



2017-2019 Board of Governors Meeting Minutes

Sunday, April 22, 2018

8:30 – 10:45 a.m.

Salon IV – Arlington Ballroom, First Level

Crystal Gateway Marriott Hotel

Staff Liaisons: Sylvia Bowen | sbowen@nahro.org

LaTonya Rajah | lrajah@nahro.org

<http://www.nahro.org/nahro-board-governors-members>

President Carl S. Richie, Jr. welcomed Board members and asked them to execute both the Conflict of Interest statement and the Leadership Pledge and return them to Sylvia Bowen. President Richie administered the oath of office to Saeed Hajarizadeh, VP IRGE and Mark Thiele, VP CR&D, who were unable to take the oath at the 2017 National Conference and Exhibition in Pittsburgh, PA. Mr. Richie asked La Tonya Rajah to call the roll. She announced that a quorum had been established.

WELCOME, INTRODUCTIONS, AND ACKNOWLEDGEMENT OF GUESTS AND STAFF

President Richie welcomed guests and staff and asked them to introduce themselves.

Having no responses to the call for “Associates comments, President Richie asked for approval of minutes of the October 28, 2017 Board and Annual Business meeting and ratification of action taken by the Steering Committee on behalf of the Board of Governors since the January 20, 2018 Board meeting:

- Minutes: October 28, 2017 Annual Business and Board Meeting;
- Minutes: January 20, 2018 Business Meeting held in conjunction with the 2018 BOG Retreat;
- March 19, 2018: Ratification of Action taken by the Steering Committee on behalf of the BOG:
 - Approval of the 2018 Legislative and Regulatory Agenda;
 - Approval of New York as the site for the 2020 Summer Conference; and
 - Approval of Orlando as the site for the 2020 National Conference.

Action:

Motion to approve the minutes and ratification of action taken by the Steering Committee on behalf of the Board of Governors by Steve Merritt, seconded by Marsha Parham. Motion carried.

CONSENT AGENDA

President Richie identified items on the Consent Agenda and asked if any Board member wished to move any items to the Discussion Agenda. No items were removed. President Richie then called for a motion to approve the following Consent Agenda items:

HOUSING COMMITTEE

#1 HUD Update Program Handbooks

Background: The committee discussed the need to make it easier for HUD program operators to have one place where they can go to look at program requirements. The committee felt that having HUD update program handbooks, where all of this information is compiled together, and keep it updated with the latest statutory, regulatory, and guidance related updates would be beneficial for all those who administer HUD programs.

Resolution: WHEREAS, HUD's program requirements are divided among various statutes, regulations, notices, and other guidance documents making it difficult for PHAs to find a single place to find all the requirements of operating HUD programs,

BE IT RESOLVED, that HUD should regularly update their program handbooks to accurately reflect all current program requirements without adding any additional requirements that would add time or staff commitments.

#2 NAHRO should be proactive when engaging HUD and other policy makers

Background: The committee felt that it was important to be proactive when engaging HUD and other policy makers. Instead of waiting for policy makers to come out with proposals and then engaging them on those proposals, the committee felt it was important to start tackling issues immediately. With the goal of being proactive, the committee passed the following resolution:

Resolution: WHEREAS, NAHRO members possess the knowledge and experience to assist in setting the parameters and implementing housing programs,

BE IT RESOLVED, that it become standard practice for NAHRO to be at the forefront of the appropriate subject matter so as to offer guidance to HUD and assist our members by proactively addressing issues that affect the affordable housing industry.

MEMBER SERVICES COMMITTEE

#1 Iowa By-Laws

Background: The Iowa Chapter proposed the following changes to their bylaws: checks need to be signed by two officers. A board designee, along with the treasurer, will now be allowed to collect dues and distribute funds.

Resolution: The Member Services Committee moves the acceptance of the additions and changes to the Iowa bylaws.

#2 MARC By-Laws

Background: Proposed changes include adding the territories of Puerto Rico within the region's geographic area and two new sections to address when an officer ceases to be eligible to serve and the process for removing a person from office.

Resolution: The Member Services Committee moves the acceptance of the additions to the MARC bylaws.

President Richie called for a motion to approve the Consent Agenda.

Action:

Motion to approve Consent Agenda moved by Diane Cohen, seconded by Dianne Hovdestad. Motion carried.

DISCUSSION AGENDA

BOARD OF ETHICS AND CREDENTIALING TRUSTEES (BECT)

Carrie Blackburn Riley

BOG Election of Trustees

Background: The BECT By-Laws permit the Board of Governors to elect three individuals to serve as at-large members for terms of four years each. Two seats are open due to resignations. Staff solicited nominees from the Regional Councils for persons to fill the vacancies. NERC and SERC were the only regions that responded. NERC's nominee was seated as a regional appointee. SERC submitted two nominees: Anthony Goodson, Executive Director, Housing Authority of Goldsboro, NC and Cindy Preast, Executive Director, Housing Authority of Bluefield, WV.

BOG action is required to elect Anthony Goodson and Cindy Preast to the BECT.

Action

Motion to elect Anthony Goodson and Cindy Preast to four-year terms each on the BECT moved by Patricia Wells, seconded by C. Sean Gilbert. Motion carried.

INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE (IRGE) COMMITTEE

Saeed Hajarizadeh-Vice President

NAHRO/AUSTRALASIAN HOUSING INSTITUTE MOU RENEWAL

Resolution: Whereas, the mission of the 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 IRGE have led to the finding that the housing and community development issues, practices and programs that the New Zealand and Australia national governments carry out bear a considerable likeness to the same in the U.S., and:

Whereas, the research of IRGE has identified the Australasian Housing Institute (AHI), a member-based professional association with programs of advocacy, annual congresses, roundtables, peer-to-peer panels, publications, professional training and development, with a purpose similar to the collaboration opportunities of interest to NAHRO, and:

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

Now, therefore, IRGE hereby resolves that the Board of Governors consider and approve the renewal of the Memorandum of Understanding with AHI and that notice of this action be provided to AHI to continue this long-standing professional collaboration that includes such items and activities as the NAHRO Board of Governors specifies in the renewed MOU.

Action:

Motion to approve the renewal of the MOU with AHI and NAHRO and that notice of action be provided to AHI moved by Saeed Hajarizadeh, seconded by Regina Mitchell. Motion carried.

MEMBER SERVICES COMMITTEE

Andy Rodriguez-Vice President

Changes to the Conference Site Selection Process

Background: In 2017, the Board of Governors directed a task force be created to review the current NAHRO conference site selection process and make recommendations as needed. The changes presented to the Member Services Committee in October 2017 included making sure that sites recommended by the membership would be taken into consideration, using HUB cities, avoiding sites and dates that would conflict with already scheduled regional, chapter and industry events, asking for regional and/or chapter insight on possible sites and/or venues, and including the Member Services Committee's input on possible sites under consideration prior to sending RFPs to those cities. The Member Services Committee requested a survey be sent to verify some of these suggestions as well as the timing of the conference before they made a decision. After reviewing the results of the survey, it was decided that changing the timing of the conference from over the weekend to during the week needed to be added to the list of new site selection requirements.

Resolution: The Member Services Committee moves the acceptance of the addition and changes to the current site selection process to begin with the 2021 conferences.

Action:

Motion to accept changes to the current site selection process beginning with the 2021 conferences moved by Andy Rodriguez, seconded by Marsha Parham. Motion carried.

