

November 2020

Dear Colleagues:

Greetings from Minnesota NAHRO. Thank you for being a member of Minnesota NAHRO especially in a year that has demonstrated the importance of affordable housing programs. As you know firsthand, housing authorities across the state have been at the center of the local, state, and federal response to addressing the impact of COVID19.

You are receiving this letter because you are the designated contact for your Minnesota NAHRO agency membership. As a valued member of our organization, we wanted to give you advance notice of changes to this year's membership rates due to the pandemic. We expect to email the 2021 membership rates by mid-November.

Throughout 2020, Minnesota NAHRO experienced a significant loss of revenue due to our inability to hold in person conferences. The loss of these events created a considerable budget shortfall for the organization. While we have held virtual conferences, reduced expenses, secured a PPP loan, and tapped into our cash reserve, these resources will not cover our ongoing expenses as we head into 2021.

At our October board meeting, Minnesota NAHRO's Board of Directors determined that our membership rates had to help address the significant financial losses recognizing that the pandemic will continue well into 2021. After extensive discussion and with insights from regional groups, **the board approved a one-time COVID charge for 2020** that will be incorporated into the 2021 rates. This **2020 COVID charge applies only to agency membership** and is scaled based on agency size. The specific increase agency membership rates are below:

Agency Size	2020 One Time COVID Charge	2021 Membership Rate	Total Agency Membership Rate Due by January 2021
1-4 FTE	\$ 110.00	\$ 225.00	\$ 335.00
5-9 FTE	\$ 150.00	\$ 310.00	\$ 460.00
10-19 FTE	\$ 225.00	\$ 410.00	\$ 635.00
20-29 FTE	\$ 291.00	\$ 595.00	\$ 886.00
30-49 FTE	\$ 465.00	\$ 950.00	\$ 1,415.00
50-74 FTE	\$ 818.00	\$ 1,670.00	\$ 2,488.00
75-100 FTE	\$ 1,091.00	\$ 2,230.00	\$ 3,321.00
100 & above	\$ 1,375.00	\$ 2,805.00	\$ 4,180.00

Minnesota NAHRO's Board of Directors does not take this action lightly. Our rationale is based in part on the fact that many of our member agencies have COVID related resources. In addition, throughout 2020 and at no charge to our members, Minnesota NAHRO provided COVID specific programing including:

COVID Email Updates: Minnesota NAHRO regularly communicates with our members to share tools and resources to help our members as they respond to the impact of COVID19.



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Our first COVID specific email was sent March 16 and to date, we have provided over 30 COVID specific updates to our members. The emails have been a critical tool for Minnesota NAHRO to share resources via the webpage and conference calls. Both have been a feature of our COVID resource for our members.

Webpage: Launched quite early in the pandemic, Minnesota NAHRO's COVID19 Response website features sample policies, policy updates and links to various resources. The webpage has been available to the public and has been featured by many of our partners including Minnesota Housing, NAHRO, League of MN Cities, and others. Quite early on, Minnesota NAHRO was one of the few affordable housing organizations that was providing timely updates and resources geared towards multifamily affordable housing.

Conference Calls: Minnesota NAHRO hosted a series of conference calls (a total of 6 to date) that featured key issues facing our members as we addressed the impact of the coronavirus in our communities. The calls are restricted to Minnesota NAHRO members only and have been at no cost. They have also been an opportunity to feature our members and how they have served their communities during this housing and economic crisis.

Minnesota NAHRO also advocated for state and federal resources to help housing authorities respond to COVID. Because of our coordinated advocacy and policy collaborations, additional COVID related resources increased including:

- Increased federal funds and policy waivers for HUD programs
- Secured \$100 in rental assistance funds (CHAP)
- Secured \$116 in bonds for housing including Housing Infrastructure Bonds and GO Bonds for Public Housing Rehab

2020 has been tumultuous year and we expect these challenges to continue into 2021. In response, Minnesota NAHRO will continue to provide these COVID related resources to our members at no charge. Moreover, we expect to continue to deliver on our mission regardless of whether we continue to see lost revenue due to no in person events in the foreseeable future.

Thank you in advance for understanding the unprecedented circumstances we face as an organization. On behalf of the board, your ongoing support will help ensure Minnesota NAHRO will be able to weather these tumultuous times. More importantly, these resources will ensure that Minnesota NAHRO can continue to serve our members by enhancing the **knowledge and effectiveness of our members through professional development, education, and advocacy.**

If you have any questions or need more information, please feel free to contact us or our Executive Director Shannon Guernsey at sguernsey@mnnahro.org.

Sincerely,

Bryan Hartman
President Minnesota NAHRO

Terri Smith
Treasurer/Secretary, Minnesota NAHRO