



Texas NAHRO

Executive Board Meeting
Wednesday, May 11, 2022
3-5 pm, Austin, TX

Meeting Agenda

1. **Roll Call** – The meeting started at 3:14 pm

The following members were present: Beverly Banks, Lisa Garcia, Gary Allsup, Nikki Brennan, Milet Hopping, Daisy Flores, Mike Reynolds, Ebby Green, Robin Walls, Barbara Bozon, Billie Shelburn, Hilda Benavides, David Cortez, Gene Reed, Johann Bradley, Benjamin Davis, Wayne Pollard, Noel De Leon, & Mike Gerber. 19 members present, 7 absent, 4 excused (Paula Blanton has a brother on hospice taking care of him, Kerry Baker Reynolds had extensive dental work, Sherri McDade recovering from Covid, and Betty Brewer had surgery). Ernest Berk is seriously ill. Please keep them in your prayers and we hope for speedy recoveries. Bernadine Spears has resigned from the Board and Scholarship foundation for health reasons.

Guests attended: Avis Williams, Eric Oberdorfer, Annie Boxford, Eric Woomer and Buzz McKethan.

2. **Approve Board Minutes – November 23, 2021**

Motion: Billie Shelburn made the motion to approve the minutes as presented. Milet Hopping seconded and the motion passed unanimously, 19/0

3. **President's Report – Beverly Banks –**

She presented her report to those in attendance, she wanted to illustrate how active and well known this group is and how well Texas is represented, she asked if there were any members that served in any capacity at Southwest to stand up (clapping) and NAHRO on the national level any committees to stand up (clapping). She thanked them for representing and getting the information. She stated that since Mark Thiele had resigned as immediate past President, Wayne Pollard will be filling the roll, mainly will be the chair of the nominating committee, and she has appointed Benjamin Davis and Hilda Benavides to serve on the nominating committee. She thanked them for

doing that. She stated that there is a Bylaws amendment that will be presented later to address the special circumstances during past two years that developed during Covid. She also stated that during the past two years they had lost members on various committees due to members either moving or retiring but committee chairs are currently working on getting these positions filled.

4. Sr. Vice President Report – Lisa Garcia –

She thanked Beverly for serving another term as president. It was nice to get back to walk around and visit with people at the committee meetings. New people were recruited on different committees, and she thanked them. She also thanked all those present. It is great to have Mike Gerber back. Beverly Banks turned the meeting over next to item 9, Gene Reed and Eric Woomer

9. Legislative Committee Report – Gene Reed and Eric Woomer

The Private Activity Cap Bonds are currently allocated in five separate categories. The relevant categories for housing are Category 4, which allocates roughly \$850,000,000 for multifamily housing split between TDHCA, TSAHC and housing finance corporations (“HFC”). Separately, in Category 5 entitled all other, the housing authorities, through their PFC issuers, are included together with industrial users. That category receives approximately \$1,000,000,000 each year of bond allocation.

Housing authorities through their PFC issuers have been very successful in getting bond allocations over the past several years with the current bond allocation system. There is a proposal that has been made by private developers who work with HFC issuers to revise the bond allocation process so that PFC issuers for housing authorities are combined in Category 4 with the HFCs.

This would adversely impact housing authorities because the number of HFC applications is about three times the number of PFC applications.

See Legislative Minutes and Notes

First Motion: Mike Gerber made the motion that we oppose efforts to move Housing Authority category 5 to category 4 and send out a letter, seconded by Milet Hopping and passed unanimously, 19/0

Second Motion: Milet Hopping made a motion that in the event we get moved from category 5 to category 4 that the option for that becomes a separate set aside exclusive for Housing Authorities under that category, seconded by Mike Gerber and passed unanimously, 19/0

Third Motion: Johann Bradley made a motion to approve the legislative report. Barbara Bozon seconded, and the motion passed unanimously, 19/0

5 Financial Report – Gary Allsup - It is good to be out and about and seeing people.

Gary Allsup highlighted the following points.

