



**MINUTES
BOARD OF GOVERNORS MEETING**

**Wednesday, April 13, 2016
Crystal Gateway Marriott – Arlington, VA**

President Steve Merritt called the meeting to order. LaTonya Rajah called the roll; a quorum was established. Guests were acknowledged and welcomed. President Merritt called for motion to approve meeting minutes/summaries and ratification of action taken by the Steering Committee on behalf of the Board of Governors as reflected below.

ACTION: Motion by DeeAnna Peterson; second by Patti Webster to approve minutes/summaries and ratification of action taken by the Steering Committee on behalf of the Board of Governors. Motion carried.

- **October 17, 2015** Annual Business and Board Meeting
- **2016 Leadership Retreat on Feb. 12-14**
BOG approved new Vision and Mission Statements and Values; authorized Steering Committee to take action on new Strategy Statements developed by the Strategic Planning Advisory Group
- Ratification of Action taken at Steering Committee Teleconferences:
 - December 14, 2015:** approved the expenditure of not more than \$10,000, for the performance of a 360 Degree Review by Human Capital Initiatives, LLC; President, Senior Vice President and Immediate Past President authorized to facilitate contract; approved the expenditure of not more than \$1,236.00 for legal services.
 - March 9, 2016:** Approved the 2016 Legislative and Regulatory Agenda
 - March 30, 2016:** Approved new Strategy Statements as submitted by the Strategic Planning Advisory Group

FINAL AGENDA REVIEW/APPROVAL

President Merritt listed the items on the Consent Agenda and asked if any Board member wished to move any items from the Consent Agenda to the Discussion Agenda. None was moved. President Merritt called for motion to approve the Consent Agenda, which consisted of the following items:

CONSENT AGENDA: COMMUNITY REVITALIZATION AND DEVELOPMENT

#1 Elimination of the HOME Program's 24-month Commitment Deadline

Background: The President's FY 2017 budget proposes to eliminate a statute that requires HOME funds to be committed to projects within 24 months of HUD's obligation of funds to a Participating Jurisdictions (PJs). This proposal stems from a July 2013 Government Accountability Office (GAO) determination that said HUD's method of determining compliance with the 24-month statute must be grant-specific. According to HUD, this decision will have a "catastrophic" effect on HOME PJs' ability to meet the commitment requirement and many PJs would be in danger of losing uncommitted funds. The elimination of the 24-month requirement would resolve this issue. The elimination would also resolve the OIG's recent finding that HUD may have incurred an Anti-deficiency Act violation when HUD permitted grantees to retain grant funds beyond the statutory deadline.

Resolution: Be it resolved, that the CR&D Committee recommends to the Board of Governors that NAHRO takes the position to support the elimination of the HOME Investment Partnerships Program (HOME) 24-month commitment requirement. HUD's implementation of the 2013 HOME Final Rule now requires all HOME project financing to be secured prior to a commitment of funds, consequently the 24-month deadline is more difficult to meet and unnecessary as an interim step towards the completion of the project by the 4-year deadline. In order to support accountability and the effective administration of HOME, NAHRO supports the Administration's proposal to eliminate the HOME program's 24-month commitment requirement.

#2 Elimination of the HOME CHDO Set-aside Requirement

Background: The President's FY 2017 budget proposes to eliminate a HOME Investment Partnerships Program (HOME) statute that requires Participating Jurisdictions (PJs) to set-aside at least 15 percent of each grant for Community Housing Development Organizations (CHDOs). According to HUD, this requirement hinders the ability of PJs that receive small grant allocations to administer this set-aside. Consequently, smaller PJs are often left with the choice of using a greater portion of their annual allocations towards CHDOs or forfeit their set-aside funds to HUD due to non-compliance.

Resolution: Be it resolved, that the CR&D Committee recommends to the Board of Governors that NAHRO takes the position to oppose the President's budget proposal to eliminate the HOME CHDO set-aside. The Committee recommends the proposal be revised so that when PJs without access to local CHDOs with the appropriate capacity, those PJs would be provided the discretion to dedicate their CHDO set-aside funds to other local affordable housing entities that do have the capacity to develop and preserve affordable housing. Additionally, the Committee recommends that a CHDO threshold be introduced for PJs receiving small HOME allocations so that when a PJ's CHDO set-aside amount falls below a specified threshold amount, the PJ would be exempt from the CHDO set-aside requirement.

CONSENT AGENDA: HOUSING

#1 Re-federalizing Central Office Cost Center Dollars

Background: HUD is planning to address concerns that stemmed from a 2014 OIG report that questioned the underpinning and validity of asset management in public housing. Among other things, the report recommended that HUD “re-federalize” fee revenues from the Operating and Capital Funds in public housing authorities’ (PHAs’) Central Office Cost Centers (COCCs) earned from asset management. HUD has decided to initiate rulemaking to re-federalize fees paid into the Central Office Cost Center (COCC) as per the HUD Inspector General’s request. This means that after a final rule is published following the informal rulemaking process, Section 8 (Housing Choice Vouchers) and Section 9 (Operating and Capital Fund) funded fees paid into the COCC will be limited to Section 8 and 9 uses and eligible activities only. Currently, HUD has planned an implementation date of December, 2017.

Both NAHRO and HUD expressed significant concerns with the OIG report after its release. In addition to the OIG’s findings and recommendations, the report included HUD’s Office of Public Housing and Voucher Program’s response, which included a full-throated defense of the asset management system. NAHRO still substantially disagrees with this report, however NAHRO plans to be at the forefront of HUD’s process to ensure that PHAs remain able to utilize the asset management system in the way it was originally intended. Committee Members discussed HUD’s current position and provided input NAHRO can take to HUD regarding this decision and its potential implementation and adopted a resolution.

Resolution: Be it resolved, NAHRO opposes HUD’s plan to re-federalized fees paid into Central Office Cost Centers (COCCs), and NAHRO should take a legislative, regulatory, and legal approach to address the issue. This includes looking at the Congressional reasoning for the initial establishment of the asset management program to determine if the proposal goes against Congressional intent.

Be it further resolved, NAHRO staff should create and distribute a survey to determine how members use de-federalized COCC dollars and the impact that re-federalizing these dollars will have on their PHAs.

Be it further resolved, NAHRO recommends that HUD Policy Development and Research (PD&R) perform an impact study on re-federalizing fees placed in the COCC before any proposed regulation is implemented.

Be it further resolved, if HUD moves forward with a proposed regulation, NAHRO recommends that the regulation only impact fees paid into the COCC after the implementation date, the regulation maintains a high level of fungibility and flexibility for funds paid into the COCC, and that the implementation date be pushed back to provide PHAs more time for financial planning moving forward.

CONSENT AGENDA: MEMBER SERVICES

#1: Dissolution of the Evergreen Chapter

Background: Whereas the Evergreen Chapter has become inactive and action has been taken by the remaining members of its Board of Directors to dissolve the Chapter and wind up its affairs. The Chapter's board has agreed that any remaining assets of the Chapter, after the dissolution, will be donated to PNRC.

Resolution: The Member Services Committee unanimously moves the acceptance of the Dissolution of the Evergreen Chapter

#2: Delaware NAHRO Chapter By-Law Change

Background: The *Delaware Chapter* proposed the following change to their By-laws: To allow the Delaware NAHRO Annual Meeting to be held in the month of May rather than in the month of September.

Resolution: The Member Services Committee unanimously moves the acceptance of the change to the Delaware Chapter By-Laws.

#3: 2017 Summer Conference in Indianapolis, IN – Sunday, July 16 - Tuesday, July 18

Background: The Conference Director provided several sites for the Member Services Committee to consider for the 2017 Summer Conference in the North Central Region. After reviewing the proposed sites with the committee, the Conference Director recommended either Detroit or Indianapolis.

Resolution: The Member Services Committee moves the acceptance of the Conference Director's recommendation to hold the 2017 Summer Conference in Indianapolis with a vote of 21 for, 2 opposed, and 3 abstained.

#4: 2017 National Conference in Pittsburgh, PA – Friday, October 27- Sunday, October 29

Background: The Conference Director provided several sites for the Member Services Committee to consider for the 2017 National Conference in the New England Region. After reviewing the proposed sites with the committee, the Conference Director recommended Philadelphia, PA or Pittsburgh.

