

# Tales of TAHRA



News and information for members and friends  
of the Tennessee Association of Housing and  
Redevelopment Authorities

Informing TAHRA Members and Friends Since 1984

Fall 2013

## TAHRA's 74<sup>th</sup> Annual Meeting ~ "Dare to Soar"

TAHRA will host its 74<sup>th</sup> annual meeting September 15-17, 2013 at the Chattanooga Hotel in Chattanooga, Tennessee. Planned for Sunday, September 15 is the 25<sup>th</sup> annual John Acuff/TAHRA scholarship golf tournament at Brainerd Golf Course followed by the opening session and time with our exhibitors. Training sessions are scheduled for Monday



and include a Washington Update from Joe Schiff, The Schiff Group, "Who Let the Dogs Out?" from Chuck Nelson on K-9 bed bug detection, Remediation of Methamphetamine Contaminated Properties presented by Darrell Cantrell, Does RAD Make Sense for You, presented by Howard Cohen and Pam Goodman, Beacon Communities Development, Workers Compensation, HR 101, Guns in Trunks Law and Workplace Violence presented by staff from Wimberly Lawson Wright Daves & Jones, Successful Succession Planning for Commissioners from Charles

Weathers, Impacts of the Health Care reform Law presented by Tennessee Conference on Social Welfare a Section 8 Update from HUD personnel, Money Follows the Person, presented by Abigail Dowell and a Tour of the Chattanooga Housing Properties. We will have an evening event at Pier 2 followed by a moonlight cruise on the Southern Belle Riverboat. On Tuesday, we will conduct our business meeting which will include the election of our board members for 2013-2015.

Registration information can be found on our website, [www.tahranet.org](http://www.tahranet.org) or you may register at [www.regonline.com/annualmeetign2013\\_1265807](http://www.regonline.com/annualmeetign2013_1265807) early registration ends September 3. Join your colleagues for another excellent annual meeting!

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## Upcoming TAHRA Events

### TAHRA Annual Meeting

September 15-17 Chattanooga, TN

### Strategic Planning Meeting

October 13-14 Fall Creek Falls SP

### SERC Fall Workshop

November 10-12 Hilton Head, SC

## TAHRA Annual Resident Newsletter Contest Entries Are Due September 30!

The annual TAHRA Resident Newsletter contest sponsored by the TAHRA PR Committee once again has cash prizes for excellence in communicating with your clients/residents. Newsletters are a valuable tool enabling us to communicate and provide important information to our residents. It also allows us to recognize programs and activities through pictures and articles.

Each participating TAHRA member must submit 4 (four) copies of one of the agency's resident newsletters from the period. Members should submit newsletters for consideration from the period of July 2012 through July 2013. Submissions may be turned in at the upcoming annual meeting or mailed to Donna Baumgartner, TAHRA, 625 Bakers Bridge Rd. # 105, Franklin, TN 37067 and must be received by September 30 to be considered.

Entries in 4 size categories will be accepted, please indicate the number of units with your entry. Sizes are: Small - Up to 250 total units, Medium - 251-599 total units, Large2 - 600-1000 total units and Large1 - Over 1000 total units.

Submissions will be evaluated on a five-point scale based on three criteria: 1) Design - Color, graphics, layout, and overall appearance. 2) Content - Relevance, significance and newsworthiness. 3) Readability - Cohesive easily understood and interest.

Each category will have a 1<sup>st</sup> Place winner and a cash prize of \$75. In addition, 2 entrants will be drawn at random to receive a \$25 award.



