



Neighborhood Risk Management  
C O R P O R A T I O N

*NWOs working to insure safer communities*

# Annual Meeting of Members

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Webinar

March 3, 2014





# Agenda

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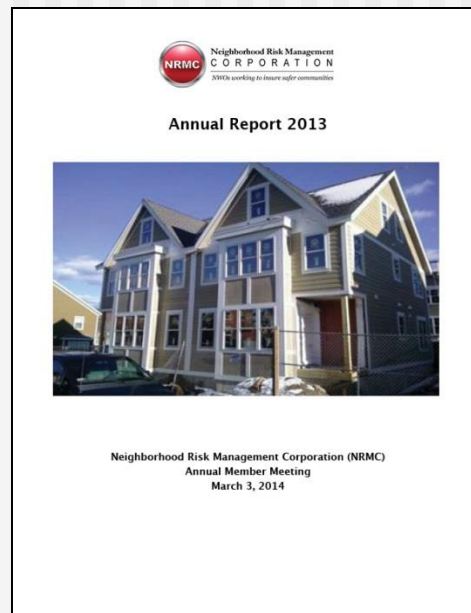
- Call to Order and Welcome
- Annual Report
- Financial Report
- Election of Directors
- Questions and Answers



# Annual Report and State of NRMC

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## ■ Accomplishments of 2013