Resolution: The Member Services Committee moves the acceptance of the Conference Director's recommendation to hold the 2017 National Conference in Pittsburgh, PA with a vote of 14 for, 11 opposed, and 1 abstained.

ACTION: Motion by Larry Williams; second by Regina Mitchell to approve the Consent Agenda as presented. Motion adopted.

DISCUSSION AGENDA: BOARD OF ETHICS AND CREDENTIALING TRUSTEES (BECT)

#1: BOG Election of Trustees

Background: The by-laws of the NAHRO Board of Ethics and Credentialing Trustees (BECT) state Trustees shall be elected or appointed as follows:

1. Each NAHRO Regional Council elects and/or appoints two representatives (16 total).
2. The NAHRO Board of Governors elects three representatives nominated by regions (3 total).
3. The NAHRO President appoints up to six representatives (following from NAHRO BECT By-Laws) *"when in his/her opinion minority group or other reasonable representation is not accomplished through regional appointments and nominations"* (0-6 total).

Board of Governors Appointments are four-year terms and must be filled from a pool of nominees submitted by Regional Councils. There are currently no Board of Governors Appointees on the BECT.

Regional Council	Name	Title	Organization
New England	Richard Laferte	Commissioner	Bangor (Maine) Housing Authority
North Central	Michael Hagemeyer, PHM	Exec.Dir.	Hsg. Auth. of the City of Brazil (Indiana)
Southeastern	Janice Williams, PHM	Exec. Dir.	Tupelo (Mississippi) Housing Authority
Southeastern	Dannie Walker	Exec. Dir./CEO	Ozark (Alabama) Housing Authority
Southeastern	Vickie Lester	Exec. Dir.	Huntington (West Virginia) Hsg. Auth.
Southwest	Blake Farris	Exec. Dir.	Muskogee (Oklahoma) Hsg. Auth.

Paper ballots were distributed to each voting member of the Board. The results were tallied and announced. Richard Laferte, Michael Hagemeyer and Blake Farris received the highest number of votes.

ACTION: Motion by Dianne Hovdestad; second by DeeAnna Peterson to accept the election results: Richard Laferte, Michael Hagemeyer and Blake Farris were each elected to four-year terms. Motion carried.

DISCUSSION AGENDA: BUDGET AND ADMINISTRATION (B&A)

#1: Member Dues Increase

Background: The B&A Committee has had ongoing discussions regarding the investments NAHRO has made over the recent years that focused on enhancing NAHRO's ability to serve its members and provide added member benefits. In addition, the Association's operating costs have increased steadily over the years. Despite these investments and cost increases, NAHRO has not implemented an increase in membership dues in eight years.

Resolution: The B&A Committee recommends that the BOG task the Member Services Committee with discussing and acting on the implementation of a dues increase.

ACTION: Motion by DeeAnna Peterson; second by Larry Williams that the Board task the Member Services Committee regarding the implementation of a dues increase as presented by the B&A. Motion carried.

DISCUSSION AGENDA: INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE (IRGE)

#1: NAHRO/CHRA MOU RENEWAL

Resolution: Whereas the mission of NAHRO's International Research and Global Exchange Committee (IRGE) is "to promote and share global exchanges of information and develop relationships to assist the NAHRO membership and further the work of all those engaged in the development and operation of housing and community development programs," and:

Whereas the explorations and experiences of the IRGE Committee have led to the finding of housing and community development issues, practices and programs of the Canadian governments, provinces and municipalities bear a considerable likeness to those in the U.S., and:

Whereas the research of the IRGE Committee has identified the Canadian Housing and Renewal Association (CHRA), both member-based professional associations with programs of advocacy, annual congresses, roundtables, peer-to-peer panels, publications, professional training and development, conferences and a purpose similar to the of interest to NAHRO, and:

Whereas many years of previous contacts and collaboration with CHRA, has brought forth a productive and ongoing relationship with NAHRO, including specific items of mutual interest

Now, therefore, the IRGE Committee hereby resolves that the Board of Governors consider and approve the renewal of the Memorandum of Understanding with CHRA for five years and that notice of this action be provided to CHRA to continue this long-standing professional collaboration, to include such items and activities as the NAHRO Board of Governors specifies in the existing MOU.

ACTION: Motion by Betsey Martens; second by Akinola Popoola to approve the extension of the MOU between NAHRO and CHRA. Motion carried.

#2: NAHRO/INTA MOU RENEWAL

Resolution: Whereas the mission of NAHRO's International Research and Global Exchange Committee (IRGE) is "to promote and share global exchanges of information and develop relationships to assist the NAHRO membership and further the work of all those engaged in the development and operation of housing and community development programs," and:

Whereas the explorations and experiences of the IRGE Committee have led to the finding of housing and community development issues, practices and programs of foreign governments bear a considerable likeness to those in the U.S., and:

Whereas the research of the IRGE Committee has identified the International Urban Development Association (INTA), both member-based professional associations with programs of advocacy, annual congresses, roundtables, peer-to-peer panels, publications, professional training and development, conferences and a purpose similar to the of interest to NAHRO, and:

Whereas many years of previous contacts and collaboration with INTA, has brought forth a productive and ongoing relationship with NAHRO, including specific items of mutual interest;

Now, therefore, the IRGE Committee hereby resolves that the Board of Governors consider and approve the renewal of the Memorandum of Understanding with INTA for five years and that notice of this action be provided to INTA to continue this long-standing professional collaboration, to include such items and activities as the NAHRO Board of Governors specifies in the existing MOU.

ACTION: Motion by Julie Brewen; second by David Baldwin to approve the extension of the MOU between NAHRO and INTA. Motion carried.

HIGHLIGHTS

COMMISSIONERS-VICE PRESIDENT RICK LECO

The Commissioners Committee has an aggressive work plan. In addition to its standard subcommittees of Legislative and Professional Development, the committee has formed task forces on Advocacy and Education. The Advocacy Task Force will function as a mini-Legislative Network. The group would like to generate 1000 letters of support from Commissioners on issues. The Education Task Force will align itself with the national Housing and Education Task Force (HETF) and has established a goal of helping to develop 100 little libraries in agencies across the country. Additional major work items include: revising the Commissioners Handbook; developing sessions for the National Conference program; writing articles of interest to commissioners for the JOHCD "commissioners corner;" re-energizing the "Commissioners Ambassador" program and presentation of a session on this topic at the National Conference; and working with Member Services Committee in mentoring first-time conference attendees.

INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE (IRGE) - VICE PRESIDENT JULIE BREWEN

Ellen Ward from Living Cities presented an overview of Social Impact Bonds and Pay for Success. This is a subject that the CR&D Committee has chosen during this term. IRGE's work plan specifically states that one of its objectives is to support the work of other NAHRO standing committees through international research and this will be IRGE's first opportunity to do so formally. The IRGE Research Subcommittee will work with CR&D.

HUD Mid-Atlantic Regional Administrator Jane C.W. Vincent, who was also a long time NAHRO member and IRGE chair, gave an update on the status of preparations for Habitat III in Quito, Ecuador in October. This is the third United Nations conference on Housing and Sustainable Urban Development and these conferences have happened every 20 years. Saul Ramirez has been the NAHRO member of Secretary Castro's team leading the work on behalf of the United States (in the past it was the US State Department's role rather than HUD's). IRGE member Liz Glenn has a role on one of the International Policy Teams, but not in an official NAHRO capacity. The committee's Exchange Subcommittee is working on coordinating NAHRO attendees in Quito and Vice President Brewen will provide information to NAHRO leadership for their consideration in attending. There will also be several regional convenings in the US that NAHRO members may participate in to help shape the policy statements and world conversation in Quito. This information will be provided to the leadership as well.

John Parke, NAHRO's strategic planning consultant, worked with IRGE on how IRGE would define success as a NAHRO Standing Committee in five years, and how IRGE can bring the most value to NAHRO members. This great conversation will lead to some refinement of the IRGE work plan.