- Dues: We are ahead of budget on dues, had a budget of \$46,000 they were \$53,000 and he commended membership committee on a job well done.
- Conference Budget - Budget for conference was budgeted about \$75,000 for revenue and \$55,000 for expenses, but it is \$55,000 for revenue and \$35,000 for expenses with a net of \$20,000 profit. 102 registered for conference, this is down dramatically from previous years, but feels that it is regrowing, and the Association is in very good financial condition and if we have to weather the storm, we are in good shape to do so.
- Audit/Financial Review – It is time to look into an audit for the 2019-2021 two-year audit cycle. The budget committee asked Shelli to procure either a full financial audit or a financial review. These two options will be reviewed to decide which one is more appropriate to move forward. There is nothing in bylaws to preclude a financial review vs. a full audit, financials are straightforward only few activities a month, from an audit point of view there is not much to audit.

Motion: Milet Hopping made the motion to approve the financial report. Seconded by Lisa Garcia, and the motion passed unanimously, 19/0

6 Service Officer Report – Shelli Scrogum

They are extremely excited to be back in in person! Currently we have 102 attendees registered for the conference with 20 Business Partners, we also have 241 paid agency members, and 34 associate members. Glad to have many vendors back as well. Ahead on the budget for the year. New agencies are getting involved.

Several stand-alone trainings coming up many will be virtual and in person due to the demand, so flexibility is needed to accommodate everyone.

They have been considering several locations for the TX NAHRO conference locations for Fall and 2023 annual conference. For the fall we are considering Dallas-Fort Worth area, Arlington, South Padre Island, and for the Spring conference, Corpus Christi and Georgetown area, Georgetown has been very accommodating in the past regarding unexpected cancellation without paying any cancellation fees.

She announced that Texas has a CEO for National NAHRO. Mark Thiele, he is very enthusiastic for NAHRO, and she asked for Texas and Regional to be very supportive of him.

Southwest NAHRO has a Senior Vice President position open, occupied previously by Mark Thiele and she encourages Texas to nominate someone for that position. That would mean that TX NAHRO state of Texas chapter of NAHRO would write a letter to Southwest NAHRO with nomination of position.

Motion: Billie Shelburn made a motion to nominate Milet Hoping for that position. Lisa Garcia seconded. TX NAHRO to submit a letter to Southwest NAHRO nominating Milet Hopping to replace Mark Thiele and fill the unexpired term, this motion passed unanimously, 19/0.

Motion: Billie Shelburn made a motion to accept the service officers report as presented, Milet Hoping seconded this motion and the motion passes 19/0.

7 Standing Committee Reports (Approve as a group at the end of reports)

a. Housing – Daisey Flores

A discussion of Davis Bacon Proposed Changes (Enforcement and Wages) 90 days for comment. How to use HAP & AF for Security Deposit; Application Fees; Mitigation Damages; Development (Government Bonds); PBV (Pros/Cons) and regulatory wavers. New members will be sent in by email to add to database.

b. Professional Development - Ebby Green

We held two meetings virtually, prior to this meeting.

Have been working on scheduling trainings for the remainder of the year. Goal is to have 8-10 stand alone and online trainings

Scheduled for the remainder of the year.

Elected secretary for the committee

They decided to meet monthly for the next few months.

c. Commissioners – Sherri McDade (excused absence) No Report

Gary Allsup presented the report, stated that the meeting is usually low attendance, and he was the only one present. He suggested that every ED should bring at least one commissioner to the Annual Conference.

d. CR&D – Robin Walls No Report

Antonio Williams – presented report, he stated that three members attended. Community foundation development was discussed at this meeting. They discussed Travis County Rehab, PBRA, new senior housing, San Benito's RAD and Texarkana's conversion to RAD of all its public housing and a hotel revitalization for additional housing. This was done thru the creation of various entities.

e. Member Services – Mike Reynolds

We had six members present; 5 members absent.