## ■ Looking at 2014 and Beyond



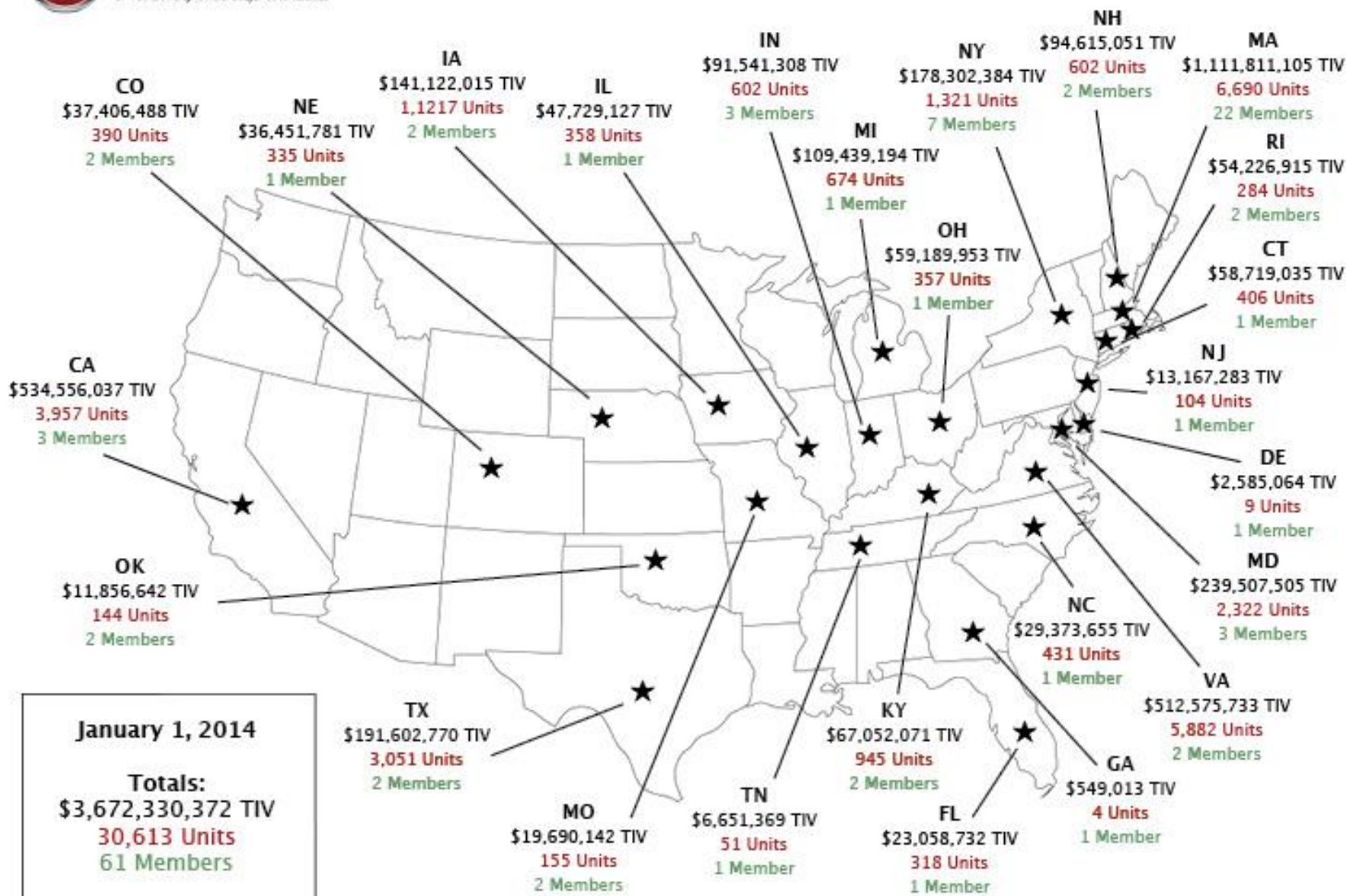
# Highlights of 2013

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- Appointed HUB International, Ltd. As broker for the NRMC program.
- Instituted StoveTop FireStop campaign. Not only have these safety devices saved lives and properties, but the carriers have taken notice, as reflected in our 2014 Renewal quote.



# The NRMC Program - By State - January 1, 2014



NOTE: Some NRMC members have properties in more than one state



# Highlights of 2013

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## RISK MANAGEMENT INITIATIVES

- Stove Top Fire Stop campaign was a major success.
  - **July 1, 2013: 45% of insured units**
  - **Feb. 15, 2014: 85% of insured units**
- Our members report that these safety devices have prevented kitchen fires, saving lives and properties.



# Highlights of 2013

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## **MEMBER COMMUNICATIONS**

- Issued Personalized Member Reports that summarized performance and identified RM trends and remediation plans.
- Presented Risk Management webinars and training programs; newsletters
- NRMC Willis Portal – to be replaced after the renewal with the expanded NRMC-HUB Members Portal.



# Claims Highlights of 2013

- 55 Property claims reported; 31 have been closed (2012: 107 filed, *all 107 are closed*). **Only 1 very large claim \$2,000,000. A total of two claims over \$250,000.**
- 83 Liability claims reported; 44 have been closed (2012: 150 filed, 129 closed)
- Older large claims from past years were resolved and closed during 2013, specifically:
  - 16 large (\$25,000 and greater) property losses from the 2012 policy year were resolved and closed in 2013 and 5 large (\$25,000 and greater) property losses from the 2011 policy year were also resolved in 2013
  - 2 large (\$25,000 and greater) liability losses from the 2011 policy year were resolved and closed in 2013 and 2 large (\$25,000 and greater) liability losses from the 2012 policy year were also resolved in 2013





# Saluting our Members with NO losses

**As of February 4, 2014, the following 4 members have not experienced any losses since April 1, 2010 (almost 4 years!):**

- ❖ Housing Resources of Western Colorado
- ❖ Little Dixie Community Action Agency, Inc.
- ❖ The IMPACT! Group
- ❖ Westside Housing Organization

**The following member has not experienced any losses since February, 2011 (3 years!):**

- ❖ Neighborhood Rental Services of Baltimore, Inc.



# Saluting our Members with NO losses

- As of February 4, 2014, the following 27 members have not reported any losses (Property & GL) losses during PY2013:
  - Arbor Housing and Development
  - Asian Americans for Equality
  - Avenue CDC
  - CDC of South Berkshire
  - Columbia Cast LLC
  - Community Housing Initiatives, Inc.
  - Community Resources and Housing Development Corporation
  - Fields Corner CDC
  - Foundation Communities
  - Franklin County CDC
  - Greater Baltimore
  - Homeowner's Rehab., Inc.
  - Hudson River Housing, Inc.
  - Ithaca Neighborhood Housing Services

**Join the ranks for PY 2014!**



# Saluting our Members with NO losses

- As of February 4, 2014, the following 27 members have not reported any losses (Property & GL) losses during the PY2013 (*list continued*):

- Metro West Collaborative Development, Inc.
- Neighborhood Housing Services of Kansas City, Inc.
- NHS of Orange County, Inc.
- North Shore Community Development Coalition
- Oak Hill CDC
- Quincy Geneva Housing Corporation
- Rural Ulster Preservation Co.
- SAMH Corporation
- South Bend Heritage Foundation
- Southwest Housing Solutions
- The Lenane Building Holding Co. c/o Trinity Management LLC
- Twin Cities Community Development Corporation
- West Elmwood Housing Development Corp.