The committee spent some time preparing for the delegation's trip to Montreal following the Washington Conference. Eight NAHRO members are traveling to the Canadian Housing and Renewal Association's (CHRA) annual conference (April 12-14) CHRA actually started as a result of NAHRO members of the New York chapter reaching out to our Canadian peers many years ago. At the 2015 national conference in Los Angeles, Betsey Martens formally presented, with support from the IRGE Research Subcommittee, the white paper on social housing finance and repositioning. Many of our international peers expressed great interest in gathering to dig deeper into this and other topics. Rather than go to Italy to the Bellagio Center where Betsey's fellowship took her to write the paper, IRGE choose the CHRA conference. Because of the new leadership of Prime Minister Justin Trudeau in Canada, there is great opportunity for change. CHRA has been asked by the new Minister of Housing to provide input into what could be a new National Housing Policy for the country and delegation members will spend much of Friday as a group of 20 people representing the US, Canada, the UK, and France talking about our national housing policies. Interestingly, IRGE is not really sure that the US has a national housing policy, but rather a lot of good programs in search of an overarching policy or strategy. The eight delegates to this day-long international dialogue are Betsey Martens, Michael Gerber, Dave Baldwin, Betsy Morris, Kurt Creager, Saeed Hajarizadeh, John Papagni, and Vice President Brewen.

In closing, Vice President Brewen thanked Board members for their support and stated that IRGE will continue to work to bring true value to the Board of Governors, NAHRO members and our communities.

HOUSING COMMITTEE-VICE PRESIDENT REGINA MITCHELL

MtW

On April 4, HUD published a request for policy proposals and research and evaluation methods for the 100 new MtW agencies, over a period of seven years, authorized in the FY 2016 Omnibus.

The omnibus requires that the Secretary establish a research advisory committee that includes program and research experts from HUD agencies with an MtW designation and to direct one specific policy change for each new cohort of agencies receiving MtW designation.

The committee questioned whether requiring specific policy proposals for new MtW agencies defeats the initial intent of local flexibility and discretion of the MtW program.

The committee also discussed the importance of (a) allowing agencies with Section 8 only to participate in the MtW expansion; (b) flexibility and fungibility in any policy proposal that HUD puts forward regarding MtW. Finally, the committee members representing MtW agencies discussed policies that they have implemented that work for them and ways in which HUD can better utilize data already provided to them by MtW agencies moving forward.

Assessment of Fair Housing Tool

HUD has released the Assessment of Fair Housing State and Insular Tool and the Assessment of Fair Housing Public Housing Authority Tool for comment. The committee provided feedback on the content of the tools to aid staff in writing their comments on the tools. Broad themes of the discussion included the following:

- the difficulty of collaborating with other entities to complete the tools, especially in rural areas where collaborating entities may not be geographically proximate;
- the lack of understanding of the tool by field offices;
- the potential for free riders in the collaboration process;
- the complexity of the tool requiring the hiring of consultants; and
- the inability for qualified PHAs to complete these tools.

Public Housing Subcommittee -- Streamlining Final Rule

The Public Housing Subcommittee discussed the new Streamlining Final Rule that went into effect last week and questioned whether the provisions actually lead to streamlining.

The Subcommittee noted that although in theory the provisions are helpful, HUD's tracking and reporting requirements included in the rule are no less onerous than what PHAs already face.

Section 8 Subcommittee -- Streamlining Final Rule

The subcommittee discussed ways in which the streamlining final rule, which went into effect on April 7th, did not go far enough to reduce administrative burden and further changes that could be made to reduce administrative burden for the Housing Choice Voucher Program, and any other related provisions that would improve the Housing Choice Voucher program. Topics discussed included the following:

- Additional streamlining of the income recertification process;
- The need for improvements with PIC;
- Knowledge of how the FAST ACT will impact the Streamlining Final Rule;
- Completely eliminating the Earned Income Disregard;
- Giving PHAs the ability to pay new landlords for joining the Housing Choice Voucher Program; and
- Additional streamlining of the family declaration of assets provision.

UPCS-V

NAHRO staff, with members of the Housing Committee and staff from Housing Committee PHAs, will meet with officials at HUD on April 28, 2016 to discuss the new UPCS-V inspections protocol. The subcommittee discussed questions and topics that should be asked about the new protocol at that meeting.

Strengthening the Capital Fund

John Bohm and Tess Hembree, along with Melissa Quirk from the New York City Housing Authority, came to the Public Housing subcommittee to discuss conversations on the Hill regarding ways to strengthen the capital fund, especially regarding capital needs that directly involve the immediate health and safety of residents. Subcommittee members cautioned that any new funding must be above and beyond the existing capital fund, and that any language regarding this matter must be drafted carefully to ensure that this does not result in PHAs getting penalized or that funds only benefit large PHAs.

COMMUNITY REVITALIZATION AND DEVELOPMENT - VICE PRESIDENT DONOVAN DUNCAN

CR&D discussed elimination of the Home program and 24-month commitment deadline, which resulted in a resolution that the Board approved at this meeting; and the elimination of the HOME CHODO set-aside as part of the presidential budget.

Guest speaker from DC HA, Kim Cole, talked about Connect Homes. Several communities across the country participate in this initiative. DCHA is looking at partnering with the District of Columbia and others to bring connectivity to DC. There are numerous local and national partners.

The committee discussed the creation of a Development 101 Toolkit that would serve as a resource to agencies that want to delve into development. The guide/toolkit would include best practices as requirements differ from state-to-state, i.e., Housing Credit

preferences. CR&D's goal is to help agencies understand, participate and prioritize in development.

Several agencies are committed to RAD and because no two RAD deals are the same, CR&D is interested in creating a space where agencies can discuss issues and challenges related to RAD.

The committee was pleased that IRGE VP Julie Brewen reached out to them about Social Impact Bonds and how to use them for redevelopment.

The committee discussed the ACTION Campaign's proposal for strengthening the Housing Credit program and how Enterprise is taking the lead in trying to figure out ways to strengthen the program. CR&D would like to partner with the Housing Committee in the development of a resolution of support. A key Housing Credit improvement proposal relates to the "student rule," the IRS code which states that full-time students can reside in a household only if certain restrictions are met. The student rule is unnecessarily complicated to understand and administer, and onerous to enforce. As agencies work with families to promote growth and development and more and more students enroll into college, the student rule may cause households to lose this housing initiative.

CR&D talked about using a "hashtag CD is more than a tour" to reinforce the role that community development plays in strengthening communities.

In closing, Vice President Donovan called the Board's attention to the white paper featured in the March/April 2016 JOHCD "Many Paths, One Destination—New Directions and Opportunities for Ending Homelessness: Part one of a Two-Part Series," which was authored by several who previously served and currently serve on the CR&D committee.

PROFESSIONAL DEVELOPMENT COMMITTEE – VICE PRESIDENT DUANE HOPKINS

The Professional Development (PD) spent most of its time on subcommittee work. Its three subcommittees began their work in mid-January and presented final work plans for the full committee's consideration; all of which were approved.

PD has adopted a theme of quality across all of PD's work, in order to set the stage and tone for what the committee would like to accomplish.

From a quality standpoint and a policy standpoint, subcommittees have been asked to standardize their policies, processes and reporting so that there is more consistency around the tasks that PD oversees.

The committee received the first financial information on the business results for PD from national NAHRO. Over the next few months, PD will work closely with B&A to refine and enhance the amount of business and financial information that it receives in order to more effectively fulfill its oversight responsibilities.

The Marketing Subcommittee is working on initiatives to provide more visibility at national conferences for PD. There is a need to discuss this initiative with BECT to see how best to acknowledge certifications earned.

Quality Assurance Subcommittee is working on standardization of some of the evaluation processes; getting more involved in formalizing the way subcommittee members interact with faculty interviews, and reviewing faculty members' effectiveness and reporting back to the full committee.

Curriculum Subcommittee is working on policies for standardizing the schedule of course content revision and review; it wants to set regular review guidelines and timelines for curriculum. They are also looking at how to develop new curriculum and revise the existing curriculum so that when handed off to BECT to handle their certification and accreditation responsibilities, it facilitates BECT's work, rather than BECT having to re-do what PD has already done.

PD worked with the B&A Chair to establish a timeline goal of October to have formalized and standardized financial reporting coming to the PD Committee. PD is sensitive to the confidential nature of financial information and the need to limit how it is disseminated.

PD has been approached by the Legislative Network to consider including advocacy content in some courses. The Curriculum Subcommittee will take the lead on this activity.