REPORTS

COUNCIL OF PAST PRESIDENTS GOVERNANCE STUDY

Jim Inglis, Chair

President Richie noted during then-President Steve Merritt's term, the Board of Governors adopted a resolution that called for the formation of a group to review the current NAHRO Governance structure and to propose recommendations for improving and enhancing the governance process. In late 2017, President Richie asked the Past Presidents to assume this task and as result a "Governance Committee" was formed. The Governance Group has developed several recommendations, which will be discussed with the BOG at its meeting in July. ***(UPDATE: The Governance Group met following the BOG meeting and agreed to have one more face-to-face meeting prior to engaging the Board in conversation; therefore, the Governance Group will meet with the BOG in October.)***

Mr. Inglis summarized the group's recommendations that have resulted from three teleconferences and a face to face meeting in Austin. President Richie, Senior Vice President Shaw and CEO Todman have been on all teleconferences and briefed on all recommendations.

Chair Inglis noted that the BOG structure, as reviewed by the Council of Past Presidents (Council), does not serve NAHRO well in this changing environment, i.e., Congress, NAHRO membership retention, finances, etc.; that the Board should focus on visionary thinking and how to position NAHRO as a more dynamic, innovative and nimble Board that can address challenges that we face.

Most nonprofit boards are usually 20-25 people. The NAHRO Board of nearly 50 members should be smaller and more nimble.

NAHRO should have its own in-house general counsel who can handle legal issues and any complexities that NAHRO may face.

With respect to the Budget and Administration Committee, although currently presidentially-appointed, the Council believes consideration should be given to having members serve staggered terms so that a historical balance exists.

NAHRO has numerous task forces, working groups and ad hoc groups that should disband after their tasks have been completed. It is recommended that we examine and find a home for each within the existing NAHRO structure.

It is recommended that Board members who do not currently serve on a committee self-volunteer to serve as an ex officio committee member, which will allow them to participate in discussions. Sometimes disconnects occur between the work of the standing committee and the Board of Governors. Sometimes great ideas come out of committee resolutions only to be revised by the Board. When this happens, committees feel disrespected because their hard work is not valued.

More flexibility should be afforded to the CEO to move quickly to showcase new professional development products without going through a review process. Chair Inglis cited as an example QWHRA (passed in 1998). NAHRO was the first organization to provide related-training and then challenged the industry to think NAHRO first.

Due to the changing environment on Capitol Hill, if there is no clear policy in place, the CEO should be afforded more latitude to work with the Steering Committee in order to act quickly on program policy issues. Streamlining this process would make us more effective on the Hill and within the organization.

Chair Inglis concluded his report by commenting on sustainability and member recruitment. Many agencies that are converting to RAD feel that NAHRO is no longer their home. LIHTC and MTW agencies are looking for a place to land and we must address how to find them a home in our organization. Chair Inglis urged Board members to send their ideas and thoughts related to this topic to either himself or any Past President—this is extremely important for the continued growth and relevancy of the organization that we all love.

Comment: Betsey Martens echoed Mr. Inglis' invitation to reach out to any past president with ideas and thanked him for his efforts to lead the group.

Question: Lowel Krueger cited Mr. Inglis' reference to the size of the Board in comparison to other nonprofit boards. Although he agrees that NAHRO's Board is large, he countered by sharing if we were to reduce the size of the Board, what would be the amount of reduction and yet maintain adequate representation from smaller regions like PNRC.

Response: There are eight NAHRO regions, four members per region, which totals 32 people. That number could be reduced by half and still maintain adequate regional representation (two per region). The Council is very conscious of the fact that we do not wish to disenfranchise any region. (BOG size is a constitutional issue.)

Question: Clif Martin commented he would probably support the concept of staggered terms for B&A members and suggested this should apply to standing committees as well and inquired if the group had considered.

Response: This is a great idea and the Council will definitely consider it. Mr. Inglis reiterated the B&A is a presidentially-appointed committee that needs to remain flexible and dynamic. If terms are staggered, there may be a need to expand the committee but not to the point of being unproductive.

President Richie noted while there will be more questions, a draft of the Council's recommendations will be forwarded to the Board in advance of the meeting. Additionally Mr. Richie will visit with CEO Todman about the possibility of having a listening session for the general membership in order to get their input.

MEMBER SERVICES/NAHRO FELLOWS RESEARCH - SUMMER CONFERENCE

Vice President Andy Rodriguez and Past President/NAHRO Fellow Don Cameron

Last fall, President Richie asked the Fellows and Member Services Committee to form a task force to look into the feasibility of the Summer Conference. He assigned Fellow Don Cameron and Vice President-Member Services Andy Rodriguez to head the task force.

Messrs. Cameron and Rodriguez presented the results to the Board. Mr. Cameron began with background that noted this topic had been discussed on and off since Richard Gentry was NAHRO President—more than 20 years ago. It is appreciated that deliberate time and attention by the Fellows and the Member Services Committee is being devoted to this issue at this time. How much depth has been infused into this issue? Nine conference calls were held beginning November 16, 2017, several weeks after convening at the National Conference in Pittsburgh and ending March 27, 2018 (149 man hours).

Andy Rodriguez thanked everyone who participated on calls, particularly around the holiday season. Mr. Cameron and Mr. Rodriguez acknowledged Lori Myers Carpenter, Member Services Committee Liaison, for outstanding assistance during this process. The discussion began with the question of how will the committees do their work if we do not have three conferences a year? One solution will be via technology, i.e., Skype, GoToMeeting, etc.

Another issue concerned the awards that are traditionally presented at the summer conference. The group had to address when the Board would meet as the NAHRO Constitution states the Board will meet not less than four times during the two-year period for which the officers are elected.

Location was the next topic, i.e., where we meet matters as the survey results clearly revealed. One solution may be, if agreed upon by the regional presidents, is to hold Board meetings in conjunction with a regional conference. Financial implications were reviewed, i.e., losing \$60,000 in revenue and how to fill the void. A sidebar to that topic is if we are not touching our members within a six-month period, our competitors will. A survey instrument was distributed to past attendees to get their feedback.

The group met with the B&A Committee who recommended that we continue the Summer Conference and to sustain the evaluation process. However, several critical components must be addressed prior to a final decision to eliminate the Summer Conference, including creating an additional touch-point or event for members to fill the void as well as a strategic plan to sustain the organization financially. The Member Services Committee should continue to analyze this issue during each term and formulate a recommendation to the Board.

Emphasis was placed on scheduling more Professional Development offerings for Commissioners east and west of the Mississippi. CEO Todman is looking at alternative sources of income so that money is not the driving factor when considering whether to continue the Summer Conference, rather the value of the product and member perception. The task force has assembled a body of work that can be used as resource material moving forward.

SENIOR VICE PRESIDENT'S REPORT

Sunny Shaw

Senior Vice President Shaw, who chairs the CEO Evaluation Committee, is working with President Richie on the CEO Evaluation process. Ms. Shaw encouraged Board members, as NAHRO leaders, to introduce themselves to as many conference attendees as possible, particularly first-timers, as this could be the glue that inspires them to attend future NAHRO events.

CHIEF EXECUTIVE OFFICER REPORT

Adrienne Todman

Washington Conference

It is important to view the Washington Conference not just as time to engage with our members but to also engage with the external stakeholders. Holding the event across the river creates a barrier for potential invitees, elected, Hill staffers, to take the 20-minute trek to Virginia. Starting in 2020, the Washington Conference will be moving back to Washington, DC, which will enable NAHRO to not only maximize conference attendees also engage thought-leaders in the Washington metropolitan area.