**Join the ranks for PY 2014!**

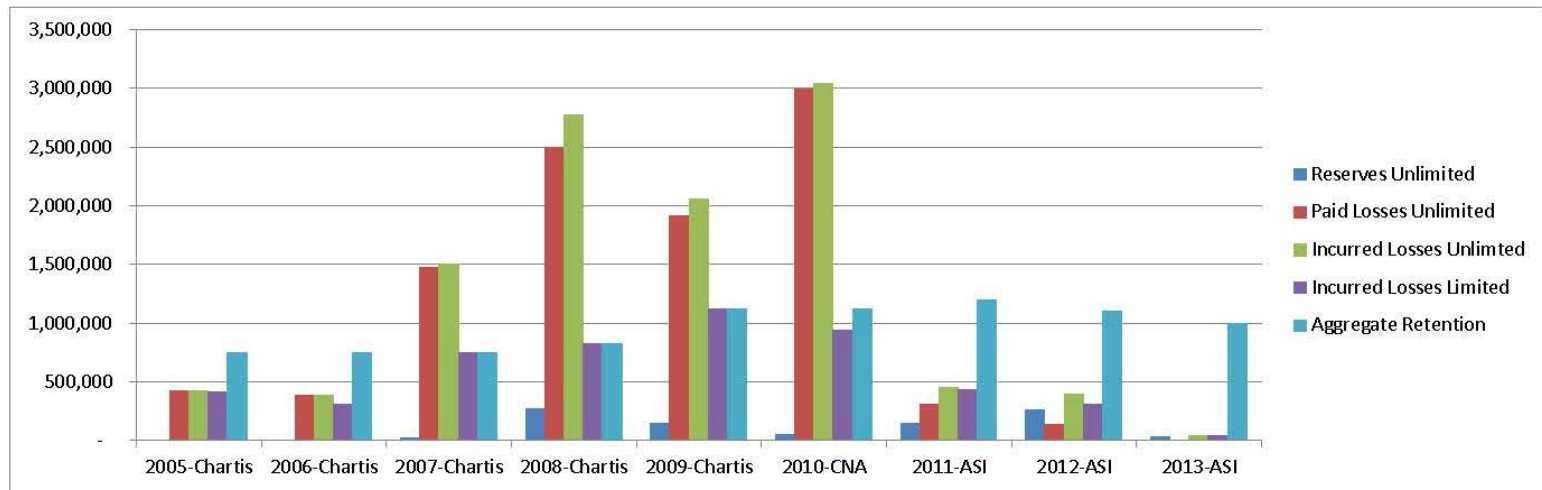


# Financial Report

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- For a presentation of NRMC's audited Financial Statements (3/31/13), please refer to the Annual Report for the summary of our Financial Statements.
- Overview of NRMC's 2014 Budget
- Membership Dues 2014 for renewing members remains unchanged

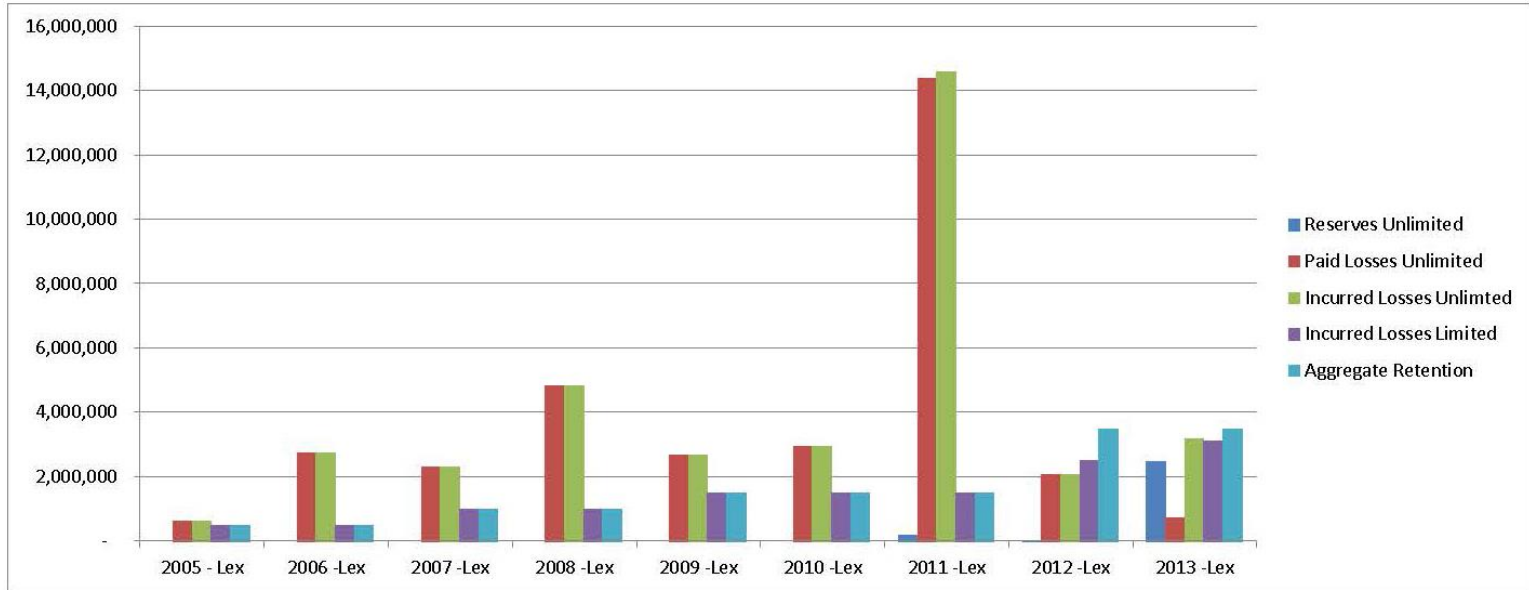
### NRM General Liability Losses valued 12/31/13