MEMBER SERVICES – VICE PRESIDENT DONNA BROWN-REGO

Staff reported membership numbers had seen a slight decline from the last conference, and they planned to hold a membership campaign targeting public agencies, housing agencies, and MSC in the coming months to help boost the numbers. Staff also reported after a call with the B&A concerning the decline in membership, they would start enlisting the help of the Member Services Committee to do more outreach to lapsed members. Staff also reported they received 142 awards of merit applications this year, with 140 eligible for scoring.

The Awards Subcommittee reviewed the changes they made to the awards ceremonies last year, and they decided to continue them this year since they felt they enhanced both ceremonies. They also reviewed the list of 2015 Award of Excellence winners, and they selected four to include in a 2016 National Conference Call for Presentation. Finally the subcommittee requested that they be able to review the new Awards module once it is in place so they can make suggestions in order to increase its user friendliness.

The Marketing and Relationship Subcommittee had a spirited discussion concerning new groups to target for membership. They felt that there is a need to expand past the normal HUD program providers and look toward development, tax credit, homelessness, resident services, and other similar markets. They are going to focus on creating targeted messaging for each of these new markets, as well as special products to highlight for them, such as conference sessions, to entice them to join. They also talked about the need to develop a new brand for NAHRO, and expressed interest in working with the

Professional Development committee's marketing subcommittee in the future on this and other marketing ideas.

The IT Subcommittee met with staff for an update on future technology. They reported the conversion to the new database in late December was successful, and staff plans to further enhance it by adding a new email marketing system and an online awards module. Staff also said they are taking this time to do a database cleanup and verify that all emails are current since the new system is email-driven.

The Emerging Leaders Subcommittee discussed ways to build relationships and suggested getting a sponsored emerging leaders hospitality suite where new leaders can meet, network, and find out how they can become more involved in the program and NAHRO. They also discussed topics for the brown bag session they will hold at the Summer Conference and ideas to submit for the National Conference call for presentations.

The full committee then discussed ideas to encourage agencies to fill their open Associate slots; discussed questions and topics for the next membership survey and they heard recommendations from staff for the 2017 Summer and National conference site selections. Finally they passed four resolutions concerning the dissolution of the Evergreen Chapter, changes to the Delaware Chapter By-Laws, and accepting the staff's recommendation to hold the Summer Conference in Indianapolis, IN and the National Conference in Pittsburgh, PA.

BUDGET AND ADMINISTRATION – CHAIR DEEANNA PETERSON

The B&A began by thanking Saul and Reggie for all their time and effort invested in preparation for and working with the committee. It meets on a monthly basis and requires that a lot of information be reviewed.

B&A wished to take a moment to remind all new VP's and committee chairs that there is a resolution approved by the BOG that any initiatives that could have a financial impact are to be sent to the B&A committee for review prior to moving to the BOG so that the committee can have an opportunity to review the financial implications and report on the initiatives prior to them being presented to the Board.

The primary work at the B&A meeting included:

A presentation from two partners from the auditing firm of Gelman, Rosenberg and Freeman. They provided a thorough walk through of the draft audit report and management letters for NAHRO's fiscal year 2015 operations, which was recently completed.

Although the audit resulted in a clean, unqualified opinion, the auditors did identify internal control deficiencies that were detailed in one of the accompanying management letters. The deficiencies were primarily related to the failure of the TIMMS Association Management System (AMS) that NAHRO had been operating. The project to replace TIMMS with the new Personify AMS has been underway for the past two years. It was noted in the audit management letter that the AMS migration was completed at

the very end of fiscal year 2015. The capabilities of the new AMS should alleviate the related internal control deficiencies.

The audited financial statements showed a net operating loss of \$131,974 for the year. However, the auditors noted that NAHRO shows positive cash flows from operations and operating reserves that are within the healthy range for comparable nonprofit associations.

Staff will follow up with the auditing firm to finalize the audit report in time for the B&A to review. The final report will be brought to the BOG for their review and approval at the Summer Conference.

The committee reviewed an analysis of cash flows for the past five years and compared them to the investments in organizational improvements. The analysis showed that over this time period there has been a draw on reserves of less than \$86,000. Over the same period, NAHRO has had positive cash flows from operations and has committed over \$550,000 to capital investments in Information Technology, NPDS/Accreditation and setup of the RSO advantage program.

The committee reviewed the current year-to-date financial statements and found that the year has started out slightly ahead of net revenue budget for overall operations. However, the lag in dues related revenue continues on a downward trend over recent years. The B&A has also expressed that concern to the BOG and to the Member Services Committee (hence the consent resolution).

The committee also reviewed a report on membership attrition broken down by region. This information may be used by regional leaders to reach out to lost agency members in an effort to encourage them to rejoin.

The committee agreed for the chair to work with each committee VP – starting with Mr. Hopkins and the PD committee to review what information they would like to have available to them in regard to their portion of the budget.

B&A has created a small committee to work on documenting the history of the B&A, to identify and define goals and responsibilities as well as procedures. The committee intends to work on the document hoping to bring it before the BOG at the July meeting in Portland. The B&A has dates for teleconferences in May, June and July.

BOARD OF ETHICS AND CREDENTIALING TRUSTEES (BECT) – CHAIR DAN TROZZI

Mr. Trozzi expressed appreciation to Richard Herrington, NAHRO Assessment Boards Chair, who presented an update on the status of the NAHRO/NeighborWorks Certified Community Revitalization and Development Professional, which is undergoing the process of creating a certification exam.

The NAHRO Certified Manager of Voucher Operations (CMVO) Certification Exam is on track to be administered at the Summer Conference in Portland, Oregon. Thanks to

CMVO Assessment Board Chair Mark Thiele and the assessment board for their more than two years of work to create the exam.

Duane Hopkins, VP of Professional Development and PD staff liaison Jeff Falcusan presented updates and responses to the BECT's request for input on a number of proposed changes to NAHRO's certifications. They indicated approval for all items save some administrative questions on the creation of a NAHRO Maintenance Specialist Certification. The other items were to simplify the NAHRO Certification process and included areas presented by the Certification Focus Group:

- a. Allowing online ethics training for the NAHRO Commissioner Certification;
- b. Making all recertification periods to be three years; and
- c. Create an updated NAHRO Certified Public Manager (PHM) Certification to allow NAHRO PHM holders to have continuing education and ethics commitments recognized.

The Board went into its regularly scheduled Executive Session to discuss any disciplinary matters pertaining to the NAHRO Code of Professional Conduct. Action items may be presented to the Board of Governors at the July 2016 meeting.

The By-Laws and Code of Professional Conduct Focus Groups reported on their ongoing work of updating the BECT foundation documents.

The NAHRO Certification report was presented, which continued to demonstrate a trend of increased applications for NAHRO Certification. Finances were discussed in the frame of how they can become self-sustaining as required by accreditation. Application for the first NAHRO Certification to be accredited is on track for action within the next year.

The BECT went through a training exercise on Trustees proctoring exams which was co-presented by Vice-Chair Sharon Carlson. NAHRO Certification is looking to present exams at more regional and chapter events to give those seeking certification more options.

LEGISLATIVE NETWORK (LEGNET) – STAFF LIAISON JOHN F. BOHM

Chair Don May had to leave the conference early due to health reasons. Network Staff Liaison John Bohm presented a brief report. LEGNET reviewed its business plan and discussed ongoing improvements. They focused on the role of the recently formed LEGNET Steering Committee and the communication that was sent to Regional Presidents regarding making appointments to it. The Steering Committee met following the LEGNET's meeting.

Upcoming advocacy discussion related to moving H.R. 3700, the SHARP meet-ups that occurred at the House and Senate and continuing the conversation about how to advocate more strongly through our action committee partners on the Low Income Housing Tax Credit. Tess presented an in-depth analysis of the budget situations; markups will be held shortly in both the House and Senate; we must be prepared.

Reviewed Legislator of the Year Awards. Senator Maria Cantwell received her award and issued a press release, which mentioned NAHRO. LEGNET will visit Congressman Pat Tiberi and present him his Legislator of the Year Award. (President Merritt read excerpts of a letter from Congressman Tiberi to NAHRO.)

Subcommittees responsible for preparing the LEGNET's business plan met briefly. The Gang of 13 met as well. NAHRO members recorded video messages in front of the Capitol on the importance of passing H.R. 3700. Videos will be edited and tweeted out to encourage members of congress to pass H.R. 3700.