We finalized what we were going to do for our fundraiser.

Buzz McKethan donated \$200 towards the purchase of gift cards and cash prizes.

First time attendees will have a star on their badges. Be sure to welcome them.

Milet Hopping went over the bylaws. Member services approved the bylaw amendment, and it will be on the agenda as a later agenda item.

Motion: Wayne Pollard made a motion to accept the standing reports as presented, Benjamin Davis seconded this motion and the motion passes, 19/0.

8 Special Committee Reports

a. Small Agency Task Committee - Karen Baker Reynolds – No report.

Johmann Bradley presented, and the committee talked about landlords and grants available. Discussed the cost of rebuilding and the cost of relocation. All and all we had a great meeting.

b. Awards Committee - Lisa Garcia –

The TXNAHRO Awards Committee met on May 11, 2022. There were six in attendance. The committee coordinated 2020, 2021, and 2022 TXNAHRO awards to present at Friday's Closing Plenary Session. We added Johann Bradley to the committee and recruited her to be the Vice Chair. We will send out the notices in October 2022 for the next round of awards for 2023.

c. Scholarships Committee – Daisey Flores –

New Chairperson is Benjamin Davis who presented.

There are 7 general scholarships at \$1,000 and 1 Austin HA scholarship at \$2,500.

Four out of five National NAHRO Scholarship winners have been from Texas.

Nine applications for scholarships have been received

Judging will be online for scholarships and should take a week.

d. Scholarship Foundation – Nikki Brennan

Nikki was the one attendee at the meeting. There are three fund raisers for this conference out on the tables. Tickets are \$10.00 apiece. Vera Bradley sets, Tory Burch purse with LipSense, an electronics table including wireless earbuds, wireless speaker, projection clock with temperature, firestick with Alexa voice remote and Echo Dot. For upcoming conference, we are planning for two fundraisers. A Pioneer Woman table with place settings, bowls, pots and pans, coffee mugs, etc. The second is a 9 DeWalt tool set of drills, saw, and grinder. The Scholarship Foundation is looking for more committee members to join.

e. Bylaws – Milet Hopping- Moved to regular agenda item 9

Motion: Benjamin Davis made a motion to accept the special committee reports as presented, Ebby Green seconded this motion and the motion passes, 19/0.

9 Bylaws – Milet Hopping

Milet Hopping presented that we have been in the middle of a declared emergency both by our President and our State and there were things that the organization needed to do, and we couldn't reach our board due to people working from home or other alternatives. It was very difficult for us to do our business so in the best interest of the association this addition to our Bylaws would be under article 11. It is emergency Bylaws. Basically, it is a response to provide TX NAHRO with consistent leadership conducting the business of the association in times of government declared emergencies. The policy also explains that when the emergency is fully over that these provisions immediately convert to standard TX NAHRO Bylaw provisions. There were things that we needed to do like extend leadership, terms, we had to make money decisions, we had to make decisions about conferences. A lot of things that effect our association in a regular way. I did not want to call this a pandemic thing or anything else but a declared emergency because we do not know what the next emergency is going to look like, but we will have a policy. I did ask Mike's group in Austin to review this and make sure it is okay. Southwest NAHRO and NAHRO do not have emergency Bylaws, so we are not going to violate anything because nothing exists. All we are trying to do is be ready for the next time. I think we did an awesome job by the seat of our pants. This was presented to member services because our process is to go present Bylaws to member services at TX NAHRO for approval, then to member services at Southwest NAHRO, then to member services NAHRO at national. Obviously, I would appreciate any support at every level we can get. That is what this Bylaw is about.

Motion: Wayne Pollard made a motion to accept the Bylaw amendments as presented, Benjamin Davis seconded this motion and the motion passes, 19/0.

10 Old Business

None

11 Adjournment

Motion: Mike Gerber made a motion to adjourn and, Gary Allsup seconded this motion and the motion passes, 19/0. The meeting was adjourned at 4:57 pm.