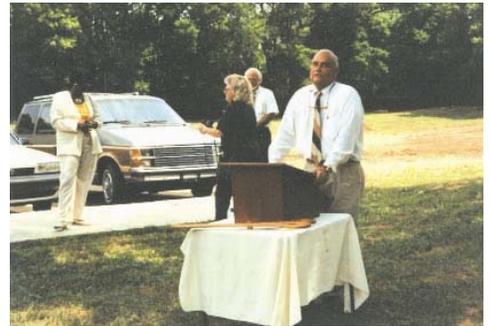
## Message from TAHRA President John Snodderly

As I wind down my two years as TAHRA President and look back at the last two years, it has been a constant battle and struggle for our housing authorities to get the proper funding to provide decent, safe and sanitary housing for low income families across our great state and our great nation. But there is hope with our state organizations such as TAHRA and multi-state organizations such as SERC and on the national level with NAHRO and PHADA. From the state level to the national level, we are part of organizations that represent our best interest with elected officials. What I have learned in this past two years is that voice in numbers can and will make a difference. Some days can be difficult but we all must realize we serve a group of individuals whom are less fortunate and we do provide a great service for them and their families.

In closing, I would like to thank Donna, board members, committee chairs, committee members, volunteers and TAHRA members for all of your hard work to make TAHRA a great service organization. It has been an honor and a privilege to serve as your President these past two years. *John*

### **Gallatin and South Carthage Housing Authority Executive Director Kurt Tschaepe Retires**

After thirty-six years of service, Kurt Tschaepe retired June 1, 2013. Kurt was hired in 1977 as the attorney for both the Gallatin and South Carthage Housing Authority. In 1984 he was also appointed as the Executive Director. Kurt wore many "hats" during his tenure. He was licensed as a General Contractor, Electrician and Engineer and was certified in Lead Based Paint and Asbestos removal. Kurt also served with the U. S. Navy and was a Navy Seal and an active reservist until his retirement with over 25 years' service and he served on the TAHRA Board and the Legislative Committee. We wish him a happy and fulfilling retirement. The Board of Commissioners is in the process of naming Mr. Tschaepe's replacement. Sue Dean is serving as the Acting Director.



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# **“State Law Changes 2013”** **by Terry Mckee**

PROCUREMENT



The Tennessee General Assembly passed several new laws or revisions to existing state laws dealing with public procurement this year. Most do not have a significant impact on public housing authorities. Brief comments about these new laws or changes are below. If you want more information about these laws, contact me.

**Roofing Contractors.** Effective January 1, 2014, if a roofing contractor/subcontractor is bidding \$25,000 worth of work their license number, name, classification code and expiration date must be on the bid envelope coversheet. This is in addition to the same existing requirements for HVAC, Electrical, Plumbing, Geothermal Well Driller’s and Masonry subcontractors (masonry is at \$100,000). Note: The Tennessee Association of Public Purchasing (TAPP) is going to make this issue a legislative priority in 2014. Our hope is that the envelope licensure information requirements can be greatly simplified.

**Bid Addenda.** This change allows bid addenda to be issued within 48 hours of the bid opening provided the bid deadline is extended for at least 48 hours (excluding weekends and legal holidays).

**Policy Statements.** State law now requires that cities, counties and all other instrumentalities of the State, have Energy Efficiency and Life Cycle Costing statements in their procurement policy. The law does not require preference - it says these goals and techniques will be used when “feasible.”

**Reverse Auctions.** The State of Tennessee now allows for the usage of “Reverse Auctions” as a sealed bid method. The State has several requirements for reverse auctions that you will want to review before using this bid method. Reverse auctions may not be used for:

- Construction services, other than those relating to maintenance, repairs and renovations; the cost of which is less than \$25,000;
- Architectural or engineering services;
- New or used motor vehicles; unless the motor vehicles are manufactured for a special purpose. “Manufactured for a special purpose” includes, but is not limited to, school buses, buses with capacity exceeding 22 passengers used to provide public transportation, garbage trucks, fire trucks or ambulances; or
- New or used construction equipment.

Prior to the first use of a reverse auction, the entity must file a plan with the Comptroller of the Treasury.

A reverse auction works electronically. A PHA prepares the specification, say for paint, and indicates that 10,000 gallons will be bought. The bid is posted to electronic auction software with a fixed date for final bids. Bidders go on-line and post a bid. Any bidder can see the current price (though not the bidder’s name) and choose to bid a lower price until the fixed date and time.

