



National Association of Housing and Redevelopment Officials

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MINUTES

Board of Governors Meeting

July 13, 2023

Grand Hyatt Hotel, Washington, DC

President Patricia Wells called the meeting to order at 4:21 p.m. Board liaison Sylvia Bowen called the roll, excused absences were accepted, and a quorum was established.

President Wells acknowledged guests and staff who introduced themselves. She then called for comments from Associates.

Elizabeth Glenn offered comments and reflections as she plans to move on from her leadership role in NAHRO. She also spoke in support of the Diversity, Equity and Inclusion Advisory Committee becoming a NAHRO Standing Committee.

The Board applauded Ms. Glenn, and President Wells appreciated Ms. Glenn's contributions to NAHRO, specifically her diversity-related work.

President Wells announced changes to the meeting agenda: moving up the Discussion Agenda, adding an item, and realigning things.

Action: Motion by Michael Gerber, seconded by David Lange, to approve changes to the meeting agenda described by President Wells. The motion carried.

DISCUSSION AGENDA

HOUSING COMMITTEE

Lanita Hillen, Vice-Chair

Lanita Hillen presented in the absence of Vice-President Wayne Pollard.

Resolution in Support of HUD Raising Contract Rents for Early RAD Adopters with Unsustainably Low Rents

Background:

Those who did early RAD conversions have been locked into RAD rents that have not met the needs of their properties. The Housing Committee held a discussion about how these RAD rents could be updated to better serve properties. The committee then passed a "sense of the committee."

Resolution:

WHEREAS, because of the time sensitivity of the issue, the NAHRO CEO and the NAHRO President have authorized the Housing Committee to provide this sense of the committee absent a quorum; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) created the Rental Assistance Demonstration (RAD) program in order to preserve and improve public housing properties; early adopter Public Housing Authorities participated in RAD in a good-faith partnership with HUD to make meaningful improvements to the long-term sustainability of public housing units, and to improve the quality of life for the low-income families they serve; and

WHEREAS, Contract Rents for RAD properties are set at funding levels at the time of the property's conversion, with Housing Assistance Payments (HAP) contracts that only allow for an annual operating adjustment factor increase; and

WHEREAS, RAD properties have not been immune to the significant, unforeseen impacts from the COVID-19 pandemic, historic high inflation, and unprecedented supply chain labor shortages. Current Contract Rent levels for many RAD properties do not cover basic operating expenses, including insurance coverage, living wages for staff, supplies and appliances, and contractor costs; and

WHEREAS, the actual increase in expenses for early RAD adopters has far surpassed the annual rent increases they have received, placing these properties at high risk for severe financial distress, as the Contract Rents cannot sustain the costs of debt service and operations; and

WHEREAS, due to extremely low Contract Rents, and the Section 8 Project-Based Rental Assistance (PBRA) program's admission requirements, many RAD properties are having to turn away otherwise program-eligible families because they are not "poor enough", resulting in further re-concentration of poverty; and

WHEREAS, HUD has publicly stated that the goal of RAD is to provide safer and healthier housing, with a broader mix of incomes, and that as a Demonstration program this is an iterative process, with HUD soliciting feedback on improvements that are needed; and

WHEREAS, HUD has provided other public housing programs financial relief, including large increases in operating funds for public housing properties, and historic funding increases in HAP renewals and Administrative fees for Housing Choice vouchers; and

WHEREAS, HUD has not provided financial relief to early RAD adopters, as they have not received the benefit of significantly higher Contract Rents afforded to later adopters (RAD rents available to new conversions have increased more than 50%), and due to the limited and lagging operating adjustment factor, early adopters are locked into woefully low Contract Rents;

NOW THEREFORE BE IT RESOLVED that, effective immediately, NAHRO supports giving PHAs participating in the RAD program the option of setting RAD Contract Rents at: the level of the applicable Fair Market Rent minus the utility allowance; the RAD rent set by HUD at the time of the conversion; a more recent RAD rent set by HUD; standard PBV rent setting; or another rent setting mechanism that ensures RAD agencies are able to meet the needs of their communities.

