



2015-2017 Board of Governors Annual Business and Board Meeting Minutes

Saturday, October 28, 2017 – 1:45 p.m. – 5:00 p.m.

Room 401/402, 4th Floor

David L. Lawrence Convention Center

1000 Fort Duquesne Blvd., Pittsburgh, PA 15222

Staff Liaisons : Sylvia Bowen | sbowen@nahro.org

La Tonya Rajah | | lrajah@nahro.org

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

President Steve Merritt called the meeting to order. LaTonya Rajah called the roll and noted a quorum was established. Guests and staff were acknowledged.

Approval of Minutes and Actions taken by the Steering Committee

President Merritt called for approval of the minutes and ratification of actions taken by the Steering Committee on behalf of the Board of Governors as follows:

- Approval of Minutes: July 17, 2017 meeting
- Approval of Amendments to SERC and Louisiana Housing Council Bylaws on October 4, 2017
- Approval of Letter of Support for Hunter Kurtz's nomination as HUD Assistant Secretary for Public and Indian Housing on October 25, 2017

Action: Motion to approve the minutes of the July 17, 2017 meeting and approval of amendments to SERC and Louisiana Housing Council by laws by Donna Brown Rego and seconded by Larry Williams. Motion carried.

Action: Motion to approve the letter of support for Hunter Kurtz's nomination as HUD Assistant Secretary for Public and Indian Housing by Tina Marie Sullivan and seconded by David Zappasodi. Motion carried.

PRESENTATION OF THE MEMORIAL RESOLUTION AND RESOLUTIONS OF APPRECIATION TO LOCAL HOSTS AND SPONSORS AND EXHIBITION PARTICIPANTS

President Merritt presented the Memorial Resolution and asked for a moment of silence in memory of members and industry colleagues who have deceased since October 2016 and called for a motion to approve the Memorial Resolution and the Resolutions of Appreciation to Local Hosts and Sponsors and Exhibition Participants.

Action: Motion to approve the Memorial Resolution, Resolutions of Appreciation to Local Hosts and Sponsors and Exhibition participants by Betsey Martens and seconded by Sunny Shaw. Motion carried.

PRESENTATION OF THE CONSENT AGENDA

President Merritt identified all Consent Agenda items and asked if any Board member wished to move any items to the Discussion Agenda. Hearing of no items to be moved, President Merritt asked for a motion to approve the Consent Agenda.

Action: Motion to approve the Consent Agenda by Rick Leco and seconded by Larry Williams. Motion carried.

HOUSING COMMITTEE

Operating Fund Income Inflation Factor and Utility Expense Level (UEL) Inflation/Deflation Factor

Background: Although 2017 Operating Fund funding levels were less than 2016, HUD determined that 2017 funding was sufficient to fund 92.9 percent of PHAs' anticipated formula eligibility, higher than the 2016 proration. This was due to declines in Operating Fund formula eligibility from 2016 to 2017 caused by high formula income inflation factors and utility expense level (UEL) deflation.

For 2017, HUD applied inflation factors between 6 and 8 percent for 2017 formula income. This is significantly higher than HUD's inflation factor for any other year. It is most likely that external occurrences are driving the significant increase in the income inflation factor. HUD noted that the end of the recession and the implementation of flat rents could have been contributing factors to the dramatic income inflation increase. They also noted that they use a five-year average to try to soften the impact of changes to inflation and deflation factors. The data shows that 2014 and 2015 actually saw the largest increase in income inflation and are the years driving the increase — 2016 was just 3.76 percent compared to 8.23 percent in 2014 and 6.4 percent in 2015.

HUD also applied a 7.01 percent deflation factor for the utility expense level (UEL) due to declines in oil and natural gas costs. HUD uses data from the Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) to determine utility expense levels. HUD applies this deflation factor at the national level, regardless of the energy source used by an AMP. Although AMPs that utilize oil or natural gas have seen savings, those that rely on other sources of energy have not.