Christian Dorsey, Vice Chair of the Arlington (VA) County Board was invited to present remarks. It is important that a locally elected official welcomes attendees and acknowledges the role that NAHRO plays in the industry.

Advanced registration is 720, which exceeds the 665 budget target and will likely increase with a few on-site registrations. Ms. Todman thanked Board members for their role in marketing this event. She also encouraged Board members to thank members for choosing to attend this event.

Financial Status

We ended calendar year 2017 firmly in the black. Staff is finishing unaudited numbers and are working with B&A to present final numbers soon.

NAHRO Team

CEO Todman has worked with an HR expert to conduct an evaluation of position descriptions and conduct staff interviews regarding their scope of work to ensure alignment. It is important for staff to have an expectation of their jobs so that there is clarity as we move forward with performance evaluations.

Lorrie Barringer was recently named Interim Director of Professional Development. Next week is the decision point for the Director of Congressional Relations position.

Member Services

We are offering additional RAD sessions via both e-learnings and onsite. We are also offering MTW information sessions for both existing MTW agencies and for agencies that aspire to become MTW agencies. Our goal is to have all new (100) MTW agencies be NAHRO members. NAHRO is the best positioned to help galvanize and educate them.

People have options—so we have focused on enhancing member benefits. With the help of Lori Barringer and Georgi Banna's team, we have offered some additional free e-learning opportunities for our members; for example, Small Area FMRs where members were able to share their stories in addition to receiving technical assistance.

Strong Advocacy is the most impressive member benefit that we offer. The 2018 Omnibus Bill represents some amazing work done by congressional and policy teams. Although we are not where we were in 2011 and 2012 before sequestration, it is better than the previous two years. We hope to maintain those gains and advocate hard for 2020. Tess Hembree is monitoring conversations about recessions, a back-ended line item veto that allows the President to submit proposals on where not to spend money. This means that our work is not done in this budget. Continued advocacy is key. The Congressional Budget Office released a report that suggested their predictions of the deficit will be much worse due to the tax reform bill and the Omnibus Bill, so we are watching carefully what the impact will be on 2020.

Emerging Leaders

It is important for us to continue to make NAHRO interesting to 20 and 30-year olds, young professionals, who are looking for an industry home. NAHRO has to be that home for we are the best-rounded home for most of these young professionals; however, they have to market to them. At the Emerging Leaders session that was held prior to this Board meeting, CEO Todman encouraged them to “just have fun” and urged them to share with their network that NAHRO is the place to be where you can have fun—learn at the same time. It is important that NAHRO feels exciting for our next generation of leaders.

Summer Conference

Ms. Todman shared it is her full intention to find ways that we can offset the revenue earned from the Summer Conference through revenue building. Should the Member Services recommend and the Board support not to continue the Summer Conference, revenue will not be a hindrance to that decision. Ms. Todman agrees with Messrs. Cameron and Rodrigues that we have to find creative, low cost events for our members so that we are still there for them during the summer in ways that are more accessible and less expensive for them and to NAHRO.

Membership Retention and MTW Agencies

All except four of the current MTW agencies are members of NAHRO. We seek to provide a home for MTW agencies and to establish a relationship with them that is similar to NAHRO's relationship with HDLI. Their needs lie in three primary areas: administrative functions, conference production, and policy and legal work. As we all know 100+ new agencies are in the queue to become MTW agencies. These relationships fall under membership growth and retention.

New Source of Revenue

NAHRO, in partnership with the Association of Non-Smokers in MN, the National Alliance of Resident Services in Affordable and Assisted Housing, has received a two-year \$231,000 grant from the Robert Wood Johnson Foundation to provide technical assistance and training that will help agencies and their residents implement the Smoke-free Public Housing rule. This grant will enable staff to present on this topic at regional and some chapter events.

Housing, Education and Health

CEO Todman had a robust and spirited conversation with members of the previous Housing and Education Task Force about ways to operationalize ideas that came out of the Task Force and about new things that NAHRO will be doing, i.e., e-learning, conference sessions and ways to interact with other organizations. We continue to maintain our good relationship with the Campaign for Grade Level Reading.

Stuart Butler Senior Fellow at Brookings and author of "Housing as a Hub for Health, Community Services, and Upward Mobility," was invited to present a plenary session alongside others about the benefits and challenges in this arena. Members of the Board were given a complimentary copy of the publication.

Media and Branding

Communications Director Sylvia Gimenez and CEO Todman have been working very hard to make sure that we are nurturing relationships with reporters and nurturing different ways to get "our voice out there;" for example, the Pro Publica, which is very focused on what is happening to smaller agencies. We have had coverage in the New York Times, in Affordable Housing Finance, in some Richmond (VA) outlets; WAMU and many others. Some reporters are now using NAHRO as background experts.

A number of prestigious organizations have invited CEO Todman to represent NAHRO at their events: the National Housing Conference, Council of State Housing Finance Agencies, Brookings Institute and PolicyLink.

Following the Washington Conference, Ms. Todman will present testimony on Rep. Ross' Rent Reform Proposal at the House Financial Services Hearing.

COMMITTEE REPORTS/ HIGHLIGHTS

COMMUNITY REVITALIZATION AND DEVELOPMENT COMMITTEE (CR&D)

Mark Thiele-Vice President

Mark Thiele began by thanking President Richie for an outstanding meeting in Austin and applauds the changes he is making in the leadership. He also echoed comments by Past President Inglis regarding attendance at the standing committees. He welcomed the input and feels cross-pollination is critical considering the depth of work done in the committees.

Mr. Thiele noted the CR&D committee had an invigorating meeting with a quorum. The meeting began with recognition of members' successes. He noted the Housing Authority of the City of Milwaukee had their first graduating class of the @Promise Resident Training Program and invited their mayor who was in attendance and recognized the accomplishments of their residents. Tennessee Association of Housing and Redevelopment Authorities was successful in getting TORT liability law changed to include directly owned affiliates and corporations. Knoxville Community Development Corporation closed another phase of their RAD portfolio award which included \$9.5 million in the city of Knoxville's infrastructure and improvement funds. Cuyahoga Metropolitan Housing Authority received the Choice Planning Grant for one of its oldest distressed properties.

Each region was asked to provide a report (and for future reports to provide their report within the NAHRO framework as the NAHRO leadership has set goals). They hope to see the regions, state associations and chapters would emulate that and move that forward. The leadership team visited the committee and engaged in a robust discussion. The discussion of the President's Executive Order regarding work requirements was very animated. The committee received a detailed staff report. Mr. Thiele recognized Lisa Baker who has done outstanding work on implicit bias which is a conversation everyone should be engaged in. Lisa's article was published in NAHRO's *Journal of Housing and Community Development*. He wishes to work closely with Liz Glenn, Chair, Diversity Equity and Inclusion Task Force to cross-pollinate efforts to ensure this issue continues to move forward.

CR&D and Housing committees held a joint session to discuss legal issues. CR&D committee members joined John Mahon, Housing Committee Chair and the Housing committee to hear Amy Glassman of the law firm Ballard Spahr. She enlightened the committees on the judicial and legal implications of the current state of affairs.

Mr. Thiele concluded with announcing the committee has three task forces – Presence, Finance, and Redevelopment and that every committee member serves on one of the task forces. Their charge is to engage in moving goals forward with achievable, measurable, realistic and time bound tasks to meet President Richie’s aggressive agenda on time and under budget. Mark Thiele advised he sits on the board of the National Public Housing Museum, which is involved in a capital campaign and is in possession of the Jane Adams House. He encouraged NAHRO membership to think about engaging in an oral history with the NAHRO Fellows and capture that information. He has engaged his director to determine if they can reinvigorate the program. There is a tremendous wealth of knowledge on the Board of Governors and in your agencies.