BE IT FURTHER RESOLVED that, effective immediately, NAHRO supports HUD revising its OCAF methodology to allow for the inclusion of debt service coverage as part of its calculation for annual rent increases.

Action: Motion by David Lange; seconded by Gina Gibson, approval of the resolution as presented. The motion carried.

BUDGET AND ADMINISTRATION COMMITTEE
Duane Hopkins, Vice-President

2022 Audit Report and Management Letter

Background:

At its June 28, 2023, meeting the Budget and Administration Committee members unanimously approved the December 31, 2022, audited financial statements, notes to the financial statements, and the governance letter.

- Total assets: \$7,442,077
- Total liabilities: \$2,432,028
- Net assets: \$5,010,049
- Total revenue: \$6,714,727
- Total expense: \$6,900,330
- Change in net assets: (\$185,603)

Action: Motion by Duane Hopkins, seconded by Steve Merritt, that the Board of Governors accepts the Audited Financial Statements and Management Letter for the FY2022 year ending December 31, 2022, as recommended by the Budget and Administration Committee. The motion carried.

NOMINATING AND ELECTION COMMITTEE (N&E)
Diane Cohen, Chair

Guidelines for National Office Campaigns

Background:

Chair Cohen referred the Board to the [transmittal memorandum](#) that accompanied the Guidelines for National Office Campaigns, which provided context to the committee's work. The Board was provided a complete, [revised document](#) as a whole rather than wading through a marked-up copy,

There were no questions regarding the proposed Guidelines. President Wells called for a motion.

Resolution:

The Nominating and Election Committee seeks the Board of Governors' approval of the Guidelines for National Office Campaigns as submitted to the Board of Governors for its July 13, 2023, meeting.

Action: Motion by Kathy Walter, seconded by John Mahon, approval of the Guidelines for National Office Campaigns as submitted. The motion carried.

Board Parliamentarian Matthew Pike noted the need for the Board to act on the minutes of the March 21, 2023, meeting. President Wells called for a motion.

Action: Motion by Duane Hopkins, seconded by Jennifer Keogh, approval of the March 21, 2023, minutes as submitted. The motion carried.

PRESIDENT'S REPORT

President Wells began her report by expressing sincere and authentic thanks to NAHRO leadership for their service, noting her agency has benefitted from what she has shared with them from her takeaways at regional and chapter events. She announced the convening of the Steering Committee and Advisory Committee Chairs on July 12 to discuss concerns raised by MARC NAHRO and DEI members about the NAHRO meeting in Orlando, where state-wide laws counter the thought of equality, fairness, and welcome. The Steering Committee is the body prescribed in the NAHRO Constitution that provides advice and counsel to the President to address special interest issues. The group discussed the issue from business, humanitarian, and lived experiences. They resolved cancelling the contract would be devastating for NAHRO financially. A group of Steering Committee members will continue to have conversations about what we could do to support NAHRO members in Orlando; to ensure that those who do not understand what equity is feel the power and voice of NAHRO. Lessons learned from this experience will inform policy on how we select future conference venues and invest our dollars as an association and as housing and community development agencies.

SENIOR VICE-PRESIDENT'S REPORT

Senior Vice President George Guy submitted a [written report](#) that was distributed to the Board before this meeting. He said attending regional and chapter meetings were learning opportunities that inspired him; he was excited by the number of first-time attendees, the future, and the chance to make and be part of that change.

CHIEF EXECUTIVE OFFICER'S REPORT

CEO Thiele thanked NAHRO leadership for spending their rare and precious time at this event, demonstrating their deep commitment to our Association and the industry. He cited that NAHRO industry letters, some of which were sent in concert with PHADA and CLAPHA, had resulted in HUD announcing at the NAHRO Washington Conference that HUD would hold off on making any changes to the ACC. At NAHRO's urging, HUD held its first PIH industry technical conference. HUD established the effective date for HOTMA January 2024, as recommended by NAHRO.

