

**Texas NAHRO**  
**Executive Board Meeting**  
April 29, 2013  
2:00 – 5 pm

**AGENDA**

- I. **Roll Call - Present:** Billie Shelburn, Wayne Pollard, Beverly Banks, Veronica Macon, Annie Botsford, Sherri McDade, Barbara Menzel Gardner, Karen Baker Reynolds, Debbie Eldredge, Barbara Holston, Wes Bell, Earnest Burke, Johann Schaeffer, Gene Reed, Lourdes Castro-Ramirez, Deborah Sherrill, Riza Nolasco, Laura Llanes, Blas Cantu, Naomi Byrne, Barbara Bozon, Milet Hopping, Betty Brewer, Nono Flores, C.W. “Buzz” McKethan, Shelli Scrogum.

**Absent:** Michael Lillie, Bernadine Spears, Lori Mendez, Willie Carter, Steve Shorts, Richard Franco, Gary Moore, David Zappasodi, Jim Hargrove, Bill Miller and David Mintz

**Excused:** Arleen Brosch

- II. **Invocation:** Silent Prayer

- III. **Acceptance of October 17, 2012 Executive Board Meeting Minutes**

The motion was made by Barbara Menzel Gardner to accept the October 17, 2012 minutes, and seconded by Annie Botsford. Motion Approved.

- IV. **Treasurer Report**

Treasurer’s Report was presented by Annie Botsford. Blas Cantu made the motion to accept the Treasurer’s Report, and seconded by Milet Hopping. The motion was approved.

- V. **Texas NAHRO Maintenance Training Trailer**

A motion by Nono Flores to accept the proposal from Austin Housing Authority of \$7,500.00 for the title of the trailer and its equipment, and

the HACA would also waive outstanding fees associated with maintenance and insurance owed by TX NAHRO. HACA will ensure the trailer is available to other PHAs and TX NAHRO with advance notice. The motion was seconded by Naomi Byrne. The motion was approved.

## **VI. Committee Reports**

### **A. Professional Development**

Members in attendance: Beverly Banks, VP Professional Development, Billie Shelburn, President, Johann Schaefer, V-Chairman, Yvette Nieto, Milet Hopping, Gene Reed, Betty Brewer

The Professional Development Committee met on Monday, April 29, 2013 at 8:30 a.m. Since the Member Services committee had no members in attendance, the PD committee agreed to accept their agenda also.

Moderator instructions and procedures for the upcoming conference were reviewed.

Training topics for upcoming stand alone trainings was the primary focus. Budget cuts and the sequestration will drastically affect the travel and training allowances for the next year. HUD has offered a REAC inspection training recently and it was agreed all HUD training should be utilized. It is critical that the member agencies communicate their training needs and the training that is offered that is the most needed. Members will be encouraged to let the PD committee know what their agency needs.

Judy Paciocco agreed to join the PD Committee and will be added to the roster and mailing list.

The Member Services assignments for the conference as well as the SWNAHRO conference in Galveston were discussed next and PD committee members and guests volunteered for their assignments.

### **B. Legislative/Legislative Consultant**

Eric Wormer

Mr. Wormer reported on the Sunrise Bill, House Bill 3361. It has passed through the house and going through the Senate next. Mr. Wormer discussed the House Bill 1888, At Risk Pool, it passed before the Senate and now going before the house with no opposition.

### **C. Housing**

Naomi Byrne (VP), Sherri McDade, Wayne Pollard, Barbara Bozon, Gene Reed, Billie Shelburn, Mark Thiele, Annie Botsford, Riza Nolasco  
Members Absent: Dennis Wilson-Owens, Paula Blanton, Dave Young  
Mark Thiele was elected as Vice Chair of the Housing Committee.  
Committee determined that a Secretary was not necessary at this time.

Naomi Byrne stated the purpose of the Housing Committee pursuant to the current description on TXNAHRO's website. One item of note – current committee description includes “establishing training topics and confirming trainers for the Annual Conference and the Winter Workshop for the Public Housing and Section 8 tracks. These tracks shall be developed at least two months prior to the respective conference. The Housing Committee will be responsible for confirming moderators for the Public Housing and Section 8 training tracks at the Annual Conference and Winter Workshop.”

The Committee discussed the purpose of the committee should be to take the lead in discussions on Housing related topics, both with TXNAHRO members and otherwise, to submit any resolutions to TXNAHRO and SWNAHRO on either support/ non-support of issues; also for any actions we feel imperative, to submit comments/ positions on regulatory proposals, to assist with Professional Development committee to determine topics for trainings, conferences, etc., To advise on training opportunities more proactively – ex: encouraging online training, lowering cost of existing training opportunities, and to actively lead discussion and negotiations for shared services contracts for PHAs, especially smaller PHAs – ex: shared legal contract.