Question: Betsey Martens asked Mr. Thiele what the conversation was on work requirements around rent reform and what CEO Todman will say during her testimony on this issue. Ms. Martens said historically, the twin issues of term limits and work requirements share no consensus.

Answer: Mr. Thiele noted the discussion was animated because we have differing opinions however, voluntary status is key to this issue. CEO Todman added due to the diverse views of our members on this subject, CEO Todman will be advocating for voluntary local work requirements, to allow localities to make that determination. Within the rent reform conversation, CEO Todman will respond to a draft bill that has been nurtured by some of our membership in Florida on rent reform options that should be available to the entire industry. Although we have ceiling and flat rents, tiered rents and shallow subsidies are concepts that only MTW agencies can avail themselves to. We will be speaking more to rent reform that is welcomed from an administrative burden standpoint but also cautious about rent reform as a means to reducing our ongoing subsidy by assuming that if things change and there are any revenue enhancements that those funds go back to the housing authorities. The majority of the testimony will be local choice and decision making is the most powerful thing that Congress can offer in those areas.

Comment: Betsey Martens suggested with respect to the committee and our CEO, even the decision of local control and policy, is a policy decision for this organization and should be vetted through the Board of Governors. It is a default decision that has strong implications. It is the hardest of issues and the place where historically, we have looked to national organizations to say we know that the politics in our communities and states are radically different but sometimes there is a place where leadership is courageous. She feels that is the work of this Board to flush it out so when we are speaking nationally regarding the morally just thing to do around a civil society that this board has to wrestle with it and agree that local control is the right thing which she does not agree with.

CEO Todman suggested that is the default position because there are a number of our members who already have work requirements embedded in their operations and there are a number of folks who wish they had that opportunity. She appreciates the

sentiment, but in terms of where our de facto position now lays, we are already at a local decision-making level. Clearly, the Board can raise up that conversation but she does not see NAHRO moving away from that in the short term, based on the conversation that occurred in CR&D.

Ms. Martens understood political expedience and other issues but in her opinion, she challenged the Board to bring it here and not make the default of local control the final answer.

Preston Prince added in Indianapolis we watched Thirteenth, the movie that talks about the language that gets built in as institutional racism that exists within our programs. He felt that we are hurdling down that path if we revert to the position of local control. Mr. Prince said all of the data indicated that work requirements do not work. If we do not take the lead and show what we should really be working on--support, investment in families, incentives, factors that do work, that we are failing our families and continuing the inherent racism that people have towards our residents.

CEO Todman added she is aware that there is a general sentiment that work requirements do not work and suspects that some of the folk who are going to speak may suggest a different opinion, which is what makes NAHRO strong and diverse. She challenged the concept of work requirement. She mentioned in the CR&D Committee that the housing industry already has work requirements outside of MTW. The Tax Credit program is income-based, meeting a minimum income in order to qualify for certain units. Granted, the income is not necessarily tied to work, but it is a default word for work. Many of you who have already done mixed-income communities where some of the returning unit families were required to work is probably not something that everybody does but some of you have done. So having the conversation is robust but she felt that we end up in a place where the housing industry thoughts are going to be so diverse that she expects caution in terms of where NAHRO's place is, which is, local decision making. We can have parameters around this that we can address but she felt that we need to be careful about pushing the organization into a cookie cutter response.

Vivian Bryant (HDLI) supported the concept of allowing the local community to make an assessment and decide what can and cannot be done in terms of the impediment for MTW and non-MTW agencies. The Orlando Housing Authority (OHA) is a MTW agency. Prior to imposing a work requirement, the impediments that hampered able-bodied residents to go to work were examined. Orlando has lots of attractions and jobs so what is keeping their residents from getting to the jobs? Transportation was an impediment. Once identified, the next step was how to solve the problems. Through their MTW flexibility, they hired a job recruiter who finds jobs and look at a plan of action if someone does not have a GED, the housing authority expects those residents to secure a job that does not require a GED. Elderly and disabled persons are exempt. This speaks to looking at your community, determining what is and is not present and being able to fashion a program that allows your households to work. OHA has a minimum rent of \$225.00 so if someone wants to get in, that is the minimum requirement. In their community, the job recruiter is the key. Many households have been able to get or

increase their employment or move into the military based on their plan of action. This plan requires flexibility as many housing authorities cannot hire a job recruiter.

President Richie echoed Ms. Bryant's sentiment as someone who grew up in public housing, the first chance he got to work was through the Comprehensive Employment Training Act (CETA) program. In terms of work requirements, his agency applied for Jobs Plus grants which means they are working to push their residents into the work place. If a resident lives in a rural area, and it is mandatory to work and there are no jobs, you are placed at a disadvantage. He feels families in public housing who can get out of it, we want to provide that opportunity so that the next family on the waitlist can come in. In this economy, we cannot argue that we do not want our able-bodied residents to work. We do not want Congress to mandate a one size fits all approach. We are better off trying to examine whether the local voluntary work requirement approach should be the way to go.

Mr. Prince noted he is not against residents working but the work is about support and Jobs Plus has that. It is about the term around work requirements and the culture that residents are lazy and we need to address that. The real issues are about the economy, opportunity, educational systems, and more.

Julie Brewen noted the discussion about the intellectual power on the board and use that experience and knowledge. Perhaps we can take this topic and determine how to address this from a policy and NAHRO position perspective. She appreciated the work done by the CR&D Committee on this topic, however, it is larger than the committee. Ms. Brewen felt this should be handled by the Board.

John Mahon noted the Housing Committee also discussed this topic. The voluntary aspect jumped out during their discussions and workforce support is needed. Economic diversity has to be taken into consideration.

Peter Lifari noted the seeds of this discussion were sewn three or four years ago. Paul Ryan's Better Way would gain traction in the dynamic of elections. Looking forward, we need to harness that intellectual strength and place some strategic bets so that we can create content. It is the type of endeavors, referencing CEO Todman's handout - Brookings Institute report - can be used to work toward influence which drives relevancy and outcomes that are most beneficial to those we serve.

CEO Todman suggested that building off of this conversation, perhaps she, President Richie and SVP Shaw can discuss the best way to shape this moving forward where everyone can get to a place where we are comfortable with our diversity or a decision.

President Richie noted to Betsey and Preston that he does not think their views are too far off. One reason he chose to streamline the agenda is to allow time to have these types of policy discussions at the BOG meetings.

Mr. Thiele added that the Walls and Bridges article in the *Journal of Housing and Community Development* magazine is now only available online. Additionally, the conversation mentioned in the article with Richard Rothstein's *the Color of Law* is mandatory reading on the topic.

MEMBER SERVICES COMMITTEE

Andy Rodriguez-Vice President

The Awards Subcommittee was tasked with reviewing the awards applications and ceremonies and providing recommendations. They started with the Awards of Merit, and determined new pricing should be put into place for next year, keeping the early bird and regular rates as is and increasing the late fee. They also discussed possibly opening up the awards to non-members, but charging them a much higher application fee. They also decided the Awards of Excellence presentation should be moved from the last plenary session at the national conference to the second plenary session. They also suggested inviting someone like the HUD /Secretary to be involved with the presentation to gain more recognition for the awards and to spread awareness about what we do.