Resolution: Whereas, Operating Fund subsidy eligibility has been declining in recent years due to HUD's application of a high formula income inflation factor and Utility Expense Level (UEL) deflation,

And, whereas, many PHAs have not seen increases in tenant rents or utility cost savings equal to what HUD is currently projecting,

And, whereas, many PHAs experienced significant subsidy decreases between Calendar Year (CY) 2016 and CY 2017 as a result of the high income inflation factor and the UEL deflation,

And, whereas, PHAs are at risk of receiving additional subsidy decreases for CY 2018 Operating Fund subsidies due to the declining Operating Fund subsidy eligibility,

Be it resolved, NAHRO encourages staff to work with HUD to develop short-term fixes to the Operating Fund income inflation factor and the Utility Expense Level (UEL) inflation/deflation factor while continuing discussions with HUD on longer term fixes.

MEMBER SERVICES

MARC By-Laws

Background: MARC proposed additions and changes to its current bylaws. They were minor in scope and consisted of clarifying who was considered an active or honorary member and their qualifications. It also clarified the role of the Executive Board and when meetings should be held. Information on holding emergency meetings and virtual attendance was also added, and they made minor changes to the role of the President and Senior Vice President. They updated the section on when election nominations would take place and how to fill vacancies, and finally they made adjustments to the make-up of each committee

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

DISCUSSION AGENDA

BUDGET & ADMINISTRATION COMMITTEE

2018 Budget

Background: The B&A Committee met on October 26 and had a thorough review and discussion of the 2018 budget proposed by NAHRO staff. Also present were the President, Senior Vice President and incoming B&A members. The Committee received presentations from each operating department head along with his/her corresponding committee chair. Although the 2018 proposal is for a deficit budget, the Committee feels that given the positive trend in operating performance in the current year and new leadership at the CEO level, NAHRO will continue the path towards sustainability.

Resolution: The B&A Committee recommends that the BOG adopt the 2018 budget proposal as presented with the understanding that the B&A Committee will continue to work closely with the CEO, CFO and NAHRO staff as they move toward closing the deficit.

Action: Motion to adopt the 2018 budget proposal as presented with the understanding that the B&A Committee will work closely with the CEO, CFO and NAHRO staff toward closing the deficit moved by DeeAnna Peterson seconded by Carl Richie. Motion carried.

HIGHLIGHTS: STANDING COMMITTEES

HOUSING

Regina Mitchell-Vice President

Topics discussed included:

- Public housing platform could be used to better utilize our declaration of trust and to increase housing;
- how to continue our mission of serving the poor and the poorest in our communities;
- disaster assistance and the new portability guidance; and
- the need to do a better job of linking people to existing resources in the community as we try to help them find housing.

Incoming Vice President: John T. Mahon, Executive Director-Housing Authority of the City of Bayonne (NJ).

PROFESSIONAL DEVELOPMENT
Duane Hopkins-Vice President

The committee's transition report identifies several unfinished projects, which includes curriculum update and establishment of a national professional development award. A Board member spoke to the need for RAD training. CEO Todman shared that staff recognizes the need to provide training that is focused on the post-RAD experience.

Incoming Vice President: Marsha J. Parham, Executive Director-Baltimore County Housing (MD).

MEMBER SERVICES
Donna Brown-Rego-Vice President

- Current membership numbers have held steady since the summer conference;
- Twenty-three Awards of Excellence will be presented at this conference;
- Membership renewal notices and associates' rosters have been changed to reflect the change in JOHCD production format from print to online;
- Awards of Merits application has been revised and posted online;
- Will continue to discuss "best practices" issues related to the summer conference, i.e., working with universities and local colleges; and
- The discussion regarding the conference selection process focused on how cities are selected; pattern of days (are weekend days still relevant?).

Incoming Vice President: Andy Rodriguez, Executive Director-Nampa Housing Authority (ID).

INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE
Julie Brewen-Vice President

- Successfully conducted the committee's first video conference on homelessness, hosted and moderated by INTA (Paris); participants included representatives from the UK and Canada (Canada's representative was present at the meeting). Past President Preston Prince participated from his office in Fresno and Vice President Brewen and Liz Glenn represented IRGE. The conversation was deep and rich and we hope to make it available via YouTube;
- The World Urban Forum Nine will be held in Kuala Lumpur, Malaysia, in February 2018. IRGE is working on a US-delegation and exploring the possibility of obtaining an official delegation status in concert with HUD and the State Department; and
- IRGE will continue to work on the New Urban Agenda and implementation of the UN sustainable development goals that will be part of the conference in Kuala Lumpur.

Due to a lack of quorum at the meeting, IRGE will elect its incoming leadership electronically. Saeed Hajarizadeh, Deputy Director-Vancouver Housing Authority, presented a campaign statement for the vice presidency.

(UPDATE: Mr. Hajarizadeh was elected vice president via teleconference on November 4.)

COMMUNITY REVITALIZATION AND DEVELOPMENT
Donovan Duncan-Vice President

- Committee vice chair Mark Thiele presented an update on disaster recovery efforts underway in Houston;
- Guest speaker and local attorney John Hansberry discussed a recent national trend of advocacy groups suing local government agencies that have certified with HUD to affirmatively further fair housing in order to remedy fair housing slights;
- Guest speaker Kevin Acklin, an attorney and chief-of-staff to Pittsburgh Mayor Bill Peduto and Pittsburgh’s chief development officer/chairman of the Urban Redevelopment Authority discussed how the (URA) is planning its housing priorities in the wake of recent fair housing litigation and how URA is leading the charge of transforming Pittsburgh into technology, education, and medical/pharmaceutical hot spots; and
- Committee successes include a white paper on innovative ways to combat homelessness and the RAD toolkit.

Incoming Vice President: Mark Thiele, Vice President-Housing; Houston Housing Authority (TX).

COMMISSIONERS
Richard A. Leco-Vice President

- Nearly 200 names were collected under the committee’s *Mentoring Program*;
- The committee adopted a goal to assist with the establishment of 100 *little free libraries* across the country. To date 158 have been established. Aurora, Colorado not only adopted the program, but also has earmarked \$10,000 in its budget for the last two years to fund little libraries; and
- SPOT On advocacy has grown and has been recognized as a support tool in our advocacy efforts.

Incoming Vice President: Henrietta Snipes, Commissioner-Opelika Housing Authority (AL).

HIGHLIGHTS: NATIONAL COMMITTEES, TASK FORCES AND AD HOC GROUPS

BUDGET & ADMINISTRATION
DeeAnna Peterson-Chair

Chair Peterson presented the 2018 budget proposal during the discussion agenda. At this time, she expressed appreciation for the opportunity to serve and expressed confidence in incoming chair Clif Martin, CEO-Housing Commission of Anne Arundel County (Glen Burnie, MD).

BOARD OF ETHICS AND CREDENTIALING TRUSTEES
Dan Trozzi-Chair

Chair Trozzi commented on key accomplishments over the last two years: approved revisions to the BECT bylaws; completed a comprehensive revision/overhaul of the Rules and Procedures for the Code of Professional Conduct; established two new certifications—Certified Manager of Voucher Operations and Certified Maintenance Manager.

Incoming Chair: Carrie Blackburn Riley, Attorney-Housing Commission of Anne Arundel County (Glen Burnie, MD).

DIVERSITY, EQUITY AND INCLUSION TASK FORCE
Elizabeth Glenn-Chair

- The Task Force has begun to research diversity plans of national membership organizations as guidance to help frame its work. They have defined the terms diversity, equity and inclusion to ensure the framework that is developed will address these elements and give them their full merit;
- The Task Force will set goals and examine how to use data collection as a way to monitor progress and efforts.;
- The Task Force will examine how its work influences our national conferences; how we bring and promote equity among NAHRO staff and NAHRO leadership;
- There is a need to develop tools and a framework that will help agencies look at their own programs; approaches to both tenant management and staff—not just because it is the right thing to do—but because our industry depends on the sustainability of our craft; and
- The Task Force recognized the need to develop leadership potential from the ground up so that we are able to sustain an engaged younger generation. Data collection will change and expand over time as we examine membership renewals so that we have a sense of where people are via looking at the landscape so that we can effectively develop initiatives, conference sessions, protocols, processes and professional development that incorporates the values that are important to us.