HIGHLIGHTS: STANDING COMMITTEES

COMMISSIONERS COMMITTEE

Lucille Boss, Vice-President

The Committee began its meeting with an acknowledgement and brief history of the land we occupy. The Committee discussed: its strategic goals and objectives; areas to focus on during the remainder of the term, particularly advocacy training, communications, diversity, equity and inclusion; access to justice; reflected on session proposals for the National Conference; Commissioner of the Year Award nominations; and developed talking points for community engagement. Specific areas for community engagement include: the history of PHAs, tailored messaging for specific groups (education and healthcare), breaking down stigmas; telling stories based on resident interactions; and uplifting lived experiences. The points will be posted on the Commissioners Resource page.

MEMBER SERVICES COMMITTEE

Milet Hopping, Vice-President

The committee practiced a game of human bingo, an activity that will be held during the first-time attendee gathering in New Orleans. Vice-President Hopping encouraged Board members to submit nominations for the Emerging Leaders Award and said that applications are due August. 5. The Committee discussed making the Awards of Merit event more meaningful for recipients. NAHRO COO Salome Aringo solicited a discussion about a membership brochure, which will describe the benefits of NAHRO membership. The Committee explored the development of an App and flier, tools to help members early in their career to understand how to become involved in NAHRO at the chapter, regional, and national levels. Lastly, the Committee discussed the status of their strategic objectives.

PROFESSIONAL DEVELOPMENT COMMITTEE

Sharon Carlson, Vice-President

Jackie Taboada updated on the number of training deliveries, individuals trained, salary studies and individuals certified. Additionally, she provided an update on the training scheduled through the end of the year. Ms. Taboada also shared that NAHRO PD has developed and scheduled NSPIRE for Public Housing and is working on HOTMA and NSPIRE for HCV.

Subcommittee chairs provided updates on the strategic goals and objectives. Ms. Taboada shared the DEI Community Readiness Series.

Jackie Taboada and Sylvia Bowen provided an update on how individuals get selected to the committee, how to accept, and what the meetings would cover at the National Conference in New Orleans.

David Gates led a discussion on the survey findings and recommendations provided by the committee in July. The committee provided additional insight, such as promoting training and moving from a subcommittee structure to a task-based structure.

The committee extensively discussed the need for NAHRO to secure a Learning Management System. This was something that the committee had explored in the past and recommended. Ms. Taboada shared that NAHRO is currently researching it. We need someone with the skills and the capacity to help with the integration. The committee also discussed the opportunity to develop on demand training.

The committee discussed small agency scholarship, PD Award, state/national training partnerships, and the opportunity to develop recorded training for Commissioners.

HOUSING COMMITTEE

Lanita Hillen, Vice-Chair

The Committee met jointly with CR&D to discuss items to be included in an HCV Property Owner Performance Toolkit with Pamela Roberts, Senior Staff Associate, Housing and Finance Group, Econometrica. The Committee advised Ms. Roberts that HUD needed to understand that the landlord issue in the HCV program was retaining landlords, not misbehaving landlords.

The Committee met with IRGE and CR&D to discuss strengthening and improving public housing with the Deputy Assistant Secretary of HUD's Office for Public Housing Investments.

INTERNATIONAL RESEARCH AND GLOBAL EXCHANGE COMMITTEE
Irma Gorham, Vice-President

NAHRO Leadership spoke with the Committee on updates to the MOU process. Four letters will be sent to organizations requesting information which NAHRO will use to assess the suitability of entering into an MOU.

The committee discussed creating a voice, building more conversations, and developing relationships with tribal/indigenous communities.

Discussed joining the conversation at the national conference and joining in on a plenary session with other committees and organizations.

The IRGE Award has been extended to July 26, and two members (Chonda Tapley and Dawn Bonsu) have volunteered to join the IRGE Award Subcommittee.

COMMUNITY REVITALIZATION AND DEVELOPMENT COMMITTEE
Peter LiFari, Vice-President

The Committee met jointly with Housing and IRGE to discuss how to strengthen and improve public housing with the Deputy Assistant Secretary of HUD's Office for Public Housing Investments.