The Marketing and Relationships Subcommittee reviewed their task which was to retain, recruit, and reclaim members. They looked at the various tools NAHRO currently has to aid in this process, and they discussed providing new tools such as videos, welcome ambassadors at conferences, testimonials, and social media. They also want to review our current benefits to see if they need enhancing or if something is missing, and they want to encourage MS committee members to become more involved in contacting past members to encourage them to join. To help them do that, they suggested we map out the membership to see where our current members are vs. the non-member, and assign people in that area to reach out to them.

The IT Subcommittee met with staff to review the online *Journal* and the timeline for the website redesign. They also discussed the two new online processes scheduled for later this year: online Associates management and sending renewal notices as PDF attachments so membership renewals can be done online.

The Emerging Leaders Subcommittee discussed an idea for the brown bag session that would cover topics like conflict resolution, transitioning from line staff to management and are the residents really hearing what you are saying. They also discussed ways to attract people to the industry. Finally they met with the Fellows to discuss ways they could share their knowledge with the Emerging Leaders through conference calls, emails, etc.

The full committee reviewed and approved the changes to the site selection process. They also discussed two sites previously off the table to see if they should be considered in the future. The result was they still do not want to look at AZ as a possible site, even though AZ has made some changes to their immigration laws. They feel more needs to be done before they consider it again. Las Vegas on the other hand, was approved as a site to consider for future conferences, putting aside any feelings that it might have a

negative perception. Their reasoning was other industry organizations go there with no problems/issues, and the low travel costs associated with a conference there would be favorable to our members.

Finally Dionne Roberts, the liaison for MSC, visited with the committee to ask them to start thinking about ways the MSC could become more involved in NAHRO.

HOUSING COMMITTEE

John Mahon-Vice President

After a visit from NAHRO leadership, NAHRO staff provided a brief update on the MTW Expansion and HUD implementation of the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

The Committee then discussed several issues, including two that are on the Board's consent agenda—HUD Update Program Handbooks and Engaging HUD and Other Policy Matters.

Executive Order Reducing Poverty in America, and the challenges and opportunities that may exist. The Committee discussed the importance of work development support if work requirements were imposed, and the fact that many residents who can work already do. There was concern about increased regulation from HUD to monitor work requirements and potential reporting to HUD during the 90-day period HUD has to complete its review. The Committee plans to revisit topic of work requirements and rent reform once HUD and Congress release details on proposed implementation.

The Committee then discussed whether to ask HUD to more frequently update Guidebooks relating to Housing Choice Vouchers, Public Housing, and other relevant topics. The Committee noted that having all relevant guidance, notices, and regulations compiled would be useful, but it is critical to ensure no new provisions are included.

Next the Committee discussed the impacts of low administrative fee funding on agencies. The committee discussed both specific instances where the administrative fee impacted their programs and structural changes to the administrative fee (particularly the need for fungibility between HAP and administrative fees). Given time constraints, the committee was not able to finish its discussion on administrative fees and has committed to furthering the discussion over a conference call.

In the afternoon, in a joint session with Community Revitalization and Development committee, the Housing Committee welcomed Amy Glassman, an attorney from the law firm of Ballard Spahr. Amy provided the committee with a survey of case law on relevant housing and community development cases. She reviewed cases on fair housing, particularly certain disparate impact cases and cases involving limited English proficiency; affirmatively furthering fair housing; lead; and third-party encumbrances to properties. She also stopped to answer questions and engage members of both committees in discussion.

The Housing Committee then split apart into three subcommittees: the Public Housing subcommittee, the Section 8 subcommittee, and the newly named Innovative Housing Solutions Committee. The subcommittees planned agendas for the upcoming term.

- **Section 8** - The Section 8 subcommittee plans to look at rent reform (e.g., work requirements, elimination of allowances, raising minimum rents, etc.); deregulation (e.g., HOTMA and MTW Expansion and flexibility); and funding (e.g., the formula process for determining HAP; FMRs; and Small Area FMRs).
- **Public Housing** - The subcommittee discussed a variety of topics, including getting small agencies ready for RAD conversations; recommendations to PD for training for agencies before they start engaging contractors and developers; how RAD and PHAs can coexist if housing authorities are contracting out all of their functions; and how to discuss the value of public housing and what we lose without public housing.
- **Innovative Housing Solutions Committee** - The Innovative Housing Solutions Committee decided on its name and decided to hold a conference call to fine tune its goals and how to measure its goals. It selected four goals (subject to further fine-tuning and refinement). These goals are the following: Provide RAD and other housing preservation policy and program improvement recommendations; Provide recommendations for training and capacity building resources as it relates to preserving and expanding affordable housing; Provide opportunities for peer to peer support, networking, and collaboration; and Recommend methods to showcase best practices.

Comment: Peter Lifari noted many have been inspired by Matthew Desmond and the eviction work he is doing that has the potential to be extremely beneficial to Americans. He believes we have to think about the exposure from eviction data provided without context and how prepared we are as a coalition. Currently, we are not strategically set up to be able to tell a reality narrative as opposed to what could be painted. Recently in Colorado, a NAHRO member was painted in a very inappropriate light in the media and that has had an impact on other agencies. Mr. Lifari's agency was applying for a foundational grant and was asked for its eviction percentage. This other housing authority is the worse evictor. The reality is that PHAs have reporting obligations that other entities do not. He would not be surprised, if in three months from now, we see housing authorities getting beat up and struggling to craft that narrative. Now is the time to begin a proactive, public relations campaign demonstrating that we are a part of the solution that drives positive outcomes. He has not met a houser in affordable housing who lightly proceeds with eviction proceedings. It is an action of last resort after all other avenues have failed. Often times, judges will side with the residents against applicable law. His concern is when we see the database, many board members may be impacted.

Ms. Todman noted during the last steering committee call, she brought her concerns to the committee as well. There is an Eviction Lab exhibit at the National Building Museum

she encouraged the Board to visit. She is also concerned when the eviction lab leases the top entities that evict the most across the country, housing authorities tend to be the largest landlords and they have to follow the rule. Sometimes, the seedier side of the private sector have other ways they can force people out of the door. CEO Todman has been speaking with the NAHRO staff about a campaign that is ahead of the curve. She has a friendly relationship with Matt Desmond and chatted with him while he was writing the book so she hopes to leverage that relationship to make sure his words are tempered.

Mark Thiele added there are some opportunities if you review your data, there are nuances there, i.e., positive and negative terminations.

PROFESSIONAL DEVELOPMENT COMMITTEE (PD)

Marsha Parham – Vice President

Ms. Parham thanked CEO Todman for her support and Lori Barringer for her hard work. As they transitioned internally, the PD committee did not experience any hiccups. She then offered thanks to Blake Pavlik. The “NAHRO Certified” ribbon offers an opportunity to continue to promote professional development and encourages everyone who has been certified to proudly wear their ribbons.

The meeting kickoff was a discussion regarding an adverse issue in the training environment followed by a discussion with CEO Todman, SVP Shaw and President Richie on how to better deliver the professional development product and be the PD leader in the industry. From this conversation came the theme BRAVE – bold, relevant, accountable, vital and engaged describe how, as a committee, we must think and behave during the term to accomplish the tasks ahead.

The committee was challenged earlier this year to: audit at least one NAHRO offering during this term; committee members should have obtained or maintained certification and host a training at their agency or within their state.