HOUSING AMERICA TASK FORCE (HATF) - STAFF LIAISON JOHN F. BOHM

HATF is working to improve and enhance the Housing America work that we do, which is a communications, public affairs and public relations effort to underscore the importance of affordable housing. HATF talked about ideas to improve the process and the communications around the Housing America calendar and the calendar process.

Conversation about Housing America Month (October) focused on ways to enhance and improve the content of events/activities sponsored by regions and chapters during that month.

A representative from the Boys and Girls Club of America attended the meeting. HATF is working on a joint relationship and agreement with the Boys and Girls Club and that conversation subsequently led to a discussion on how to do a better job working with our allies to amplify the message of Housing America.

Bingo night was a huge success with approximately \$1,000.00 being raised for the benefit of Housing America. Hanna, the 2016 Grand Prize Winner and her mother expressed having a wonderful experience as our guests at the conference, saying they felt at home and were comfortable. John Bohm indicated that Hanna is both very poised and a remarkable young girl. They were proud to be our guests and if they were at the Board meeting would have wished to extend their gratitude themselves in person.

SMALL AGENCIES TASK FORCE (SATF) - CHAIR SHARON CARLSON

Chair Carlson began her report by citing the growth that is occurring within the small agencies network and thanked Regional and Chapter Presidents for their support and feedback. She is building a database of chairs of state small agencies task forces, who will receive all communications from the SATF. SATF hopes that this information gets shared with attendees at state conferences who would not otherwise have access to this information. By continuing to share information and trying to garner their feedback and involvement, it will grow the small agencies network and strengthen its voice both from an advocacy and membership standpoint.

Chair Carlson sent a letter to all Regional Presidents encouraging them to establish state small agencies task forces. She was pleased to announce that some state chapters have already formed a task force. SATF has encouraged the establishment of "tracks" at regional and state conferences. SERC has set aside two-days at their conference in June and it is their hope that this will attract staffs of small agencies who would not otherwise attend the conference. VA Chapter has been very active in engaging their small agencies. Chair Carlson expressed the hope that VA will help in the development of a model for other states to emulate in the establishment of their respective small agencies task forces.

NAHRO and PHADA jointly arranged for meet-up sessions between small agency representatives from around the nation with Senate and House staffers on Hill Day to further inform them of the importance of these bills. Both the morning and afternoon meet-up sessions with Senate and House staffers held the day before were standing room only. The attendance demonstrated (for those who did attend from staffing offices) how great the need to pass S.2292 and H.R. 4816 is. SATF discussed the recently released streamlining guidance, request for comments on AFFH tool.

STRATEGIC PLANNING ADVISORY GROUP (SPAG)

(Senior Vice President Carl Richie presented as submitted by Mike Gerber)

SPAG made headway on NAHRO's Brand Promise and Value Proposition statements. There is some final wordsmithing that needs to be done to these two statements, and the Committee will have a conference call over the next two weeks to finalize its recommendations for the member survey.

SPAG also reviewed the extensive list of ideas that were generated at the Fort Worth leadership retreat. Participants felt that much care and thought went into the generation of these ideas and everyone wanted to respectfully consider the best way to handle or act on each of them. Several ideas were things already in process. Others were ideas that could best be handled by staff. A final set need to be referred to Committees for their consideration.

Over the next several weeks, Sylvia Bowen, John Parke and Mike Gerber will be taking these list items and ensure that they are properly referred to staff and to committees. They will also be following up with those who offered the ideas to make certain they know how they were handled (and in some cases asking for additional information) and ensuring that there is a good feedback loop. Again, because these were ideas generated by NAHRO leadership, SPAG wanted to handle these items carefully and sensitively, and to act on them where possible.

SPAG also spent some time discussing how to better support the BOG and NAHRO committees. Some committees refer to and use the strategic plan, while others seldom do and since the strategic plan aims to not be burdensome, discussions are underway on how to go about helping committee chairs, vice chairs, and staff on how to use the strategic plan when setting agendas, how to discuss it when meeting, and simplified ways to report on progress.

There was much recognition that several committees are overloaded which lead to a discussion of how SPAG team members can divide up and proactively support the committees to make the process easier and more user-friendly. SPAG has a conference call in the next couple of weeks and will be continuing this discussion. John Parke will also be providing further ideas in this regard from his experiences with other complex associations.

Finally, all SPAG members shared their appreciation to Saul for his steadfastness, skill, and good humor in working through the strategic planning process. Saul has been an able and talented leader for NAHRO, and we join everyone on the BOG in wishing him the very best.

HOUSING AND EDUCATION TASK FORCE (HETF) – CHAIR PRESTON PRINCE

HETF is focusing in on the following four areas of activity: 1) to encourage and expand the role that NAHRO members play in helping children achieve academically; 2) national demonstration work so that we can use data to help change housing policy; 3) new partnerships that will help expand educational opportunities for children in housing and community development programs; and 4) policy and legislative ideas.

Some further ideas include: partnering with the Campaign for Grade Level Reading on a dashboard of measurements that will show how agencies are making progress in helping children; using the dashboard as a way to create a recognition for housing and community development agencies, similar to the Campaign's Pacesetter Award, so that if an agency does a number of things it will be recognized by the campaign as a Pacesetter. HETF will share measurements as they are developed. HETF members will be the first ones challenged to achieve HETF goals, next BOG followed by others in leadership to also pursue implementing HETF goals.

HETF leadership met with Calvin Johnson, HUD Deputy Assistant Secretary PD&R, to have a broader conversation about measurements that agencies can use. Agencies need to ask the right questions for data collection so that over time the HETF can prove that the investment is helping children achieve academically.

HETF will work with the Commissioners Committee on the challenge to build 100 small libraries at agencies across the country. Barbara Allen, Commissioner from Santa Barbara, CA, is leading this task for the Commissioners Committee and therefore Chair Prince recommended that President Merritt appoint Ms. Allen to the HETF so that she can serve as liaison to Commissioners Committee. The California Library Association will help make connection with the national Library Association so that librarians will be helping with the small libraries. Instead of a mobile library, there will be a mobile librarian, who will help the local librarian think about which books should be at a small library. Scholastic has offered to help work on what should be in a library; they have thought about the nature of the books; the ratio of fiction-to non-fiction books; age-appropriate type books, etc.

Chair Prince and Betsey Martens are scheduled to meet with HUD Assistant Secretary for PD&R Kathleen O' Reagan to further the conversation about measurement tools that agencies should use. In partnership with Betsey's "bringing school home initiative," the planned talking points will be about how HUD PD&R can support research in partnership with local agencies so that together we can develop the right tools and programs to help children.

Chair Prince thanked regions and chapters that were able offer a conference session on housing and education. Both the summer and national conferences will feature sessions on housing and education. HETF will work with NAHRO and the Campaign to prepare articles for the JOHCD and to help develop webinars.

The Campaign has been identifying opportunities for the HETF presentations. Chair Preston will speak at the National Head Start Association Conference in Nashville this summer. Preston and Betsey have submitted a proposal to the National Summer Learning Alliance Association to present at its conference—all of this is an effort to grow the perception that local agencies are both in the right places and working with right partners to help implement housing and education.

HETF asked for assistance from President Merritt to help lead in the coordination of a NAHRO, PHADA and CLPHA response to a MOU that HUD will release with the Gates Foundation.

HOUSING AND DEVELOPMENT LAW INSTITUTE (Representative Gilmore was not in attendance; submitted written report)

Senior Vice President Richie noted that HDLI is awaiting NAHRO's response as to whether HDLI's services are desired for the legal track for the 2016 National Conference in New Orleans. Mr. Richie offered two suggestions for programming: Affirmatively Furthering Fair Housing or Re-federalization of Cost Center Expenses.

Rick Leco inquired about the status of HDLI purchasing a commissioners training program from Leo Dauwer. Saul responded that he was unaware of the status. Board member Akinola Popoola said negotiations should be concluded soon.

WHAT KEEPS THE REGIONAL PRESIDENT UP AT NIGHT?

NCRC DeeAnna Peterson: being relevant in the Region.

SERC David Baldwin: folks who do not respond to emails and when people who take leadership positions resign; and folks for whom we have high hopes for in their leadership roles but things don't work out well.