	2005-Chartis	2006-Chartis	2007-Chartis	2008-Chartis	2009-Chartis	2010-CNA	2011-ASI	2012-ASI	2013-ASI
Reserves Unlimited	-	-	20,000	275,079	150,500	46,900	147,785	260,588	35,802
Paid Losses Unlimited	419,984	385,892	1,481,482	2,500,136	1,913,617	2,994,873	305,637	134,299	4,198
Incurred Losses Unlimited	419,984	385,892	1,501,482	2,775,215	2,084,117	3,041,773	453,422	394,887	40,000
Incurred Losses Limited	414,910	313,139	750,000	825,000	1,125,000	941,189	433,423	310,841	40,000
Aggregate Retention	750,000	750,000	750,000	825,000	1,125,000	1,125,000	1,200,000	1,100,000	1,000,000



### NRMC Property Liability Losses valued 12/31/13



	2005 - Lex	2006 -Lex	2007 -Lex	2008 -Lex	2009 -Lex	2010 -Lex	2011 -Lex	2012 -Lex	2013 -Lex
Reserves Unlimited	-	-	-	-	-	-	193,090	1,370	2,468,455
Paid Losses Unlimited	843,836	2,758,947	2,306,371	4,846,435	2,674,813	2,934,292	14,379,544	2,074,770	727,862
Incurred Losses Unlimited	843,836	2,758,947	2,306,371	4,846,435	2,674,813	2,934,292	14,572,634	2,076,140	3,196,317
Incurred Losses Limited	500,000	500,000	1,000,000	1,000,000	1,500,000	1,500,000	1,500,000	2,500,000	3,103,041
Aggregate Retention	500,000	500,000	1,000,000	1,000,000	1,500,000	1,500,000	1,500,000	3,500,000	3,500,000





# Questions and Answers

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# Report of the Nominating Committee and Election of Directors

## NRMC Board Members & Ballot

NRMC Director	NeighborWorks Affiliation	NRMC Board Term Expires		NRMC Board (Officer)	NRMC Committees
Patrick Madden	TRIP – Troy Rehabilitation and Improvement Program (NY)	2014		President	All
Jeanne Pinado	Madison Park Development Corp. (MA)	2013		VP & Asst. Treasurer	Audit Loss Control
Ken Mutter	NHS of Orange County (CA)	2014		Treasurer	Finance
Fred Lazare	Avenue CDC (TX)	2013		Secretary	Audit
Jim Ferris	NeighborWorks Capital Corp. (DC)	2013			Finance Education & Marketing
Judi Patrick	Community Resources and Housing Development Corporation (CO)	2013			Education & Marketing Membership & Policy
Tim Thorland	Southwest Housing (MI)	2014			Finance Membership & Policy Nominating





# Report of the Nominating Committee and Election of Directors

## BALLOT

<b>Jeanne Pinado</b>	<b>√</b>
<b>Fred Lazare</b>	<b>√</b>
<b>Jim Ferris</b>	<b>√</b>