(President-elect Carl Richie has asked Ms. Glenn to serve as chair during his presidency.)

HOUSING AND EDUCATION TASK FORCE
Betsey Martens for Chair Preston Prince

Although housing and education issues will be embedded in the work of the Housing Committee during the next biennium, NAHRO will continue existing collaborations with HUD and the Department of Education and build on the existing relationship with the Grade Level Reading Campaign; will conduct education sessions at conferences and host webinars on education issues.

HOUSING AND DEVELOPMENT LAW INSTITUTE (HDLI)
Vivian Bryant-Representative

Ms. Bryant highlighted HDLI's major activities:

- provides a list serve that members use to get answers from their peers;
- files amicus briefs when warranted;
- publishes *The Authority*, a compendium of cases that impact housing authorities;
- offers on-site training related to fair housing; (Board members were encouraged to take advantage of this training, which is competitively priced because of the bidding process) ; and
- sponsors conferences annually: *General Counsel Forum*, although of particular interest to attorneys, agency directors have found it to be of interest and value as well; a *spring* conference which is held in Washington, D.C. (at this year's event, NAHRO's CEO Adrienne Todman delivered a passionate message at the luncheon session); a *fall* conference in conjunction with the NAHRO National Conference and Exhibition; and a Commissioners' Conference, traditionally held in Martha's Vineyard in September.

This year, HDLI presented “Ask the Lawyers” session at the MARC NAHRO conference in August in Washington, DC. HDLI looks forward to these types of opportunities to participate in and be of value to NAHRO and its members.

LEGISLATIVE NETWORK (LEGNET)

Don May-Chair

There has been a significant increase in the number of NAHRO members engaged in advocacy, particularly in sending letters to Members of Congress via the advocacy center. LEGNET formed a subgroup, the *LEGNET Leadership*, which was used to focus/direct the work on its five goals. Three members from each region were appointed to the group. Congressional District Coordinators were appointed to provide a structure to track what was happening at the national, regional and state levels. Advocacy training should be continued because many members do not know how to initiate legislative actions. Additionally, survey results ranked advocacy as the most important NAHRO member benefit.

Incoming Chair: Mike Gerber, President and CEO-Austin Housing Authority, (TX).

STRATEGIC PLANNING ADVISORY GROUP (SPAG)

Mike Gerber-Chair

Prior to this meeting, SPAG leadership and staff worked with President-elect Carl Richie to craft five goals that would provide a *blueprint (direction)* for where we are going to head between 2017 and 2019. During its meeting, SPAG engaged in thoughtful conversation about how to refine some of the language and linkages in these areas: advocacy, professional expertise and credibility, partnerships, financial sustainability, improving communications, including networking. We hope that there will be a lot of enthusiasm within committees to develop things they want to do and can get done over the next two-year period that are in alignment with the goals. Committees were asked to develop their lists by December 15, 2017. During the next biennium, SPAG will engage in a *light rebranding* given our budgetary constraints, the newness of our CEO, and other changes that are going to occur at NAHRO and go deeper as the time is appropriate.

Incoming chair: Jennifer Bergman, Executive Director-Brainerd Housing and Redevelopment Authority, (MN).

HOUSING AMERICA TASK FORCE (HATF)

Clif Martin-Chair

During the last four years, the *What Home Means to Me Poster* contest has grown by leaps and bounds--from 260 posters to thousands and thousands that are generated throughout the country. The National Merit College Scholarship program, conceived by President Merritt and Senior Vice President Richie, and implemented for the first time this year, was a huge success. Housing America Month, held in October, generated tremendous enthusiasm and engagement throughout the country—agencies were tweeting and retweeting about their activities at the local level.

Incoming chair: Richard Herrington, Jr., Executive Director-Housing Authority of the City of Hot Springs (AR).

SMALL AGENCY TASK FORCE (SATF)
Sharon Carlson-Chair

SATF's transition report highlights accomplishments and recommendations for the incoming task's consideration. Two items of importance—the need to define what NAHRO can do to assist small agencies and the value of increased communications. We need to generate more communication with small agency counterparts so that we can work effectively with NAHRO staff, particularly on policy, legislation and professional development. SATF talked about external and internal threats that exists to small agencies. One example cited was HUD's questioning the number of small agencies and the need for NAHRO to present some ideas that will help sustain them. We do not see a lot of momentum in pushing SHARP; however, there are some things that we can extract from the SHARP bill that hopefully can work with the legislative advocacy and policy teams inserting some of the important provisions from SHARP as we move forward.

(President-elect Carl Richie has asked Ms. Carlson to serve as chair during his presidency.)

NOMINATING AND ELECTION COMMITTEE (N&E)
David Zappasodi-Chair

N&E reviewed the election results and moved to certify the election for the 2017-2019 term. There were 2,307 total ballots cast, which represents 13.6% of the total number of eligible voters of 16,998. Carl Richie, Jr. was elected president; Sunny Shaw was elected senior vice president, pursuant to the announcement that was made at the opening plenary session of the conference. Member comments reflected satisfaction with the voting process—99% of the respondents said they were pleased with the process.

HIGHLIGHTS: REGIONAL COUNCILS

Written reports are posted on the BOG website.

SERC- David Baldwin

One third of his staff participates in a “reading buddy program” with PHA students who attend the area elementary school. Dave works with a student who has difficulty reading and will gift the book from President Merritt to the student. He will be retiring from the industry on December 31 with approximately 40 years of industry experience, and will not continue on the BOG as SERC Past President. Lisa Porter will succeed him at the Bristol, VA Housing Authority and Ailrick Young will fill the past president seat on the BOG.

Incoming regional president: C. Sean Gilbert-Knoxville's CDC; Senior Vice President: Mark Taylor- HA Charleston Kanawha (WVA).

SWRC- Darrin Taylor

Incoming regional president: David Lange-Paragould (AR) HA; Senior Vice President: Tonya Mabry-HA County of Lonoke (Carlisle, AR).

PNRC- Sunny Shaw

Incoming regional president: Saeed Hajarizadeh-Vancouver (WA) HA; Senior Vice President: Cupid Alexander-Office of the Mayor (Seattle).

MARC- Regina Mitchell

Region is working to amend its bylaws to incorporate Puerto Rico into MARC NAHRO.

Incoming regional president: Marsha Parham-Baltimore County Housing; Senior Vice President: John Mahon-Bayonne (NJ) HA.

MPRC – Dianne Hovdestad

Region has established a scholarship program in honor of former NAHRO member Barbara Cook and awarded two scholarships in the summer. The region believes in the mission of IRGE and offered three scholarships to regional members to attend the World Urban Forum 9, in February 2018. Colorado NAHRO produced an advocacy toolkit, which available online at CONAHRO.org.

Incoming regional president: Duane Hopkins-Housing Catalyst, Ft. Collins; Senior Vice President: Peter Lifari-Adams County (Brighton, CO).

PSWRC- Rob Fredericks for Ed Mayer

Super Conference with other industry groups next year in Sacramento.

Incoming regional president: Rob Fredericks-HA City of Santa Barbara; Senior Vice President: Barbara Kauss-Santa Barbara.

NERC – Joseph D’Ascoli

After 40 years of industry experience, Mass NAHRO Executive Director, Tom Connolly has retired. Donna Brown Rego will serve as Acting Executive Director. Jennifer Polito is the NERC’s new RSO.

Action: Motion to approve a retirement commendation from NAHRO to Tom Connolly by Joseph D’Ascoli, seconded by Donna Brown Rego. Motion carried.

Incoming regional president: Diane Cohen-Chelsea (MA) HA; Senior Vice President: Anthony Vasiliou-Milford (CT) HA.

NCRC – DeeAnna Peterson

DeeAnna will be retiring but will continue to serve on the BOG as past regional president. The region has updated its scholarship program to align with the national NAHRO Merit Scholarship criteria. To encourage participation from all regional states, scholarship opportunities have been increased.

Incoming regional president: Larry Williams-Rockford (IL) HA; Senior Vice President: Jennifer Keogh-Metro HRA (Saint Paul, MN).

PRESIDENT’S REPORT

President Merritt recognized and expressed appreciation to outgoing members and welcomed incoming members.

SENIOR VICE PRESIDENT'S REPORT

Senior Vice President Richie made several announcements: the leadership retreat will be held in Austin, January 19-21; he will make every attempt to attend all regional annual conferences next year; and national past presidents will convene in Austin to discuss *governance issues*.

He asked the regions to discuss the scholarship program during their respective winter conferences so that Housing America chair, Richie Herrington, can move the poster contest process along quicker. Additionally, discussions during the Leadership Retreat can be shared with the regions as they plan their conferences.

Senior Vice President Richie commented on the meeting of the Manufacturers and Suppliers Council (MSC), which he and CEO Todman attended. He would like to build and cultivate more meaningful relationships with MSC members and engage them more in NAHRO activities, particularly advocacy.

CHIEF EXECUTIVE OFFICER'S REPORT

Public Housing Platform Change: Meeting went well with HUD regarding the industry group's (NAHRO, PHADA, CLPHA) proposal to HUD and eventually to Congress to create a new public housing program platform that exists in a HAP-like contract versus the ACC for more flexibility. HUD is very enthusiastic about the proposal. Upon their initial conversation, they wanted the housing authorities to accept and walk away without subsidy. We explained that is not a sustainable plan for much of the portfolio. More information to come, however, HUD is willing to give the housing authorities more flexibility at the local level.

Operating Fund: Housing Committee had a robust conversation on this issue, particularly the household income and UEL space. Ms. Todman thanked the Board for approving the Housing Committee's resolution and felt it opens up additional negotiations with HUD. The other two industry groups are a little reticent because a lot of the information is not yet on the table but we want to be careful not to hurt housing authorities that could potentially receive more funds in 2018.

Tax Credit: John Bohm reported the tax reform Hill discussion will begin next week. NAHRO has mounted an aggressive effort through our participation in the Action campaign to be players in the tax reform conversation. We met with Enterprise Community Partners and National Council of State Housing Agencies to discuss what we can do as an industry as part of the larger tax reform discussion and the pieces of Affordable Housing Credit Improvement Act of 2017 legislation - S. 548 bill and HR 1661 bill. In S. 548, there is a 30% increase in the LIHTC volume cap. This legislation is in play and included in the tax reform documents we hope to see shortly. NAHRO has written letters of support to Congress on both Senate and House versions of legislation for a proactive approach to tax reform on the LIHTC.

We are also on the lookout for the potential for an infrastructure bill. HUD knows no housing is incorporated into anything that the White House is considering but that could change. If the opportunity presents itself, NAHRO will be a strong advocate for having a stimulus-like response to how the infrastructure bill should respond to our public housing portfolio via additional money inside the capital fund as a vehicle. Right now, the industry buzz is the number being tossed around is \$10 billion. As you may recall, during President Obama's term, we received \$4-5 billion.

Reserve Lawsuit: Georgi Banna advised on the first set of litigation. Some agencies received emails requesting banking information. The law firm is seeking information on bank accounts so they can send

the money to the agencies so this inquiry is legitimate. Georgi suggested utilizing a separate account fund from HUD and then determine how to use it down the line. Over 500 agencies have joined the second round of litigation. Final filing deadline is in November.

HUD Lawsuit: HUD has been sued for suspending its small area FMR notice, by approximately 24 areas in the country where they have been tagged to conduct a mandatory small area FMR. HUD suspended that notice. There are advocacy groups in Connecticut and Chicago that sued HUD and mentioned NAHRO in the complaint, "NAHRO, a group that characterizes itself as a leader in the deregulation of programs and the design of programs which provide the maximum flexibility at the local level basically also supported the suspension of the small area FMR." NAHRO will watch this lawsuit carefully because this would be detrimental to those areas that if HUD capitulates and responds to the lawsuit, they would have to implement small area FMRs by January 1.

Moving to Work: Moving to Work: NAHRO is going to be vigilant about having the Moving to Work agencies find a home inside of NAHRO. Ms. Todman feels very good about NAHRO's opportunities in this regard. She may be asked how NAHRO's governance structure will impact a quick and nimble decision making process that they need. Ms. Todman may have to return to the Board on what she may need in order to compete.

Potential Disaster Relief Fund: Ms. Todman received outside legal counsel on whether or not NAHRO could legally host a disaster relief fund and found that we could, given our tax status and the way we define fund recipients, i.e., housing authorities for the purpose of helping public housing and voucher resident clients impacted by disasters now and in the future. We will be working with a team and additional counsel to shape and create a fund for our clients that is distinct from other funds that are open to individuals at the local level.

NAHRO Public Affairs: Ms. Todman is working to strengthen NAHRO's public affairs efforts. The 2018 budget contains funds that will enable us to purchase software that will provide access to reporters across the country when events occur and to push out press releases. We cannot make an impact if we are not heard so we will target our audience and promote what we do and strengthen our brand. Ms. Todman noted this also applies to speaking engagements. She has spoken at the American Planning Association, Brookings and the Urban Institute and will speak at the Terwilliger Housing Forum, in Detroit, on the same stage with former Secretary Henry Cisneros and former New York House Representative, Rick Lazio. Ms. Todman's goal is to put NAHRO at the forefront as much as possible.

Refreshing Website: In 2018, the website will be updated. We will have the capacity to update associates information in real time.

Staff Changes: Jenny Hsu and John Bohm will be leaving NAHRO. The advocacy and community development work will not falter.

Ms. Todman concluded by announcing attendance statistics for this conference: 845 paid registrants 215 exhibitors. The budgeted goal was 1100.

Action: Motion to approve a resolution of acknowledgement for John Bohm by Betsey Martens, seconded by Akinola Popoola, which should read as follows:

Whereas, John Bohm has been the voice and face of NAHRO on the Hill and;

Whereas, John Bohm has nurtured a vision for interconnected advocacy on the ground for NAHRO and

Whereas, John Bohm has been the chief hand holder for everyone who has had to testify in every setting on the Hill and;

Whereas, John Bohm has the biggest heart for a mission for anyone;

Whereas, John Bohm gives respect and assistance to those with or without title;

Now therefore be it resolved, the Board of Governors thanks John Bohm for devoted loyal and exceptional service to NAHRO. Motion carried.

President Merritt announced the dates and location for 2018 conferences:

Washington Conference: April 22-24 – Arlington, VA

Summer Conference: July 27-29 -- San Francisco, CA

National Conference and Exhibition: October 25-27 – Atlanta, GA

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

Action: Motion to adjourn moved by Akinola Popoola seconded by DeeAnna Peterson Motion carried.

Members in attendance: **Officers:** Steve Merritt, Carl Richie, Duane Hopkins, Donovan Duncan, Donna Brown Rego, Julie Brewen, Rick Leco and Regina Mitchell. **Past Presidents:** Nola Popoola and Betsey Martens. **NERC-** Joseph D'Ascoli, Tina Marie Sullivan, Diane Cohen and Bill Quirk. **MARC-** John Mahon, Diane Haislip, Liz Glenn and Clif Martin. **NCRC-** DeeAnna Peterson, Marty Ryan, Larry Williams, Jennifer Keogh and Sharon Carlson. **SERC-** Dave Baldwin, L. Thomas Rowe, C. Sean Gilbert, Ailrick Young and Shaunte Evans. **SWRC-** Darrin Taylor, David Lange, David Zappasodi and Mike Gerber. **PSWRC-** Ed Mayer, Ramsey Jay, Patricia Wells and Rob Fredericks. **PNRC-** Sunny Shaw, Carol Gore and Saeed Hajarizadeh. **MPRC-** Dianne Hovdestad and Ann Horton. **Ex Officio** - Joseph Lamagna, Dan Trozzi, Don May and Vivian Bryant.

Members absent: Preston Prince, Larry Hopkins, Ed Mayer, Lowel Krueger and Patti Webster.