The subcommittees were very thoughtful in adopting the goals and measurable objectives outlined by President Richie in the individual committee work plan to reflect that effort. Subcommittee highlights include:

Quality Subcommittee: a) developing a formal faculty onboarding process; (b) facilitating a faculty retreat to afford them an opportunity to learn from each other; and (c) continuing active recruitment and interview of new faculty members based on the recent retirements and the short supply of faculty.

Marketing Subcommittee: (a) continue efforts towards national NAHRO awards for professional development; (b) increase presence onstage at national conferences to promote learning and the use of learning resources; (c) increase outreach to states and regional chapters by direct emails to members to encourage participation in training opportunities; and (d) exploring social media options to increase PD visibility.

Curriculum Subcommittee: (a) worked to create job descriptions for the curriculum subcommittee chair and members so they can work more effectively; (b) work with NAHRO staff and leadership to identify the most effective, efficient and timely way to update the curriculum and ensure offerings are the best they can be; (c) work with faculty to establish a lead instructor that can facilitate timely curriculum updates with the assistance of other faculty in lieu of the curriculum manager not currently on NAHRO staff.

Committee discussions continued with the John L. Carroll Scholarship winners. This award is given to small agencies. Out of 10 available awards, four recipients were chosen. Vienna, GA Housing Authority, Allen Park, MI Housing Commission, St. Clair Shores, MI Housing Commission and Gladwin City, MI Housing Commission. The committee will be working to repackage the scholarship program to encourage more interest. It is hoped that the next application period will be fall, 2018 and more small agencies will apply.

INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE COMMITTEE (IRGE)

Saeed Hajarizadeh – Vice President

Two members attended the World Urban Forum in Kuala Lumpur, Indonesia in February 2018 and met with some of our international partners. Four committee members and Chair Hajarizadeh will attend the Canadian Housing and Renewal Association (CHRA) Conference in Ottawa, Canada (after the NAHRO Conference). The committee hopes to pull together a NAHRO delegation to attend the next Congress of our MOU partner, International Urban Development Association (INTA) in Rostock, Germany, September 19-23, 2018.

Instead of a Tri-Country Conference, the committee is working to expand participation and is working to convene an International Housing and Community Development Conference in Austin, Texas following the National Conference and Exhibition in San Antonio, TX, next year. The conference will be by invitation only to approximately 80 participants from Europe, South Africa, Canada, and Australia. Conference planning is underway with work to determine a theme and will work closely with President Richie and the NAHRO staff on this effort. Comparison of the US National Housing Policy with other countries is upcoming with a possible conversation with academia.

Comment:

Liz Glenn congratulated NAHRO for fielding one of the most diverse delegations to Australia and New Zealand. The group experienced a policy-based focus and outcomes, such as research articles, and a vision towards the future for focusing study and professional exchanges on issues relevant to our members. Many members who attended the professional exchange were not from the IRGE committee. Ms. Glenn is very excited under Mr. Hajarizadeh's leadership that we are engaging people outside of the committee in our international work, which benefits both our domestic agenda as well as expands our consciousness around housing and community development.

COMMISSIONERS COMMITTEE
Henrietta Snipes – Vice President

Ms. Snipes began by thanking La Tonya Rajah, NAHRO Staff Liaison for keeping her on point and informed. The meeting began with roll call, establishing a quorum, welcome to guests and approval of minutes from October 2017 meeting. The subcommittees reviewed the 2017-2019 goals set forth by the Board and worked to implement tasks/deadlines and qualitative outcomes to meet the goals. Subcommittee highlights are as follows:

Communications

- Sylvia Gimenez, Communications Director, discussed deadlines for the Commissioners Corner columns and that the committee can provide another round of comments on the current edition of the handbook to ensure ample opportunity for members to provide comments by late July- first week of August. The Commissioners handbook revision completion timeline target – end of 2018. The subcommittee will convene May teleconference to discuss revisions, and review chapters 1-3 by the deadline set by Ms. Gimenez. After the handbook is completed the committee will work on updating the Commissioners Resource Page that is currently located on the NAHRO home page.
- The Commissioners Corner feature for the July/Aug issue of the Journal of Housing and Community Development magazine will be authored by the Chair; Little Libraries will be featured in the September/October.

Advocacy

- Commissioners track – For the Summer Conference, two sessions have been agreed upon; the track team will work on sessions for national via the call for proposals review process;
- Spot on Advocacy table will be next to the NAHRO registration booth. Commissioner volunteers will welcome and inform newly appointed Commissioners and those who are new to NAHRO on various tools available to them and provide them with the list of Commissioners Mentors in their region; Goal is to sign up 1500 Commissioners mentors by the end of the term – outreach to the regions, chapter and state associations will begin to meet this goal;
- Encouraged to increase NAHRO certified commissioners by 2019 Wash. Conference; and
- Additionally, the committee will continue work on the Little Free Libraries to ensure that children have access to books and have a solid reading foundation by the third grade. The problem is difficult when the heads of household are illiterate so the committee's reach will extend to this group as well.
- Suggested a pilot book club in agencies with goal to determine effectiveness over the next year for VA and senior citizens' centers.

President Richie and CEO Todman encouraged the committee to continue our advocacy and communication efforts, particularly the successful completion of the revised Commissioners Handbook, to inform and empower fellow commissioners. Joan Smith, Blake Pavlik from the BECT visited the committee to discuss Commissioners Ethics training requirements and sought the committee's thoughts on the needs and requirements of Commissioner Certifications and other Commissioner-related areas.

Comment:

Carrie Riley noted regarding the book club idea, a lot of times when you have illiterate people it is more of an embarrassment so keep in mind a separate approach to address that impediment.

Ms. Snipes noted a couple of residents contacted her and spoke to that issue noting some had dyslexia. She was able to link them to professionals who work in that area on a national level and secured private tutoring for them.

Having no further comments, President Richie asked for a motion to accept the Standing Committee reports as presented:

Action:

Motion to accept the Standing Committees, Senior Vice President and CEO reports as submitted moved by Anthony Vasiliou, seconded by Ed Mayer. Motion carried.

REPORTS/BRIEF HIGHLIGHTS: PRESENTED BY CHAIRS OF NATIONAL COMMITTEES, TASK FORCES AND AD HOC GROUPS:

BUDGET AND ADMINISTRATION (B&A)

Clif Martin – Chair

Mr. Martin noted the committee met with a quorum and held a robust, productive meeting. The committee received a presentation from Raffa, the new auditing firm selected this year to audit NAHRO's financials. Their presentation ran the majority of the first half of the meeting and the committee was pleased that NAHRO received a clean opinion on the financials and no findings or material weaknesses. They were complimentary of some of the new Personify systems and other measures implemented over the last few years and how efficient it made with a brand new audit and brand new team, which can be cumbersome; however, the auditing firm and Mr. Martin complimented Reggie Hart, CEO Todman and the NAHRO staff on a very fluid, efficient process.

He echoed Ms. Todman's comments regarding 2017. We approved a deficit budget, yet completed 2017 in the black with \$120,000, a testament to a very good year. Carrying forward, the committee moved into reviewing first-quarter budget for 2018. Mr. Martin is pleased that a very practical budget was approved with a deficit this year. The first quarter is running slightly ahead of where we wish to be and looking in good shape at this time. The trend continues and the committee is very pleased.

Finally, Mr. Martin noted the committee took a deep dive in reviewing professional development offerings. At the end of this quarter, as compared to 2016, the revenue for professional development is up 84% and 13% over 2017 so we are looking extremely good at this point.