MARC Senior Vice President Regina Mitchell: engagement and retention of members; conference attendance; chapter communication and engagement amongst chapters and the region.

MPRC Dianne Hovdestad: renewal of contract with RSO Dave Martens (since resolved via renewal of a two-year contract) and conference attendance.

PSWRC Ed Mayer: what is happening in our nation and particularly in the region, notably the poverty rate; CA Housing Partnership recently reported that the CA poverty rate has increased from 16% to 21% (one in five households); this growth is stunning in light of housing costs.

PNRC Sunny Shaw: conference attendance (due to the region's upcoming conference May 22-24); and determining ways to add value to members and agencies.

SWRC Darrin Taylor: effective leadership and making sure that all members in the region find value in what the region provides.

NERC Joseph D'Ascoli: re-engagement of the region's chapters.

REGIONAL HIGHLIGHTS

NCRC began its year with a strategic planning session where there was great dialogue. Members recognize the need to move into a new way of doing things because members' needs are different. The Region is trying to strengthen and re-energize the regional organization; interesting conversations have been had.

The region's RSO has announced her retirement at the end of this year so the region is working on a new job description through the strategic planning that will fit the RSO for the region.

SERC has selected Back Bay Mission of Biloxi, MS, as its SERC Cares initiative. The faith-based organization addresses poverty by providing emergency assistance, intensive case management, and peer support networks. SERC Cares is an initiative that was started by then-President Young through which members provide a donation to a worthy cause in the city where its annual meeting is held.

There will be special tour of the housing recovery that has taken place following Hurricane Katrina.

The region is excited about the formation of a Small Agencies Task Force. Its members are energized and they have developed a track of sessions for the region's upcoming annual conference. Both our national president and senior vice president have confirmed their participation at the SERC Conference, as well as John Bohm of the NAHRO staff. Due to timing, the region was unable to add a housing and education session to its conference program. However, they expect to do so at this year's fall conference in Nashville.

MARC is partnering with NJ for this year's annual conference and tradeshow in Atlantic City. At the conference the region's leadership will discuss strategic planning and develop tasks for accomplishment within the next two years. A working group is

developing a scholarship program for the benefit of members to participate in NAHRO NPDS and certification. We hope this will attract and retain Emerging Leaders. The RSO team has set a goal of October to revamp the region's website. The Maryland Chapter and the National Association of Social Housing Organizations (South Africa) will execute a Memorandum of Understanding that focuses on information and exchange between the two organizations.

MPRC The conference program will include a track on homelessness. The Utah LT. Governor will present on homelessness, reflecting on his work as co-chair of the state's homeless task force; how they dealt with homelessness and their successes. There will also be training on the capitol fund and affirmatively furthering fair housing. CO Annual conference will be held in May, which will include a maintenance track. The region has recently formed at Small Agencies Task Force.

PSWRC The region is digging itself out of a red financial position; expecting to be in the black within a year. Leadership has noted declining numbers in both participation in regional conferences and in membership and is carefully examining causes of decline, likely a result of multiple factors. One positive factor is the emergence of the California Association of Housing Authorities, a legislative initiative group that ties closely to LEGNET. There is a Housing bill before CA state legislature regarding Section 8 landlords. Landlords can decline an application based on other criteria but not simply because the applicant has a voucher. Regional conference will be held in Sacramento on May 16-17. President Merritt will lead a session and Senior Vice President Richie will participate too. Working to develop the region electronically with a new interactive website that is being used as a platform for members to self-identify and self-maintain data for their agencies and participation; and using online conference registration. The region is developing ties to MPRC for strategic planning purposes on a much larger basis; PSWRC and MPRC have common ground and think there are planning issues that can be addressed in common.

In closing, Mr. Mayer thanked NAHRO for its RSO Jori Solomon, who continues to do incredible work and they are very grateful for her and their membership. He concluded by saying that the region is very vibrant; and that things are shifting and they are on top of it and working at it diligently.

PNRC The region is thrilled with RSO Kristen Damazio; she is fabulous and they could not be happier. PNRC has maintained all regional members and are now looking at ways to grow membership and have also added five affiliate members. They have developed a new website.

The region is currently on target for conference registration despite national coming to region in July. Conference theme is REACH: Residents, Education, Advocacy, Community and Housing. They plan on having two housing and education sessions; a session from potential partners and a panel of Housers who are utilizing education programs in their housing authorities. There will be three post-conference trainings. Since October 2015, they have held three additional trainings in the region and all are attributed to Kristen's efforts.

NERC since assuming the presidency, the region has held a strategic planning session to examine how to improve the region and better serve its members. Four working groups were formed: board governance and effectiveness, business sustainability and revenues, membership growth and engagement and marketing and public relations. Advocacy was the focus of the region's mid-winter conference and 50 attendees submitted sign-on letters. Twenty-three members attended the Commissioners Training, which was taught by Jim Inglis. Chapters in the region are engaged in the Poster Contest.

SWRC membership totals 500; with 37 affiliate members. The region has formed an ad hoc business development committee that will explore ways in which the region can become more engaged in activities that generate revenue. Siemens will sponsor the region's fourth Habitat for Humanity Build project at the upcoming annual conference. The Steering Committee has begun discussions on strategic planning and will examine the region's strengths, values and weaknesses.

PRESIDENT'S REPORT

The President reported during his visit at each committee meeting, he urged members to seek out first-time attendees and give them a warm NAHRO welcome. During his subsequent encounters with many first-time attendees, they shared that they indeed had been welcomed by committee members. President Merritt thanked Board members for their efforts.

President Merritt thanked Nancy Walker, President of PHADA for her participation in the conference and the work that PHADA has done with NAHRO on the SHARP proposal and he thanked Saul and John for leading this work. He also acknowledged Congressman Palazzo (R-MS) for being a staunch supporter of our work.

Then President Merritt thanked Board members for attending the special Board meeting and for taking up the items with serious consideration and respect; he especially appreciated the confidentiality that has been kept and indicated that he was looking forward to continued respect and trust.

President Merritt called on Past President Preston Prince for the presentation of a resolution. Mr. Prince said "I am honored and humbled to be making this resolution that I know many in this room would like to be doing."

"Mr. Ramirez, you made me a better leader within NAHRO, your guidance and your counsel all along the way; you made me a better houser by your contributions and your commitment to NAHRO and we have gotten to become friends. I know you like no one else because of our travels together throughout the world. I know what is in your heart. I proudly make the following resolution."

Action: Motion by Preston Prince; second by Rob Pearson and unanimously approved (with applause) by the Board of Governors the following resolution of appreciation to Saul N. Ramirez, Jr., NAHRO CEO. Motion carried.

WHEREAS, Saul N. Ramirez, Jr. has served as NAHRO's Chief Executive Officer for 15 years helping to improve the professionalism and capabilities of NAHRO members, to further legislative and policy objectives on Capitol Hill and within the Department of Housing and Urban Development, to expand the tools and resources for housing and community development agencies, and to make communities stronger and more vibrant across our nation;

WHEREAS, the NAHRO Board of Governors is proud to have worked closely with **Saul N. Ramirez, Jr.** over those years, he is hereby recognized and thanked for his grace, wisdom, hard work, and friendship; and

WHEREAS, all of NAHRO wishes him many great successes in the future and looks forward to opportunities to work with **Saul N. Ramirez, Jr.** as he now applies his vast talents to bridge the digital divide for low-income families and children;

NOW THEREFORE BE IT RESOLVED THAT the Board of Governors of the National Association of Housing and Redevelopment Officials does hereby convey its deepest gratitude to **Saul N. Ramirez, Jr.** for his distinguished service to NAHRO.

President Merritt declared that he has known Saul for many years and they have become friends; that he had expected him to be at his right at these meetings during his presidency; however, this will not be the case. Their friendship shall endure and he wishes him all the best.

CEO' Saul Ramirez's response was that staff really are the ones who have made NAHRO what it is today and it has been an honor and privilege to work with them day in and day out. He asked staff to stand for acknowledgement. Concluding his remarks, Mr. Ramirez thanked Board members and all NAHRO members for their well wishes, love, affection, and sincerity.