The Committee met jointly with Housing to discuss items to be included in an HCV Property Owner Performance Toolkit with Pamela Roberts, Senior Staff Associate, Housing and Finance Group, Econometrica.

The Committee discussed issues the incoming CR&D committee may want monitor: a) the commercial real estate mortgage debt crisis. Many CRE lenders are tax credit lenders--small, regional banks that work with local agencies. Politically, there is concern that investors may divert their attention to the CRE crisis and away from the affordable housing crisis; b) as we look to funding and funding challenges, brand and brand recognition, we need to grapple with the dynamic that local governments and constituents are creating entities that do what we do; c) workforce housing, attainable housing politically as we look at scarce resources we are starting to see a movement to create funding streams that traditionally have served community members for which we exist. We want to make sure this is a zero-sum game, and we want to support the entire housing continuum. We need to engage with those engaged; and d) state- level discussions about land use planning and building code legislation--we are starting to see land use legislation that will impact local agencies.

BUDGET & ADMINISTRATION COMMITTEE (B&A)
Duane Hopkins, Vice-President

The B&A Committee focused on two topics: conferences and realities and the Symposium, the financial reality vs. the broader purpose of the Association, how to balance these items, and how the business decisions are being addressed. The Committee had a robust discussion about its Strategic Plan, precisely the goal related to the financial and operational aspects of back-office business operations.

HIGHLIGHTS: OTHER LEADERSHIP GROUPS

LEGISLATIVE NETWORK ADVISORY COMMITTEE

Jennifer Keogh, Chair

Leg Net discussed: the FY 2024 Transportation-HUD spending bill that was released this week and the process going forward; the role of Leg Net in NAHRO policymaking and agreed to pursue more robust ties between Leg Net and the Housing and CR&D Committees in the subsequent leadership term; and topics for August advocacy letters, and staff received input on how to draft the letters.

HOUSING AMERICA ADVISORY COMMITTEE (HAAC)

Anna Judge, Chair

HAA had robust discussion regarding increasing the standard scholarship award, centralizing marketing for greater PHA participation, and expanding fundraising opportunities beyond the National Conference.

HAAC traditionally conducts a service project at the National Conference to support the host PHA. The Chair and Staff liaison will discuss with President Wells during the Summer Symposium to choose a date before National Conference registration opens the week of July 17.

DIVERSITY EQUITY AND INCLUSION ADVISORY COMMITTEE (DEI)

Elizabeth Glenn, Chair

Chair Glenn announced the committee is excited about the launch of DEI training funded by Wells Fargo. Chair Glenn described the DEI-sponsored session at the Symposium and encouraged Board members to attend. DEI has submitted several proposals for concurrent sessions at the National Conference. The Committee engaged in detailed discussion about the Orlando conference – travel advisories, members who are not going or feel unsafe, financial repercussions for NAHRO, and how to honor the choices of members who choose not to attend. Discussion of how DEIAC should become a standing committee.

SMALL AGENCY ADVISORY COMMITTEE (SAA)

David Gates, Chair

Members provided small agency-specific feedback to HUD regarding public housing; are finalizing the small agency resource library. The final web series is coming up in August. It will focus on collaboration. Chair Gates expressed appreciation for the small agency registration pilot for the Symposium.

STRATEGIC PLANNING ADVISORY COMMITTEE (SPAG)

Julie Brewen substituted for Chair Sunny Shaw

SPAC will submit recommendations to the incoming leadership regarding what has worked during this term and proposed changes for their consideration. The future of housing session at the Symposium was the impetus of the Housing and Community Development Policy group. SPAC members were part of the group.

REGIONAL REPORTS

Southeastern Regional Council

President Shaundra Clark reported. She commented on the success of the Region's annual conference. Nearly \$2,000 was raised at the basketball tournament. A new membership brochure features a QR code so that prospective members can access information quickly. 2023-2025 leadership was elected. Anthony Goodson was elected Senior Vice-President.

North Central Regional Council

Senior Vice-President Sharon Carlson reported in the absence of Regional President Alan Zais. Ms. Carlson referred the Board to the Region's written report. She expressed appreciation to staff and to NAHRO leadership and staff for their support of and participation at the conference.

New England Regional Council

In the absence of all members, President Wells acknowledged the Region's contributions to NAHRO and thanked its leadership and members for their support. Regional President Randy Waters submitted a written report to the Board.

Middle Atlantic Regional Council

President Kathy Walter reported. The Region partnered with Delaware for its annual conference and tradeshow. It was hugely successful—approximately 350 attended; the NAHRO NSPIRE training was offered at the conference (nearly 60 attendees). The Region's inaugural Diversity, Equity and Inclusion Award was bestowed upon Elizabeth Glenn and Fred Banuelos. Moving forward, the award will be renamed the Elizabeth Scott Glenn Diversity, Equity and Inclusion Award.

Mountain Plains Regional Council

President Lori Rosendahl reported. The region has elected a slate of new officers. The region has focused on outreach to smaller states. Challenges include member engagement and retirement.

Pacific Northwest Regional Council

Incoming Regional Senior Vice President Lori McGowan reported in the absence of President Jillian Patterson. The Region's annual conference was vibrant; nearly 50 first timers attended the event. Alaska is the site of the 2024 conference.

Pacific Southwest Regional Council

Regional President Suket Dayal reported. The Region's first post-Pandemic conference was well attended, with a record number of first-time attendees. A slate of new officers was elected. Several state-sponsored bills are being passed that are not favorable to the industry.

Southwest Regional Council

Incoming Regional President Milet Hopping reported. The Region's annual conference in Albuquerque included 67 attendees from New Mexico; Donna Dunwoody was honored with the Charles Farris Award; and three trainings were offered. The Region continues to participate in advocacy and the PD Regional Revenue Share program.

Housing and Development Law Institute (HDLI)

HDLI's Director and General Counsel Lisa Walker submitted a written report to the Board. President Wells commended HDLI members for their dedication to NAHRO.

President Wells accepted all reports on behalf of the Board. She then called for new business. There being none, President Wells called for a motion to adjourn.

Action: Motion by Michael Wong, seconded by Gina Gibson, to adjourn the meeting at 6:15 p.m. The motion carried.

Members in attendance: President Patricia Wells. **Senior Vice President** George Guy. **Vice Presidents:** Lucille Boss, Sharon Carlson, Irma Gorham, Duane Hopkins, Milet Hopping, and Peter F. LiFari. **Past Presidents:** Carl Richie and Steve Merritt. **Advisory Committee Chairs:** Jennifer Keogh, David Gates, Elizabeth Glenn, and Anna Judge.

Regional Representatives: MARC: Kathy Walter, John Mahon, Vernon Lawrence, and Gina Gibson. **Presidential Appointee:** Senghor Manns. **NCRC:** Jennifer Keogh. **SERC:** Shaundra N. Clark, Anthony Goodson, Mark Taylor, and Michael Wong. **SWRC:** David P. Lange. **Presidential Appointee:** Michael Gerber. **PSWRC:** Suket Dayal. **MPRC:** Lori Rosendahl, Janice Kimball, Amy Case, and Julie Brewen. **Board Parliamentarian** G. Matthew Pike.

STAFF: CEO Mark Thiele and the entire NAHRO team.

Guests who signed in: Sylvia Blanco, Major Galloway, Sean Gilbert, Lanita Hillen, Diane Haislip, Lowel Krueger, Clif Martin, Lori McGowen, Charles Parks, Michael Roth, Chonda Tapley, and Patti Webster.

Excused Absences:

Officer: Wayne Pollard. **Past President:** Sunny Shaw. **NERC:** Randy Waters, Anthony Vasiliou, Joseph A. D'Ascoli, and Rhonda Mitchell. **NCRC:** Alan Zais, Jackie Newman, and Jim Dewey. **SWRC:** Tanya Mabry and Bobby Collins. **PSW:** Don Swift, Rick Gentry, and Preston Prince. **PNWRC:** Jillian Patterson, Saeed Hajarizadeh, and Andy Rodriguez. **HDLI Rep.** Richardo Gilmore.