# Closing Remarks

## Partners in Risk Management



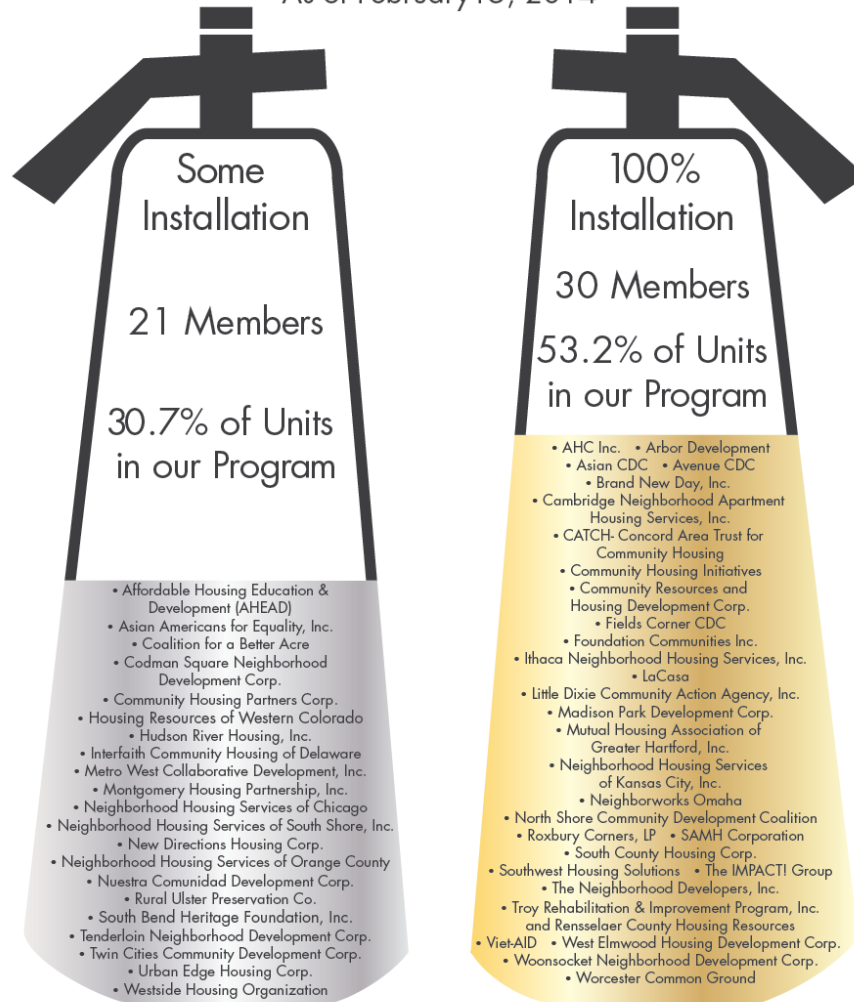
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# NRMC StoveTop FireStop Initiative

As of February 15, 2014



Some Installation

21 Members

30.7% of Units in our Program

- Affordable Housing Education & Development (AHEAD)
- Asian Americans for Equality, Inc.
  - Coalition for a Better Acre
- Codman Square Neighborhood Development Corp.
- Community Housing Partners Corp.
- Housing Resources of Western Colorado
  - Hudson River Housing, Inc.
- Interfaith Community Housing of Delaware
- Metro West Collaborative Development, Inc.
  - Montgomery Housing Partnership, Inc.
- Neighborhood Housing Services of Chicago
- Neighborhood Housing Services of South Shore, Inc.
  - New Directions Housing Corp.
- Neighborhood Housing Services of Orange County
  - Nuestra Comunidad Development Corp.
  - Rural Ulster Preservation Co.
- South Bend Heritage Foundation, Inc.
- Tenderloin Neighborhood Development Corp.
- Twin Cities Community Development Corp.
  - Urban Edge Housing Corp.
- Westside Housing Organization

100% Installation

30 Members

53.2% of Units in our Program

- AHC Inc.
- Arbor Development
- Asian CDC
- Avenue CDC
  - Brand New Day, Inc.
- Cambridge Neighborhood Apartment Housing Services, Inc.
- CATCH- Concord Area Trust for Community Housing
- Community Housing Initiatives
- Community Resources and Housing Development Corp.
  - Fields Corner CDC
- Foundation Communities Inc.
- Ithaca Neighborhood Housing Services, Inc.
  - LaCasa
- Little Dixie Community Action Agency, Inc.
- Madison Park Development Corp.
- Mutual Housing Association of Greater Hartford, Inc.
- Neighborhood Housing Services of Kansas City, Inc.
  - Neighborworks Omaha
- North Shore Community Development Coalition
- Roxbury Corners, LP
  - SAMH Corporation
  - South County Housing Corp.
- Southwest Housing Solutions
  - The IMPACT! Group
  - The Neighborhood Developers, Inc.
- Troy Rehabilitation & Improvement Program, Inc. and Ransselaer County Housing Resources
- Viet.AID
- West Elmwood Housing Development Corp.
- Woonsocket Neighborhood Development Corp.
  - Worcester Common Ground

As of February 15, 2014, 85% of the units insured in the NRMC Program have installed StoveTop FireStop suppression devices. Many remaining members are in the process of installation.

Be counted among the safe members.

# Goal for April 2014

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