SENIOR VICE PRESIDENT'S REPORT

Senior Vice President Carl Richie reported that he met with regional senior vice presidents, committee vice chairs, and regional service officers on Sunday morning for a very brief meeting, which was an opportunity for him to get to know them and for them to get to know him and each other. Mr. Richie said the key to having an effective working board is for board members to know each other. He will continue these meetings in October and at next year's Washington Conference and by the time of the Pittsburgh conference, they will have developed a good working relationship with one another.

He congratulated Board members and others who adhered to the President's and his request to reach out to first time attendees. This outreach makes for a good, warm conference experience, which could lead to attendees becoming more engaged in NAHRO by serving in the NAHRO leadership. Mr. Richie talked to several first-timers and was told they were grateful for the outreach and they look forward to attending future conferences.

The Senior Vice President will attend seven of the eight regional annual conferences and looks forward to participating in sessions, attending committee meetings, learning, observing, and taking notes of “work-a-bees.”

Mike Gerber sent a note to Mr. Richie while attending the Canadian Association of Housing and Renewal Officials conference. Mr. Gerber had just heard Canada's federal minister responsible for housing report the new Canadian government has prioritized housing to such an extent that they have proposed doubling of their federal funding for affordable housing strategies in their 2016 budget proposal.

CHIEF EXECUTIVE OFFICERS REPORT

CEO Ramirez began his report by commenting on “what keeps him up at night.” He shared that as we reshape PD for the 21st century and our industry, NAHRO continues to grow and invest in it; is committed to it; however, this is a tough environment. He shared that for the last four conferences, we've met and/or exceeded budget projections, which is a testament to the good work of staff under the leadership of Conference Director Jill Randles.

Wrapping up his remarks, CEO Ramirez thank the Board for the opportunity to serve NAHRO and that it has been a pleasure to have worked with the NAHRO membership.

ADDITIONAL COMMENTS

Preston Prince shared post-presidency he has begun to focus on and think about social justice issues. He was excited to hear the HUD Secretary talk about let's look at what happens as offenders come out of the prison system. Mr. Prince suggested that we need to pay attention to these issues and examine how our policies and procedures are causing further harm families. We should embrace the idea that we are going to do something to help as individuals are coming out of the prison system as opposed to allowing them to then have harsh lives because they are not welcomed back into their communities. He was excited to hear that the Secretary raised it as one of his priorities.

NCRC Regional President DeeAnna Peterson inquired about appointees to the CEO Search Committee. The President responded that he would select at minimum one from each region from the list of recommendations from Regional Presidents. He envisions a committee of not more than 11 to 15 individuals. President Merritt then called for a resolution authorizing the Steering Committee to approve members of the CEO Search Committee on behalf of the Board of Governors.

Action: Motion by Carl Richie; second by Regina Mitchell that the Board authorize the Steering Committee to approve members of the Search Committee on its behalf. Motion carried.

Betsey Martens called for recognition of newly appointed Board member, Carol Gore, from Alaska, who travelled the furthest for the conference and Board meeting.

Vice President Leco called for recognition of LaTonya for the great work that she does with the Commissioners Committee. President Merritt thanked and recognized the entire staff for their great work; and thanked John Bohm for stepping up to serve as Interim Director and to Sylvia Bowen and Reggie Hart as the interim staff leadership team.

There being no further business, President Merritt called for motion to adjourn.

Action: Motion to adjourn by Akinola Popoola; second by DeeAnna Peterson. Motion carried.

ANNOUNCEMENT

Next Board Meeting: Saturday, July 16, 2016, Portland, OR

ATTENDANCE

Officers: Steve Merritt, Carl Richie, Duane Hopkins, Donovan Duncan, Rick Leco, Donna Brown-Rego, Julie Brewen and Regina Mitchell. **Past Presidents:** Preston Prince, Betsey Martens, Akinola Popoola. **NERC** – Joseph D-Ascoli, Bill Quirk, Diane Cohen, Tina Marie Sullivan. **NCRC** – DeeAnna Peterson, Doug Rise, Larry Williams, Marty Ryan. **MARC** – David Allen Brown, Diane Haislip. **SERC** – David Baldwin, Ailrick Young, C. Sean Gilbert, L. Thomas Rowe. **SWRC** – Darrin Taylor, David Zappasodi, David Lange. **PSWRC** – Ed Mayer, Rob Pearson, Patricia Wells, Ramsey Jay, **PNRC** – Sunny Shaw, Lowel Krueger, Jill Smith, Carol Gore. **MPRC** – Dianne Hovdestad, Patti Webster, Ann Horton, Matt Pike
Presidential: Shaunte Evans, Kevin Nelson

Ex Officio – Dan Trozzi, Sharon Carlson, Joseph Lamagna

Absent: David Allen Brown, Clif Martin, Elizabeth Glenn, Larry Hopkins, Ricardo Gilmore, Michael Gerber, Don May

NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS



AND

THE CANADIAN HOUSING AND RENEWAL ASSOCIATION



Renewal Memorandum of Agreement

The Canadian Housing and Renewal Association
75 Albert Street, suite 902
Ottawa, ON
Canada
K1P 5E7

National Association of Housing
and Redevelopment Officials
630 Eye Street, NW, Washington DC 20001
Toll Free: 877-866-2476 Phone: 202-289-3500
Fax: 202-289-8181 E-mail: nahro@nahro.org

INTRODUCTION

Formed in 1933, with more than 19,800 agency and individual members, The National Association of Housing and Redevelopment Officials (NAHRO) is the oldest and largest organisation in the United States of America serving local agencies and officials engaged in the production and operation of affordable housing and in community development. Through its education and advocacy programs and other activities, NAHRO seeks to assist its members in maximizing their capabilities to provide affordable dwellings to the nation's low- and moderate-income families. NAHRO also promotes among its members the highest standard of professional ethics.

In the mid-sixties, a group of concerned urban renewal professionals in Toronto became members of the Upper New York State Chapter of the National Association of Housing Redevelopment Officials (NAHRO) and from this nucleus, in 1967, the Canadian Association of Housing & Renewal Officials (CAHRO) was born. Since then, for over 40 years, the CHRA has worked to bring affordable housing issues and solutions to the attention of decision-makers. The Canadian Housing & Renewal Association's (CHRA) mission is to ensure that all Canadians have an affordable, secure and decent place to call home. As the only national voice in Canada speaking on the full range of issues related to affordable housing in Canada and abroad, CHRA centres around four key pillars: keeping homes affordable, ending homelessness, renewing communities, and supporting a sustainable housing profession.

CHRA and NAHRO hereby declare their willingness and desire to establish a cooperative relationship to further the promotion of safe, decent housing in liveable neighbourhoods that is affordable and accessible to all.

Whilst it is acknowledged that there are professional standards and accreditation differences between the two organisations, both parties agree to subscribe to the statement of intent and work together to pursue and achieve mutual co-operation and liaison in achieving the goals as set out in this Memorandum of Agreement (MOA).

STATEMENT OF INTENT

The Canadian Housing & Renewal Association and the National Association of Housing and Redevelopment Officials in furtherance of this purpose declare their willingness and desire to:

1. Facilitate the exchange and dissemination of housing and community development information, research data, publications, relevant literature and advice between the two organisations relating to housing and community development.
2. Promote regular liaison and exchange programmes between the two organisations and their members, through the facilitation of contacts by means of study tours, conferences, exhibitions and training programmes.
3. Share information concerning best practices in housing and community development.
4. Assist with the facilitation of housing and community development personnel exchanges, where feasible, between members of the two organisations to promote greater knowledge and understanding of social, cultural, economic and housing management practices and differences between the parties concerned.

5. Assist each other with professional advice and support in the marketing, development and promotion of the activities and programmes of the respective organisations for their mutual benefit in pursuance of both organisations mutual objectives to promote the development, financing, and operation of decent, safe affordable housing and the development and renewal of secure and liveable communities.
6. Facilitate and promote joint activities between the two organisations in pursuance of both organisations mutual objectives subject to such activities being in accordance with the Charter, Bylaws and charitable objectives of each organisation.