As always, if I can be of help to you, feel free to contact me: [tmckee@kcdc.org](mailto:tmckee@kcdc.org) .

## **DAYTON HA Father’s Day Celebration**

Dayton Housing Authority recently sponsored an exciting Father’s Day Celebration to honor all fathers and families living in Dayton Housing Authority communities. The event was held on Wednesday, June 12, 2013 and featured magician, Robert Jones, who takes the best of magic and illusion and combines it with his wit, humor and intelligence. The families in attendance were mesmerized with his presentation.

Dayton Housing Authority teamed up with Ken Turner of High Impact Teens to bring our special guest speaker, former University of Tennessee football player, Inky



Inky Johnson

Johnson. Inky seemed destined for the riches and glory of a career in the NFL. But his future was dramatically altered when he suffered a severe injury that threatened and ultimately altered his life. In a matter of seconds, his plans for the NFL were crushed. Inky shared his incredible story of faith and perseverance that makes Inky Johnson a bigger hero today that he ever could have been with a stellar NFL career. He inspired and encouraged our residents and employees with his message of

“You Matter”. If you would like to know more about High Impact Teens, please visit [www.highimpactteens.org](http://www.highimpactteens.org).

The event included a BBQ dinner, great door prizes and lots of fun and laughter. A lucky winner went home with the grand door prize; a beautiful recliner graciously donated by La-Z-Boy.



## **“Tales of TAHRA” Back Issues Available Online!**

Recent “Tales of TAHRA” issues are available at [WWW.TAHRANET.ORG](http://WWW.TAHRANET.ORG) Earlier issues back to November 2004 are at the web address below. All these issues are available as .PDF files. Go to:

**<http://talesoftahra.googlepages.com>**  
(Please note: there is no “www” in this address.)

# CLEVELAND HOUSING AUTHORITY INVESTING FOR THE FUTURE



**Completion November 2013**



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## TAHRA Adds Scholarship Recipient

TAHRA has awarded another scholarship for the fall 2013 term to **Natalie Ball, Kingsport Housing Authority**. She is one of our adult scholarship recipients and is currently attending East Tennessee State University.



While attending school and raising her 15 year old son as a single mom, she has also volunteered with VISTA, worked with the KHRA Resident Association and the Kingsport Senior Center. Congratulations Natalie!

### McMinnville HA Recognizes Moms and Dads at Parent Events

The McMinnville Housing Authority hosted two separate Father's Day Events. The first was a combination Mother and Father's Day Event for all the children enrolled in the Hamilton Street homework club. Children came early and selected small gifts for their mother and/or father, wrapped the gifts, then made cards. Parents joined the group for lunch and speakers including



the Mayor of McMinnville. The room was decorated to display the work done by the students during the year. Family photos were made and given to the residents. There were over 100 persons present.

The Cope Street and Morrison youth groups held a combined Father's Day event on June 15 at Rocket Ball Park immediately behind the Cope Street Resident Center. About 67 attended this event. Mayor Haley at-

tended and Harry Green did a short talk about fathers. There was a cook out, door prizes for parents and a scavenger hunt. This provided an opportunity to strengthen the relationships among fellow parents and help everyone create more of a community bond.



### 'Lee Reads' Awarded Rotary Grant

Lee Family Learning Center has been named the recipient of a literacy grant from the Rotary Club of Kingsport.

The \$6,000 grant will fund the new "Lee Reads" reading program for children who live at Robert E. Lee Apartments and the surrounding neighborhood. The program has two goals: First, it will help boost literacy among school-age children and improve their academic performance. Secondly, the program will introduce reading to preschool children.

The Kingsport Initiative for Training & Employment (K.I.T.E., Inc.) applied for the grant, which will be used to purchase books, software and educational supplies designed to help boost literacy levels of children. The reading program will begin Aug. 12, 2013, and continue through April 18, 2014. The program will serve approximately 20 school-age children in kindergarten through seventh grade, and approximately 10 preschool children age three to five years old.