Comment:

Senior Vice President Shaw did not mention during Ms. Parham's Professional Development report, however, when the discussion was held regarding what new offerings should be submitted, she suggests a proposal to the Professional Development Committee to consider creating harassment training because a lot of small agencies do not have the capacity to offer it and in this day and age, its vitally important, perhaps in the form of an E-briefing for \$95, allowing everyone in the office to sit in. In her assessment, this would garner large support from the small agencies. President Richie echoed the idea of offering this type of training and also encouraged the Professional Development Committee to do so.

DIVERSITY, EQUITY AND INCLUSION TASK FORCE (DEITF)

Elizabeth Glenn - Chair

In light of Mr. Thiele's comments on implicit bias, Ms. Glenn honored her colleagues on the task force and recognized the leadership for their support.

She offered special thanks to Sylvia Gimenez, who has kept her focused and on task. Chair Glenn noted they understand their task is not an ad hoc task but one that will push equity and inclusion as part of an operational mission for an organization that is already diverse. Diversity is a state of being, which does not always mean that inclusivity and equitable treatment is implicit in that diversity. Their monthly meeting conversations range from the difficulty of acknowledging that we all have housing authority staffs who are not present or included in our conferences and therefore do not benefit from the leadership development, training and the opportunity to help us sustain our industry. The Task Force will review good data collection methods, governing documents, examine professional development, housing services, member services and interface with relevant NAHRO committees and task forces.

The task force hopes to develop a strategy plan that works with the standing committees in a way that will operationalize and infuse the mission of the task force. It hopes to unveil something that help commemorate the 85th anniversary of NAHRO.

LEGISLATIVE NETWORK (LEGNET)

Dianne Hovdestad for Mike Gerber – Chair

Ms. Hovdestad reported the LEGNET leadership meeting convened. During the last term, the Board approved a LEGNET Leadership Committee comprised of three members from each region appointed by Regional Presidents. Tess Hembree, LEGNET Liaison, held a robust discussion regarding how to become more thoughtful and

proactive in our legislative efforts. She reviewed NAHRO's legislative accomplishments for 2015-2018. Thanks to Tess, the NAHRO Staff and the leaders involved in this advocacy.

- The Fixing America's Surface Transportation Act (FAST) was approved that included triannual re-certifications;
- FY 2016 Omnibus Bill that included increased or level funding for HUD programs,
- the 2016 Tax Extender Bill;
- the HOTMA passed unanimously in both houses of Congress;
- the August NAHRO advocacy campaign with a goal to send 15 letters to members of congress resulted in sending more than 2,000;
- 2017 Omnibus Bill passed with increased level funding for HUD programs plus a \$27 million dollar competitive grant for lead-based paint;
- amendments to the THUD Bill that NAHRO and its members submitted did not pass but included;
- In the 2016 advocacy campaign, the goal for letters to congress were increased and resulted in more than 2,500 letters;
- In 2018, the Omnibus Bill included a 10% increase in funding; and
- The committee is working on the S2155 Small Agency Reform.

The group discussed efforts they will be making moving forward. Dionne Roberts delivered a Manufacturers and Suppliers Council presentation to the committee. There was excitement around getting MSC members involved in the legislative efforts. Sylvia Gimenez addressed the committee in regards to media outreach, i.e., writing press releases, opinion editorials, etc., with assistance offered industry-wide. They also discussed the advocacy plan – short- and long-term goals. The goals set were on the expansion of MTW agencies, the RAD program and regulatory reforms. At the leadership retreat, there was a request that Ms. Hembree upload a legislative calendar, which has been done and she is working to populate it at this time.

BOARD OF ETHICS & CREDENTIALING TRUSTEES (BECT)

Carrie Riley - Chair

The Trustees of the 2017-2019 Board of Ethics and Credentialing Trustees continued their service to NAHRO by:

- Accepting the transition report of the 2015-2017 BECT and committing to its objectives: Administering the NAHRO Certification Programs and growing their reach and expanding the influence of NAHRO in areas of ethical leadership by: establishing multiple working groups to review and modify the structure of NAHRO Certifications by:
- **Expanding NAHRO Certifications to new areas**
 1. New certifications in Project-Based Vouchers, RAD Project-Based Vouchers, Project Based Rental Assistance, and RAD Project-Based Rental Assistance.

2. Modifying existing NAHRO Certifications by creating more focused areas of specialty: NAHRO Specialist of Occupancy - for Public Housing and Housing Choice Vouchers, NAHRO Specialist of Eligibility and Rent Calculation for Public Housing and Housing Choice Vouchers.
- Establishing an inclusive structure to examine and expand NAHRO Ethics Initiatives by creating a working group with participation from the NAHRO Professional Development and Member Services Committees.
 - Completing its commitments to NAHRO by completing a review and establishing a position in support of NAHRO continuing its goal of receiving third-party independent accreditation of some of its Certification Programs, unique in our industry.
 - Reviewing and modifying requirements relating to ethics training and adherence to the NAHRO Code of Professional Conduct in all NAHRO Certifications.

The BECT thanked the many NAHRO committees, leadership and staff who have assisted the BECT during the term and during the activities of this conference including: the NAHRO Professional Development Committee, under the leadership of Vice President Marsha Parham who dialogued with the BECT on areas of modified certifications and ethical leadership with committee member Sally Stang and Interim Director of Professional Development Lori Barringer. The NAHRO Commissioners Committee, who accepted BECT Trustee Joan Smith and NAHRO Staff into a discussion of the needs and requirements of Commissioner Certification and related areas.

HOUSING AMERICA TASK FORCE

Richard Herrington – Chair

Mr. Herrington encouraged the Board to attend the opening session where the 2018 Housing America poster contest grand prize winner, Zerin Hussein, from Seattle, WA will be present. He thanked the King County Housing Authority and her family for her participation at the conference. The committee convened and discussed a work plan for 2019 Poster Contest. Each region is aggressively working to ensure that the information is disseminated and responses come in. They are diligently working to ensure they capture all of the posters before they are submitted to their respective states and regions so that we can tabulate the bottom line. Finally, Mr. Herrington noted the task force is working on two service projects, one for the Summer Conference and the other for the National Conference and Exhibition. Details will be forthcoming as information is made available. We invite our members to participate in those service projects.

SMALL AGENCY TASK FORCE

Sharon Carlson – Chair

Ms. Carlson thanked John Mahon, Chair, and Housing Committee for visiting the task force, NAHRO staff Georgi Banna, Tess Hembree, Eric Oberdorfer, Tushar Gurjal, and President Richie, Senior Vice President Shaw and CEO Todman for visiting the task force.

Tess Hembree updated everyone on the Small Agency Reform Bill (S. 2155) that passed in the Senate. We are working to gain support on the House side. Task Force discussed definitions and provisions that will apply to small agencies, 550 or fewer units, however, they have to be rural also so they await what the definition of rural will mean. The Omnibus discussion included funding expectations related to when they will receive capital funding and hopefully the timing of those awards will be sooner rather than later due to the threat of possible rescission on some of the 2018 funding.

Demolition/disposition guidance that came out was discussed and may offer an alternative solution to RAD for some small agencies, particularly those with 50 or fewer units that may be able to transition to tenant protection vouchers. Ms. Carlson thanked Andy Rodriguez, who was unable to make the meeting, but provided his comments, via Eric Oberdorfer. There are some impediments to RAD for small agencies that do have particular grants such as Family Self-Sufficiency and ROSS grants that will lose them if they try to transition to RAD.