The Committee discussed sequestration and subsequent Funding cuts – Actions by PHAs.

Members provided updates on actions taken as a result or in response to sequestration:

1. Ft. Worth (~140 employees)
  - a. 32 hour work week and 20% cut in pay to reflect
  - b. Shut down one functional area
  - c. Released staff (approximately 5%)

- d. Offered voluntary retirement with incentives to decrease higher paid, senior workforce
- 2. Houston (~175 employees)
  - a. Tightened subsidy and HAP payments
  - b. Decreased payment standards
  - c. Layoffs in 2012 to prepare
  - d. Taking loan from COCC
- 3. Tarrant County (~23 employees)
  - a. Pseudo-hiring freeze in 2012
  - b. Technological improvements to decrease admin staff
  - c. Began interim reexams to increase revenue side
  - d. Note – concerned about effects on staff – more work, same pay and hours – potential burnout?
- 4. Waco (~100 employees)
  - a. Decreased raises
  - b. Increased employee contribution to health care plan
  - c. Went to 4 day (40 hr) workweek last year; have seen savings from the change
- 5. Central TX (~60 employees)
  - a. Streamlining fleet services
  - b. Aggressively re-bidding contracts such as utility provider
  - c. Overall budget tightening
  - d. May have to eventually use revenues derived from market rate properties to subsidize PH properties
  - e. Pursuing revenue-generating contracts – ex: Time Warner pays for the right to be exclusive provider for cable services
- 6. Texarkana (~38 employees)
  - a. PH has not been affected much as Texarkana is receiving funding for demolished units
  - b. S8 – looking at cutting one position from FT to PT
  - c. Also considering overall agency reorganization to streamline agency
- 7. Abilene
  - a. Improved interim process to effect changes in rent more rapidly as a way to increase revenue
  - b. Reduced payment standards
  - c. For the past several years, had been efficient in staffing and hiring so are not looking at significant cuts at this time
- 8. Burnet (~4 employees)
  - a. Since so small, has just been managing with same staff

Note: Tarrant County and Abilene are increasing administrative workload with interim re-exams; cost benefit analysis conducted by Tarrant County shows significant revenue has been lost due to not doing interim re-exams.

## Shortfall Funding and Higher Admin Funding (HUD)

None of the above agencies are applying due to the restrictions and qualifications necessary to apply

## PIH Notice 2013-13 – Temporary Compliance Procedures

Committee discussed how some have implemented actions under the Temporary Compliance Notice. Most have implemented a majority of the recommendations; two are still considering implementing changes. Most felt that the procedures would become permanent in the current housing environment.

Riza and Barbara discussed the Ft. Worth HUD Listening Session they attended and the topics discussed. Committee members had several opinions on different regulatory requirements and their efficacy. Topics included FDS and PHAS, amongst others.

Naomi highlighted various items in the proposed HUD budget released by President Obama. Several items were noted that were being proposed:

- a. Public Housing Subsidy Flexibility
- b. Rental Assistance Demonstration (RAD)
- c. Employee Compensation and HUD Caps
- d. Community Service
- e. Self-Sufficiency Programs Merger

## Other Discussion Items

Several members discussed the extreme cuts to the PH Operating and Capital Fund programs, and the lesser cuts to tenant-based and project-based HCV funding. Many felt that the direction of HUD was towards continuing to decrease the PH supply of units, while encouraging HCV assistance and development. Barbara noted a study she reviewed showing that PH units cost significantly less to administer/ fund on a per unit basis than HCV, but Congress continues to fund HCV programs at a much higher level than PH (although admin fees are getting cut).

## **D. Community Revitalization & Development** **Veronica Macon**

**Members in attendance – conference call:**

- Veronica Macon (Chair) – Austin Housing Authority
- Debbie Sherrill – Corpus Christi Housing Authority
- Lisa Garcia (Vice Chair) – Austin Housing Authority
- Yvette Nieto, Gregory Housing Authority

The meeting was called to order at 8:00 AM by Veronica Macon.

**Items under discussion:**

- Membership – the committee lost a member due to the individual leaving the PHA industry – Mindy Cochran, Arlington.