Half of the \$6,000 grant is being funded through the Rotary Club of Kingsport, while the other half is funded by Rotary District 7570. Local Rotarians including Terry Cunningham, Edna Potts, and Susan LaGuardia have volunteered to help in the program by reading and mentoring the children at Lee.

The mission of Lee Family Learning Center is to work with low-income families to reverse the cycle of under-education and poverty. The center does this by focusing on programs that reinforce and improve academic and personal achievement levels of children through diverse educational, cultural and recreational activities.





# Executive Director's Symposium July 2013



Upper Left: Patsy Noland, Murfreesboro HA and John Snodderly, LaFollette HA and TAHRA President

Upper Right: Vivian Gordon, Pulaski HA and other attendees listen intently to a speaker.

Above: Joyce Floyd, KCDC, Lori Everett, Loudon HA, Jane Norsworthy, Newbern HA, and Christi Billings, Covington HA enjoy dinner.

Left: Patricia Basham, McMinnville HA, Pam Cunningham, Woodbury HA, and Micheal Miller, Bolivar HA participate in the training sessions.

# Cookeville Housing Authority is now HIGHLANDS RESIDENTIAL SERVICES

## *Change will reflect organization's growing outreach*



Cookeville Housing Authority (CHA), founded in 1952 to provide safe, decent and affordable housing for Cookeville-area residents, has changed its name to Highlands Residential Services. The agency will have a new logo, signage and a new and improved website, HighlandsRS.com.

Cookeville Housing Authority has grown in its nearly 60 years to offer a much wider variety of community-building services including job and skills training courses for adults, home-buyer classes in partnership with various local banks, quality childcare and events for children and adolescents, mentoring programs for elderly and disabled residents, block parties and other recreational and social activities for residents, and much more.

And while the organization originally served only Cookeville, it now supports and strengthens the residents of Algood, Baxter, Celina, Cookeville, Gainesboro and Monterey, which means that its reach extends across the Tennessee Highlands.

"Cookeville Housing Authority is more than just housing. We are building on community to make our neighborhoods, towns and our region stronger, and our new name and image will reflect that," said C. Dow Harris, CHA executive director.

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## TAHRA Poster Contest Winners

Thanks to all of the housing authorities and their staff and children who participated in the “What Homes Means to Me” poster contest with NAHRO. Our congratulations to the winners listed below. These posters will be submitted to NAHRO for the national judging. Good luck!

Category:

**Elementary: Jada Majors, Clarksville HA**  
**Middle: Kimberly Gaw, Cookeville HA**  
**High: Dori Bullard, Cookeville HA**

Housing Authorities across the state held individual poster contests too. McMinnville Housing Authority put the pictures on the wall in the office and let all the staff judge, left. This shows just three of about 30 posters displayed and judged. Right, McMinnville Housing Resident Activity Coordinator, Lisa Harvey presents \$10 to Maddison Gibson who was one of their winners. Note the ceiling decoration in the office, made by the kids at the Activity Center, representing “Bloom Where You’re Planted”.



## TALES OF TAHRA Welcomes Your Comments and Article Submissions!

Comments can be sent to Donna Baumgartner, TAHRA Executive Director or any member of the TAHRA Board. Article submissions should be emailed to Tales Editor, Jim Young at [talesofTAHRA@gmail.com](mailto:talesofTAHRA@gmail.com) - mailed to Jim at Crossville Housing Authority, P.O. Box 425, Crossville TN 38557 or faxed to Jim's attention at (931) 456-1513. We are looking for articles of interest to HA's across Tennessee concerning interesting problem solutions and new programs that could be replicated at other HA's. Previous issues can be found online at <http://talesoftahra.googlepages.com>

**DEADLINE FOR NEXT ISSUE October 25, 2013 for Publication November, 2013.**