Section 3 kick-off meeting was held with HUD and small agencies. Other meetings are scheduled with medium and large agencies to talk about how to fix Section 3 and make it workable for everyone. Ms. Hembree informed the task force of a meeting and Senior Vice President Shaw invited the small agencies task force members to meet with Matt Jones, Majority staffer with Senator Crapo's office and Congressman Palazzo's Aide, Tuesday on Capitol Hill. Congressman Palazzo worked on the Small Agency Reform Bill in the last legislature and introduced his version of the bill on the House side and he is interested in having more dialogue on the issue.

Members were encouraged to provide stories to Sylvia Gimenez regarding the impact of operating and capital fund cuts to our agencies, residents and communities and working to bring local media into that dialog.

Finally, Ms. Carlson noted CEO Todman encouraged members to talk more proactively about what we can do to find solutions for the challenges that we are facing. There are 2,300 or more small agencies across the country, which means there are several hundred small agencies in the states that we do not see.

STRATEGIC PLANNING ADVISORY GROUP (SPAG)

Jennifer Bergman – Chair

Ms. Bergman noted that the SPAG meeting was convening so she quickly provided the Board with an overview of the agenda. She thanked the committees for the diligent work and time spent on the goals and measurable outcomes.

President Richie has asked that task force chairs be invited to the strategic planning portion of the meeting and Ms. Bergman thanked the chairs for the participation in advance. Also on the agenda is an update on rebranding efforts, however the majority of the time will be devoted to the discussion of the Blue Ocean Ideas that came out of the Board Retreat in Austin earlier this year. Become a leader on developing national housing policy strategy, drafting a new “2037 Housing Act,” and the use of new tech platforms for professional development that include “on-demand,” subscription services and listservs. Professional Development and B&A Committees are working on the former so there will be a heavier concentration on the discussion to create a development entity and provide development services to housing agencies.

MANUFACTURERS AND SUPPLIERS COUNCIL (MSC)

Dionne Roberts

The goal of our efforts during this term is to increase the visibility and engagement of the NAHRO MSC membership, with an eye towards both increasing our revenue to NAHRO (memberships, PD, advertising), and the effectiveness of our advocacy and agency member services. Since October Ms. Roberts has been working with staff Liaison, Sylvia Gimenez, to develop a strategy and begin outreach to the MSC members. A few of the items include:

- Initial call with MSC members.
- Conducted and analyzed MSC survey.
- Calls with MSC members will be occurring in May and June.
- Onsite meeting in July at the San Francisco conference.
- 2018 Goals - Increase the level of engagement of MSC Members.
- Create communication opportunities with key NAHRO Committees and groups Member Services, Professional Development, Legislative Network and Regional and Chapter Presidents.
- Increase visibility - Meeting at Summer Conference and Liaison work with committees (Member Services).
- PD Opportunities - LegNet education.
- Website - Marketing / Advertising
- Develop asks/recommendations for advertising opportunities and Recommendations to increase memberships.
- 2019 Goals - Increase membership of MSC and Increase revenue to NAHRO from MSC members.

HOUSING & DEVELOPMENT LAW INSTITUTE (HDLI)

Vivian Bryant – HDLI Representative to the BOG

Written report submitted on BOG webpage.

Ms. Bryant noted HDLI provides legal support to the industry on housing authority issues. HDLI has four major conferences – the next conference will be the Spring Conference, May 17-18, Key Bridge Marriott, Arlington, VA; Martha's Vineyard Commissioner's Conference, in conjunction with Leo Dauwer in September; the Joint Conference with NAHRO's National Conference and Exhibition in Atlanta, in October; and the General Counsel Forum for legal counsels, executive directors and staff in an informal session where questions can be asked. Ms. Bryant thanked NAHRO for Georgi Banna for providing support to HDLI in this effort.

HDLI provides several services, one of which is a legal issues listserv where members may discuss topics and ask and answer questions, particularly for small agencies. The views and opinions of those responding on the listserv are not endorsed nor supported by HDLI. HDLI also participates with amicus briefs on issues that impact all housing authorities. HDLI's legal publication, *The Authority*, is published quarterly. The legal assistance provided through HDLI board members comes from CVR Associates, Ballard, Spahr, Reno Cavanaugh, Hawkins Delafield, Saxon Gilmore, Nixon Peabody, and Lisa Walker, HDLI's Executive Director. HDLI membership, in addition to NAHRO is value-added to an agency, especially for small agencies.

Action:

Motion to approve the national committees, task forces and ad hoc groups moved by DeeAnna Peterson, seconded by George Guy. Motion carried.

President Richie recognized new BOG members who were not at the Board retreat in Austin, Lisa Stevens- PNRC and Tonya Mabry- SWRC.

REMARKS FROM REGIONAL PRESIDENTS - *Written reports are posted on BOG webpage.*

Although written regional reports were submitted, President Richie provided an opportunity for regional presidents to make brief comments on anything not captured in the reports.

NCRC- Jennifer Keogh

Jennifer expressed great appreciation to Sylvia Bowen for getting her up to speed on the responsibilities of the position as she moved into the role quickly from the Senior Vice President position. Major regional accomplishment: The region has crafted its first legislative position paper. In addition, Ms. Keogh attended the Iowa NAHRO Conference and kicked off the first of eight legislative advocacy efforts for the busy professionals' series, created by Ms. Keogh and Jim Inglis that will be travelling to all eight states of the region. The next stop for the series will be at the NCRC Conference in Fort Wayne, IN, April 20- May 2.

Having no new business, President Richie entertained a motion to adjourn.

Action:

Motion to adjourn, moved by Sunny Shaw, seconded by Diane Cohen. Motion Carried.

ATTENDANCE:

Officers: Carl Richie, Sunny Shaw, Marsha Parham, Mark Thiele, Andy Rodriguez, Saeed Hajarizadeh, Henrietta Snipes and John Mahon.

Past Presidents: Steve Merritt, Betsey Martens and Preston Prince.

NERC: Diane Cohen, Joe D'Ascoli, Tina Marie Sullivan and Anthony Vasiliou.

MARC: Clif Martin, Regina Mitchell, Diane Haislip, Vernon Lawrence and Nathan Bovel.

NCRC: Jennifer Keogh, DeeAnna Peterson, Marty Ryan and George Guy.

SERC: C. Sean Gilbert, Ailrick Young, L. Thomas Rowe and Mark Taylor.

SWRC: David Lange, Tonya Mabry, David Gates, Earnest Burke and Deborah Jenkins.

PNRC: Lowel Krueger and Lisa Stevens.

PSWRC: Rob Fredericks, Ed Mayer, Patricia Wells and Ramsey Jay.

MPRC: Duane Hopkins, Dianne Hovdestad, Peter Lifari, Julie Brewen and Philip Bernal.

Ex officio: Jennifer Bergman, Carrie Riley, Sharon Carlson, Elizabeth Glenn, Richard Herrington, Antoinette Jackson, Dionne Roberts and Vivian Bryant.

Absent: Carol Gore, Cupid Alexander and Darrin Taylor and Mike Gerber.

NAHRO Staff: Adrienne Todman, Georgi Banna, Lori Barringer, Sylvia Bowen, Kristen Damazio, Lori Myers Carpenter, Sylvia Gimenez, Tushar Gurjal, Reggie Hart, Tess Hembree, Eric Oberdorfer, Blake Pavlik, La Tonya Rajah, Jasmin Rathod, Greg Shpak and Carmen Smith.

Next Meeting: San Francisco, CA Summer Conference. July 27-29, 2018