**CRD programs:**

- RAD program/redevelopment:
  - Veronica gave a brief description of program. Described Austin’s award of application for Rio Lado.
  - Committee discussed the benefits and challenges with the program.
- Choice Neighborhoods:
  - Veronica discussed Austin’s award of the Choice Planning grant for Rosewood and the status of the program.
  - Committee discussed the impact advocates can make on the program.
  - Discussed San Antonio’s award of Choice Implementation grant.
- Bond and TAX Credit:
  - Debbie provided feedback on tax credits.
- CDBG and Home program:
  - Debbie provided information on Corpus and their award of two CDBG projects. They had never received this funding before.
- Energy Performance Contracting:
  - Discussed the options for extension and inclusion of air conditioning at PH sites.
- **Training Opportunities:**
- TX NAHRO conference update:
- Committee discussed need for more training regarding CRD programs, especially those that are part of a NAHRO certification.
- Discussed options:
  - Novogradic – State of the Debt and Equity and Basic Tax Credits/101
  - Econometrica – Leveraging Cap Funds
- SW NAHRO conference update:
  - Veronica provided information to Tony Hoch, SW NAHRO CRD, regarding RAD and the projects underway through Carlton Construction. Connected the two for the Galveston conference.
- National CR&D update:
- Lisa (member of the national CRD committee) gave an update on the items under discussion at the national level. National CRD working on

ensuring more support from NAHRO and to have more applicable training and sessions regarding the topic.

## **E. Legislative**

Wayne Pollard reported for the Legislative Committee that they had four conference calls this fiscal year. During the conference call the Development of the position paper, Completion of the Texas Congressional contact list, and Received updates on Texas Legislative proposed bills from Eric Woomer were completed.

Wayne Pollard and Eric Woomer attended the executive board meeting in Austin to provide and update on the State and Federal legislative issues.

Twenty three (23) members went to the hill during the NAHRO Legislative Conference, March 19, 2013, and highlighted our position paper with the elected leaders in hopes of making them aware of the impact the budget cuts have had or will have on our program participants, community and housing staff.

The committee discussed the impact the Appropriations and Sequestration. The Committee discussed how both the Housing Authorities and participants have been affected. The committee discussed how vital it is for all housing authorities and their Boards to contact elected officials and encourage HUD to support the 2014 budget.

The action items are in support and request that TX NAHRO write a letter to our elected officials on the Appropriation committee to support the increase of the 302(b) allocation to the Subcommittee on Transportation, Housing and Urban Development, and Related Agencies (THUD) to the highest possible level in fiscal year (FY) 2014

The members of the Texas chapter of the National Association of Housing and Redevelopment Officials (TX NAHRO) and Texas Housing Association (THA) are on the front line already confronting today's challenges. Members face increased demand for housing service with reduced federal resources. Adequate financial resources are needed to continue to administer the full range of housing services required by HUD regulations and federal statutes. This 2013 Legislative and Regulatory Recommendations document provides a needed strategy to combine targeted investments with sensible reforms to fully equip an army of housing professionals to rebuild and transform neighborhoods, tackle the affordable housing shortage, and improve the quality of life for the most vulnerable members of our communities. TX NAHRO and THA members pledge to continue to be good stewards of taxpayers' dollars and to reward policymakers' trust by producing effective results.

Wayne Pollard made a motion that TX NAHRO sign and send letter of support for the 302(b) allocation to the Subcommittee on Transportation, Housing and

Urban Development, and Related Agencies (THUD) for fiscal year (FY) 2014. The motion was seconded by Lourdes Ramirez. The motion carried.

Wayne Pollard made a motion to authorize members of the Texas NAHRO Legislative Committee to speak on behalf of the Texas NAHRO regarding legislative issues during this year's hearings in Austin. Annie Botsford seconded the motion. After much discussion the motion was amended to include that Wayne Pollard would report to the Executive Board in a timely fashion on the issues. The motion carried.

## **F. Commissioners**

Attendees: Earnest R. Burke, and Willie S. Anderson

National NAHRO Journal April/May Edition – Article in the Commissioners Corner written by Earnest R. Burke & Carl Richie. The article covered information regarding Health Care initiatives provided by the Austin Housing Authority and the Plano Housing Authority. There will be a follow-up article in a future edition that will report on the results and effectiveness of these programs that are designed to assist residents with Health Care needs.

Discussion was held regarding housing authorities looking at other sources of revenue to help sustain local housing authorities during and beyond the budget cuts. We discussed Housing Finance Corporations and Volunteers in Service to America (VISTA) programs that provide resources outside of HUD funding.

Discussion regarding advocacy with NAHRO to support efforts to seek Fungibility and Administrative oversight relief that will help reduce local housing authority overhead expense and allow use of HUD funding regardless of the program funding allocation.

Discussion to engage Commissioners to engage Community, Civic, Corporate & Social groups to donate training and resources for the Family Self Sufficiency Program and other resident initiative programs.

Discussed collaborative in-house training by staff and local housing authority organizations that will help reduce spending and provide continuing education to staff and ensure current guidelines are being adhered.