IMPLEMENTATION

In order to implement this MOA initially, NAHRO and CHRA agree as follows:

- Conferences. NAHRO and CHRA each agree to provide two free complimentary registrations for their respective annual national conferences and in addition a maximum of three registrations at a discounted rate of 30% of the member fee. Where appropriate, the party holding a conference will also provide to the other opportunities for participation in conference programs. Such participation shall be discretionary with the party holding the conference, however and shall not create an obligation to permit participation in any particular conference program. Each party will seek to utilize the conferences as opportunities to further implement and assess the progress of the various elements of this MOA.
- Professional Exchange. Each organization may participate in at least one professional exchange for practitioners and/or senior professionals during the term of this MOA. The exchange would include a delegation of a limited number of individuals to be agreed upon and would cover topics that are mutually agreed upon by both parties prior to the advancement of the exchange. The parties will solicit participation for such exchanges by CHRA and NAHRO members in good standing who possess housing and/or community development policy and/or management experience at the housing authority or redevelopment agency, provincial, state or national government level. Participation should also be encouraged by CHRA and NAHRO board members as well as CHRA and NAHRO senior organizational management at the headquarters and regional levels.
- Professional Development. The parties will, where feasible, work to collaborate on the development and presentation of educational courses and trainings to advance and maintain the professional competency of their members.
- Best Practices. The parties will share and distribute to their respective members information concerning best practices, techniques, methods, strategies and tactics to increase public support for, and facilitate the successful development, financing, and operation of decent, safe affordable housing and the development and renewal of secure, liveable communities.
- Membership Benefits. Each party will provide to the other with three (3) member access to its web site (executive director, standing president and staff liaison), as well as with the following: (a) two complimentary subscriptions to any periodical publications (in the case of NAHRO, the *NAHRO Monitor* and the *Journal of Housing and Community Development*), (b) member discounts for attendance at conferences (in addition to the complimentary registrations mentioned above), and (c) member discounts for professional educational activities offered from time to time by the other party.

The parties may from time to time mutually agree upon additional activities to implement this MOA.

COST OF IMPLEMENTATION

Both parties hereto understand that this MOA is intended in its application to be revenue neutral for each of the parties. That is, neither party is obligated to expend funds to implement this MOA. Rather the

members participating in activities contemplated by this MOA will be expected to bear the cost associated with such participation. Alternatively, the parties may seek foundation funding to defray the cost of such activities. Each of the parties intends to pursue such funding.

NONBINDING AGREEMENT

This Agreement having been duly authorised by both organisations, shall commence and be effective on the date stated herein and may be revised from time to time by mutual agreement subject to either party giving 60 day notice of any proposed amendment.

This Agreement is not intended to be legally binding and the statements of intent to which both parties voluntarily subscribe should not be regarded as legally binding. In the event that this Agreement may ever require judicial interpretation, then the Agreement is to be construed under the law of the District of Columbia, United States.

COMMENCEMENT DATE/ EXPIRY DATE

Following the due approval and execution of this Memorandum of Agreement by both parties, will commence upon the date of execution. This Memorandum of Agreement shall expire automatically on the date five (5) years subsequent to the date of commencement, unless extended or renewed by mutual written agreement of the parties.

TERMINATION PROCEDURE

Either party is able to terminate the Agreement prior to the expiry date if it wishes by service of a notice giving 60 day notice of intention to do so on the other party.

ENTIRE AGREEMENT

The parties agree that this MOA constitutes the entire agreement of the parties with respect to the subject matter hereof and there are no other oral or written agreements between them pertaining to said subject matter.

NOTICES

Delivery of any notice or other instrument required or permitted to be delivered under this MOA shall be sufficient if delivered by U.S. or Canadian post, return receipt requested, or by Federal Express or United Parcel Service courier service to the other party as follows:

If to NAHRO:

National Association of Housing and Redevelopment Officials
630 Eye Street, NW
Washington, DC 20001
Attn: NAHRO President

If to CHRA:

Canadian Housing and Renewal Association
75 Albert Street, Suite 902
Ottawa, ON, Canada K1P 5E7
Attn: Jeff Morrison

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement by and through their respective representatives duly authorized on the dates set forth below.

NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

being represented by

Steve Merritt
in his capacity as President

Date

THE CANADIAN HOUSING AND RENEWAL ASSOCIATION

being represented by

Jeff Morrison
in his capacity as Executive Director

Date



MOU RENEWAL

April 2016

The National Association of Housing and Redevelopment Officials and the International Urban Development Association (INTA) will renew their Memorandum of Understanding on April 13, 2016.

RENEWAL MEMORANDUM OF UNDERSTANDING
BETWEEN
INTERNATIONAL URBAN DEVELOPMENT ASSOCIATION
AND
NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

THIS MEMORANDUM OF UNDERSTANDING (“MOU”), entered into by and between the *International Urban Development Association* (“INTA”), a not-for-profit association with address at 18 rue Daval, 75011 Paris, France and the *National Association of Housing and Redevelopment Officials* (“NAHRO”) a not-for-profit corporation with address at 630 Eye Street, NW, Washington, D.C. 20001.

WITNESSETH

WHEREAS, INTA is an international network that encourages the exchange of information, experience and best practices on urban development and renewal across the world; and

WHEREAS, NAHRO is the oldest and largest nonprofit organization in the United States of America, representing local agencies and officials who are engaged in the production and operation of affordable housing and in community development; and

WHEREAS, INTA and NAHRO offer educational programs, conferences, publications and other programs for the benefit of their respective members; and

WHEREAS, INTA and NAHRO entered to a Memorandum of Understanding (the “Existing MOU”) on November 18, 2007 providing that they would cooperate in certain respects and identify areas of additional possible future cooperation to better enable them to carry out their respective missions; and

WHEREAS, INTA and NAHRO have determined that the relationship created by the Existing MOU has been mutually beneficial and desire to extend the agreements contained therein for an additional five years.

NOW THEREFORE, INTA and NAHRO agree as follows:

1. Membership Exchange.

- A. INTA and NAHRO will provide each other with complimentary institutional memberships. This will involve exchange of Journals and Newsletters and regular publications.
- B. A representative of NAHRO, who is or will be a member of the IRGE Committee, will be invited to join the INTA Executive Committee which meets three times per year. A member of INTA will also be invited to join the NAHRO IRGE Committee under the same terms. Attendance shall be at the member’s expense and shall not be mandatory.
- C. NAHRO and non-USA INTA members will be able to attend each other’s annual convention/conference at the member’s rate.

- D. INTA and NAHRO will each offer to the other such member discounts as are from time to time in effect for purchase of training, publications and other products offered by them.

2. Conference Exchange.

- A. NAHRO will offer INTA three free registrations at the NAHRO Annual Conference, members to be selected by INTA and recommended to NAHRO by INTA. Similarly, INTA will offer complimentary registrations to three members recommended by NAHRO for the INTA annual conference.
- B. NAHRO and INTA will publicize each other's annual conventions and other major events by links on their websites. At their discretion, on a space-available basis, INTA and NAHRO may also publicize such events in their publications.
- C. INTA and NAHRO materials will be made available at each other's annual conventions/conferences. Materials shall be made available in mutually acceptable places and quantities.

3. Other Activities.

INTA and NAHRO may cooperate in other, additional activities as they shall, from time to time, specifically agree; however, this MOU does not obligate either party to do so. Any additional joint activities shall be undertaken in each case pursuant only to additional written understanding executed by both parties, which may in appropriate cases be an exchange of correspondence between the parties. Additional activities concerning which the parties may elect to cooperate could include, but are not limited to the following:

- i. Cooperation between the program committees of the respective parties
- ii. NAHRO support for and appearance in an INTA international meeting in North America
- iii. Co-sponsorship of Special Educational Events offered by INTA
- iv. Conference speaker exchange
- v. Participation on Urban Development Advisory Panels
- vi. Seminars on specific topics of mutual interest
- vii. Joint educational and training programs outside the USA

4. Term/Effective Date.

The term of this MOU shall be five years, commencing at 12:01 a.m. April 13, 2016, immediately upon the expiration of the Existing MOU, unless sooner terminated by either party in written notice to the other.

5. Further Agreements.

The parties may from time to time enter into further, additional agreements relating to the subject matter of this MOU in order to carry out the mutual intent of the parties as described herein. Such agreements shall be in writing and executed by both parties. Neither party shall be obligated to enter into any additional agreement.

IN WITNESS WHEREOF, INTA and NAHRO have executed this MOU by and through their duly authorized representatives.

National Association of Housing and Redevelopment Officials

By: _____

Title: President of NAHRO

Date:

International Urban Development Association

By: _____

Title: President of INTA

Date: