



STEERING COMMITTEE TELECONFERENCE: JANUARY 11, 2017

President Steve Merritt called the meeting to order, LaTonya Rajah called the roll and a quorum was established.

ACTION ITEM: APPROVAL OF 2018 SUMMER CONFERENCE SITE

Jill Randles, NAHRO Conference Coordinator discussed recommendations made by the Member Services Committee (previously submitted to committee) for both the 2018 summer and national conference and exhibition sites for Steering Committee consideration and approval. The decision was made to explore future sites for the summer conference in the west and the national conference in the east, in keeping with the west-east-central rotation and in consideration of past summer/national conferences. A more concerted effort was made to focus more on 1st tier cities that are attractive to potential attendees and that also provide packages affordable to both attendees and the association.

After reviewing San Diego, San Francisco and Phoenix, Phoenix was immediately crossed off the list due to no availability. San Diego offered two proposals, which were narrowed down to the Marriott Marquis San Diego Marina. Although the hotel and the location in downtown San Diego on the Bay is beautiful and walkable to the Gaslamp Quarter, this proposal is not ideal. The proposed meeting space is cramped and spread between several floors and two towers, room rate is higher at \$285 and the proposed food and beverage minimum is also quite high.

Recommendation: San Francisco (the Marriott Marquis San Francisco) as the site for the 2018 Summer Conference for the following reasons:

- Flow and ease of meeting space
- Affordable package
- Downtown location allows for easy access to restaurants/retail/tourism
- Possible boost in attendance numbers due to appeal of San Francisco

Committee Discussion:

Carl asked if NAHRO made a profit at the last conference held in San Francisco. The 2012 Summer conference was held in San Francisco and at the same hotel. Budget projection 900. It was thought that there was a profit made. Jill advised the decision was based on the profit margin that can be obtained based on the numbers and expenses presented this year. No additional fees will be added to property's daily rate. Carl felt that the breakeven attendance number and the profit/loss data is needed in the decision making process. Jill estimated that would be approximately 700.

Motion by Diane Hovdestad and second by Ed Mayer to accept recommendation of the Member Services Committee to select San Francisco, CA and the Marriott Marquis San Francisco hotel as the site for the 2018 Summer Conference. Motion carried.

ACTION ITEM: APPROVAL OF 2018 NATIONAL CONFERENCE & EXHIBITION SITE

After reviewing Atlanta, Charlotte, Miami, and Orlando, Miami was immediately crossed off the list because the convention center is under renovation until 2019, and Charlotte is also unavailable due to confirmed commitments at the convention center. That narrows the list to Atlanta and Orlando. Orlando proposals were narrowed down to the Orlando World Center Marriott. Orlando, in general, does not really offer a downtown setting, but rather resort-type hotel environments and the Marriott follows this format. Dates proposed are 10/15-17/18, a Monday–Wednesday pattern. All rooms, meeting space, and the exhibition would be held at the hotel. Hotel is quite large and expansive and offers a resort-type setting, with attractive outdoor grounds and activities, and an array of on-site restaurant options. Meeting space is a bit spread out and our group will be mingled among other groups. Transportation is required to any off-site venues: restaurants, retail, etc. Room rate is affordable at \$219 – the extra \$25 daily resort fee will be optional to attendees (this includes enhanced in-room internet, bottled water, transportation to Disney parks, golf balls, etc.). The hotel provides some savings to the association including complimentary passkey housing, a carpeted exhibit hall, complimentary exhibit hall rental and no shuttling costs (unless overflow hotel is required.) NAHRO held a National Conference at this hotel in 1996.

Recommendation: Atlanta (the Hyatt Regency Atlanta) as the site for the 2018 National Conference & Exhibition for the following reasons:

- Preferred dates and pattern
- Flow and ease of meeting space
- Affordable room rate for attendees; Affordable expenses to the association and cost-saving benefits
- Downtown location allows for easy access to nightlife/retail off hotel premises
- Possible perception issue associated with Orlando – resort environment/Disney

Committee Discussion:

Although the resort component may be difficult, Preston felt while attending PHADA and FAHRO conferences in Orlando, there were restaurants and other activities within walking distance and that it is a big draw for families with children. Excluding 2018, he hoped that Orlando will be open for consideration as a future conference site consideration. He also felt some of the space issues could be overcome due to the amenities. President Merritt agrees with Preston that Orlando should be considered for future site consideration.

Carl asked about attendance/breakeven/profit/loss numbers for the conference previously held in Atlanta. Jill advised at that conference, 1400 attendees and based on the numbers she reviewed since she's been employed by NAHRO, she estimates that it did make budget. Moving forward that information will be gathered in a database and used as one component of the criteria used to make assessments of future conference sites.

Additionally President Merritt recalled that the Board of Governors discussed expanding conference site outreach to three years to allow more time to secure booking for certain cities of interest. With that in mind, Mr. Merritt asked Jill if that is the case, will she be working on 2019 soon? Jill advised the request for proposals for 2019 have been publicized and the sites of interest based on the east/west/central rotation noted above, the site scope for national are Seattle and San Antonio and Boston, New York and Providence for summer.

Betsey asked if the question of Atlanta vs. Orlando was discussed and recommended by the Member Services Committee. Jill advised that was the case.

Motion by Donna Brown Rego and second by Regina Mitchell to accept recommendation of the Member Services Committee to select Atlanta, GA and the Hyatt Regency Atlanta as the site for the 2018 National Conference and Exhibition. Motion carried.

Regina noted concern from colleagues that due to budgetary concerns many colleagues are trying to determine which NAHRO conference to attend and that some of their regional conferences may conflict with national NAHRO so she inquired whether or not the topic of the feasibility of removing the summer conference is still being considered. President Merritt noted that the conference site selection is in the purview of the Member Services Committee. Lori Myers Carpenter, Member Services Committee liaison, noted that approximately 4-5 years ago, this topic was discussed with a consensus to retain the summer conference. The topic has not been revisited since then.

John Bohm asked the steering committee for clarification on whether or not the Member Services Committee should revisit this issue for 2020 in conjunction with the budget.

Carl Richie suggested if we are struggling to hit breakeven point and the conferences are losing money, we need to begin to reevaluate whether to have a summer conference in 2020 now with a recommendation coming back within 2018. He suggested a working group of B&A Committee and Member Services to conduct an analysis of whether or not the conferences are making money. The issue continues to reoccur as it appears that the summer conferences are not pulling in the appropriate revenue so the question is whether we should jettison the summer conference or have it in conjunction with regional conferences held in the summer.

Don May adds that we are giving Jill mixed signals so perhaps we should move that target date out to maximize those opportunities. We should research this but no decision should be made until a couple of years from now.

Preston added that Jill has done a wonderful job examining expenses and controlling conference spending. Some of the concerns of the financial effect on NAHRO have been addressed by Jill and he felt it necessary to provide Jill with that recognition. Carl noted that Jill has done a great job reducing costs but the question is are we selecting sites that drive attendance and revenue because if revenue is low, we lose money.

Jill advised she understands and we are making a concerted effort from now on, to go to the first tiered cities and review what they offer. John also echoed Jill's assessment and noted that there are fundamental concerns regarding the budget, funding levels and the ability of housing agencies whether or not there is competition at the regional/chapter level. Whether it is 2020 or some other time, this is an important consideration in terms of revenue and NAHRO's internal capacity to run three yearly conferences.

President Merritt asked Lori Myers Carpenter and Donna Brown Rego to add this item to their Washington Conference committee agenda. Jill will provide a report containing breakeven/profit/loss income of conferences for the past three years to assist in discussions by Member Services Committee during the 2017 Washington Conference in March.

ACTING CEO REPORT –NEW CHALLENGES AND OPPORTUNITIES WITH HUD AND CONGRESS

Acting CEO, John Bohm, noted provided key points of focus for NAHRO:

1. Staff attending Secretary Castro's address 1/11/17. Staff will note any comments or recommendations to the new Administration that may come out of address comments. NAHRO has had a strong relationship in activities and events where Secretary Castro has been present so NAHRO staff wishes him well.
2. Status of 2017 budget and appropriations for HUD will be most vexing for us. Currently we are in a Continuing Resolution (CR), expected to last through April that also includes timeframe for decision making on the debt ceiling on the overall budget. Questions have arisen on the CD side regarding amount, availability and timing of CDBG funding and HOME but there also questions regarding Section 8 Rental Assistance on the HAP side and the ability to sustain funding through the current CR and decision making about whether or not we will do a full or a new CR. John mentions the HAP because there may be reductions or people running out of HAP needed to sustain their programs. No direction on 2018 budget for next fiscal year. The Obama Administration chose not to submit direction or noted a preliminary budget and no indication what the Trump Administration's plan is or timing of any introduction of 2018 budget recommendations.
3. HUD Transition – Presumptive Secretary Dr. Carson's confirmation hearing will be January 12 and the NAHRO staff will be in attendance. John noted that Dr. Carson left him a generic voicemail message of introduction a few weeks ago and looks forward to working with NAHRO. Work done by NAHRO with the transition and landing team noted our concerns and issues and has been received and reviewed. John hopes that when the Secretary has been confirmed, a meeting will be convened with HUD and either with NAHRO, PHADA and CLPHA staff or solely with NAHRO staff. We want to get a better handle on the sub-cabinet positions, i.e., Assistant Secretary- Public and Indian Housing who will replace Lourdes Castro-Ramirez. No name circulated yet for this position.
4. Regulatory Agenda – Concern will be whether or not the Trump Administration will continue agenda set forth during the Obama Administration, i.e. AFFH, COCC, MtW expansion, smoking ban, etc.
5. Key Hill committee member assignments unknown at this point. Rep. Mario Diaz Balart, (R) -FL will remain as House Appropriations, THUD Subcommittee Chair. Sen. Sherrod Brown, (D)-OH will retain ranking position on the Senate Banking Committee and Senator Crapo (R)-ID will be Senate Banking Committee Chair. This is the committee Dr. Carson will address during his confirmation hearing. NAHRO staff developed questions and background information was distributed on the Hill to key allies and offices of Banking Committee members.
6. Small Agency Reform – top priority for us. Hopefully, legislation along the lines of SHARP, perhaps modified to give it an additional boost to move through Congress. We've spoken to our previous sponsors, certainly Rep. Steven Palazzo's office with respect to his introduction of HR 4816 in the last session and whether there will be a re-introduction or some modification of that legislation. John had meetings with key staff director for the Housing Subcommittee of the House Financial Services Committee. While there is interest in regulatory reform for small agencies, there is some additional work that needs to be done with HR 4816 and whether or not the Financial Services Committee or the Housing Subcommittee will take that on. The question of small agency reform has been co-mingled with a related, but separate conversation on regionalizing the voucher program. Last fall, a hearing focused on HR 4816 but was largely on regionalizing the voucher program and that is a significant concern here for our small agency members in metropolitan areas. That remains a priority. Our first step will be to address some of the issues and concerns

brought up in reports by the Center on Budget and Policy Priorities. John advised he is working with SATF.

7. LIHTC – John has been to two meetings on the House side regarding tax reform legislation both of which indicate LIHTC support. Whether the 4% credits will be made permanent and an increase in the volume cap are a different matter and are in Senator Cantwell’s legislation.
8. Infrastructure bill – We want to include housing, public housing inventory preservation, tackle the decline in physical condition due to Capital and Operating Fund underfunding, health and safety concerns. Senate’s 2017 bill provided \$50 million to address that.
9. HOTMA II -
10. 2016 review -
11. NAHRO’s Legislative/regulatory agenda must be flexible - Staff will utilize direct contacts on Hill or new Administration contacts to better position NAHRO in the new Congress and HUD. Emphasis has been placed on updating the membership about what is occurring and our message, for example our Transition 2017 document was released and will release 2016 complete year end view concerning key areas of interest. Once Capitol Hill committee assignments have been made, a congressional document will be crafted using the 2017 transition document. No announced recommendations on 2018 funding and no direction on when that will be released. With the new incoming administration, we are unaware of when that info will be released.

Comments/Questions

Preston noted that four percent has become the tool for the repositioning of public housing so the impact on that is going to be a big deal. The impact on nine percent is frightening and is in jeopardy. There are investors and syndicators who are willing to walk away from deals and are unilaterally reducing their investment by 10 percent or more. Preston noted he attended a tax credit conference last week and syndicators don’t expect a new normal anytime during 2017 regarding tax credit investments. So even an expansion of tax credits under the Cantwell proposal what perhaps was supposed by Republicans but may not have it now. He is aware that NAHRO is a part of ACTION and follows the issue but the impact on housing authorities’ tax reform and LIHTC will be difficult.

Preston asked if infrastructure is going to be funded three different ways – allowing companies that have funds overseas to bring those dollars back into the US and as they bring them back they invest in the infrastructure, for highways (tolls) social impact bonds and an investment in financially weaker programs. HeadStart is pushing for infrastructure to go to them and feels they would be a great partner to link with because the reinvestment in public housing, unless we have accessible tax credits, is going to require funding similar to how HeadStart will be funded. Is NAHRO working with partners such as HeadStart?

John thanked Preston for the information and advised we will make a concerted effort to reach out to them. The question becomes whether HeadStart and groups like NAHRO will have the ability to get funding included in the bill. Last week, we were in direct communication with the Banking Committee Minority staff who are ready to tackle the infrastructure bill and housing’s role in it. It is hoped that a question regarding infrastructure will be asked during Dr. Carson’s HUD confirmation hearing. We have been working with Senator Schumer’s office and perhaps with new allies around preservation of public housing inventory with possible local support of mayors and others.

PRESIDENT’S REMARKS

CEO SEARCH

The CEO description has just been publicly released, posted on the NAHRO website, and will be published in the 1/15 NAHRO Monitor. President Merritt advised the CEO time line is aggressive. Committee members will receive a notice regarding same shortly. Paul Belford, at JDG Associates is working on that schedule so that gives us under three months to get a list of candidates.

The goal is to begin interviews in March, prior to the Washington Conference, convene a Steering Committee meeting (with CEO Search committee invited to attend) Saturday, March 25. Steve will contact Jill to determine if the pre-conference meeting for Saturday can be arranged. Candidate recommendations will be presented for board consideration and action during the BOG meeting Sunday, March 26.

An electronic copy of the job description can be found online: <http://www.nahro.org/chief-executive-officer-13>

Motion to adjourn moved by Diane Hovdestad, second by Betsey Martens. Motion Carried

ATTENDANCE

Steve Merritt, Carl Richie, Julie Brewen, Regina Mitchell, Duane Hopkins, Donna Brown Rego, Preston Prince, Betsey Martens, Sunny Shaw, Ed Mayer, Dianne Hovdestad, David Allen Brown, Darrin Taylor, David Baldwin, Dan Trozzi, Sharon Carlson, Don May and Mike Gerber.

Absent: Donovan Duncan, Rick Leco, Nola Popoola, DeeAnna Peterson, Joseph D'Ascoli, Joe Lamagna and Clif Martin.

Staff: John Bohm, Lori Myers Carpenter, LaTonya Rajah and Jill Randles.

NEXT TELECONFERENCE

Steering Committee will convene in February, TBD, to discuss the NAHRO legislative/regulatory agenda and any additional pre-conference issues.