## **G. Nominating committee**

Deborah Sherrill presented the Nominating Committee Final Recommended slate of Officers and Directors. They are as follows:

### **2013-2015 Officers**

|  |                   |
|--|-------------------|
| President                                | Wayne Pollard     |
| Sr. Vice President                       | Annie Botsford    |
| Vice President, Housing                  | Naomi Byrne       |
| Vice President, Professional Development | Johnann Schaeffer |
| Vice President, Member Services          | Beverly Banks     |



Vice President, Commissioners  
Vice President, CR&D  
Treasurer

Earnest Burke  
Deborah Sherrill  
Riza Nolasco

**2013-15 Directors**

Yvette Nieto  
Sherri McDade  
Betty Brewer  
Barbara Gardner  
Karen Reynolds  
Willie Carter  
Veronica Macon  
Laura Llanes  
Albert Sierra  
Arleen Brosch

**2012-2014 Directors (vac.)**

Judy Paciocco  
Mark Thiele

Naomi Byrne made the motion to accept the nominations, and Veronica Macon seconded the motion. Motion carried.

**H. Scholarship Committee**

Debbie Eldredge reported for the scholarship committee with Wes Bell, and Sherri McDade.

The amount available this year was \$10,000. Six- \$1,000 scholarships will be awarded this year with 49 students submitting applications.

They discussed not advertising the amount of the Jim Hargrove scholarship next year thereby making it a surprise to the top student. This year, there was not one particular student that stood out that much above the rest but they had already announced the one \$4,000 would be awarded.

The \$4,000 scholarship will be disbursed \$1,000 per year to the student. On all scholarships, verification will be required to determine if the student is currently enrolled in college before the check will be disbursed to the student.

The score sheet was discussed. A one-to-ten ranking scale will be used for each category instead of the current one-to-five. Another category for overall quality of application will be added.

The committee agreed to receive scanned copies of the applications instead of each applicant supplying six copies for Shelli and staff to compile.

The committee discussed the possibility of each Housing Authority donating money toward the scholarship fund, which would in turn, would ensure one applicant from the housing authority be awarded a scholarship.

Expanding the committee to at least 10 members was discussed. We need to bring in more members from different areas and PHA sizes.

Those helping to select the 2013 scholarship winners were Wes Bell, Rachel Benavides, Sherri McDade, and Debra Wells.

#### **I. Awards Committee**

Annie Botsford reported that they had few entries, and she now owns the committee. She would recommend to have on line applications, and that the committee members list be completely revamped.

#### **J. Vendor Committee**

Johnann Schaefer reported that TX NAHRO annual meeting had 25 exhibitors for 2013, and recommended that the committee have orientation with vendors. The Board needs to be sure and thank all the vendors for participating.

#### **K. ByLaws Committee**

West Bell reported that he is continuing to work on the bylaws.

#### **L. Service Officer**

Shelli Scrogum reported that TX NAHRO had 27 Exhibit Booths, and a total of 237 registered attendees, speakers, trainers, booth representatives. This is the lowest number of exhibitors that we have had in at least eight years and is an overall decrease in attendance of 47 people. Many of the vendors we contacted indicated that because Southwest NAHRO's conference was in Texas in June they would attend that conference instead of the Texas Conference. Many vendors already attend two conferences in Texas each year and this year there will be three. We also received several phone calls from small agencies to inform us that they were saving their travel funds for Galveston. Shelli believes that the budget issues played a big part in agencies travel decisions as well.

Shelli also gave a report on the training calendar for 2013. They have had several discussions regarding the future format of the Fall/Winter Conference, and she needed to know how to proceed for the 2013 Fall Conference.

The 2014 annual conference is scheduled for Corpus Christi, Texas April 6 – 10<sup>th</sup> at the Omni.

As of 04/24/2013 there were 243 paid agency members and 73 associate members.

Wayne Pollard made the motion to have just a Board Meeting in October, 2013, and was seconded by Johann Schaefer. Motion passed.

Blas Cantu made a motion to approve all committee reports, and was seconded by Milet Hopping. Motion carried.

**VII. Old Business**

The President brought before the board Shelli Scrogum's contract. Naomi Byrne made the motion to sign the contract as presented at the April 2012 Board Meeting, then send to the steering committee with recommendations of changes to S & S Unlimited, Inc. Wes Bell seconded the motion. Motion carried with one opposed.

**VIII. New Business**

Naomi Byrne presented the website with new logo templates. The website committee will make some revisions and send to the board for review and final approval.

**IX. Adjournment**

Motion was made by Annie Botsford to adjourn the meeting, and was seconded by Blas Cantu. Motion Carried.