward as a reconciliation bill, which requires the vote of every Democrat in order to pass. Senator Manchin's announcement forced Democrats to acknowledge the bill as-written. Since then, Democrats have been struggling to figure out what a path forward is, if anything. There have not been any conversations about the future of the bill.

Ms. Hembree will watch the State of the Union on March 1. The speech could be an opportunity for President Biden to outline his domestic legislative priorities this year and how Democrats are hoping to sell an agenda in mid-term elections. Build Back Better may be a different piece of legislation than what we have seen so far.

Congress avoided a government shut-down last week. Fiscal year 2022 began on Oct. 1. We still do not have a final year bill in place and Congress is still debating a final bill. The new short-term bill expires on March 11 and now appropriators need to work together to put their appropriations bills in hopes of moving an omnibus package through. Made major breakthrough a couple of weeks ago when they reached a budget agreement on how to split domestic spending and defense spending.

Appropriators have not received their allocations on the Transportation-HUD Appropriations bill. Disagreements over earmarks could slow down the process. If Congress can work through these things, we hope to see an omnibus spending bill passed by March 11, and if not, we will need a full year CR. There is an alert in the Action Center that annual appropriations are critical to the work that we do.

Mr. Gerber commented on staffing changes. Eric Oberdorfer is our new policy director. We will add two staff to our policy team, who will bring a wealth of experience/expertise and also provide support to congressional relations and professional development. We are actively recruiting for two communications staff. Jackie Taboada has been tapped to assume an additional role, Interim Director of Operations and Transition Coordination. Mohammed Abdelaziz is now Finance Manager. Members of the Budget and Administration Committee and Duane Hopkins will provide support to Mr. Abdelaziz.

Mr. Gerber reported two RFQs are being developed. One for a salary survey and the other related to governance. However, selection of a vendor will be made by the new CEO. It is anticipated that President Wells will appoint a group of members to steer the work related to governance.

Staff is developing compelling content for the Online Washington Conference. We will hear from both key HUD and Capitol Hill policy players.

Comments of note from Board members on diversity and governance: conference presenters should reflect all aspects of diversity; the new CEO should have input into the scope of work related to the governance RFP; the Board should examine the report of the Conclave, which resulted in the existing NAHRO structure.

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

Action: Motion to adjourn by John Mahon; seconded by Elizabeth Morales. Motion carried unanimously.

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

Guests: SPAC Members: Marsha Parham-Green, Taryl L. Bonds, Zachary Fosler, Ben Jones, Sean Gilbert, Ailrick D. Young, Richard Herrington, Chonda Tapley, John Polanskey, and Patti Webster.

Staff: Interim CEO Mike Gerber and Department Directors: Sylvia Bowen, Sylvia Gimenez, Tess Hembree, Eric Oberdorfer, Jill Randles, Lori Myers-Carpenter, Jackie Taboada, and Chuck Wellard.

Absent: NERC: Randy Waters. **SW:** Tonya Mabry (excused) **PSW:** Rick Gentry, Barbara Kauss (excused).