

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 2011

Nashville Hosts 72nd TAHRA Annual Meeting: “Getting Good at Barely Getting By”

Join TAHRA September 18 – 20, 2011 at the Hilton Nashville Downtown as we explore our theme “**Getting Good at Barely Getting By**”. The registration link is available on TAHRA’s website, www.tahranet.org as well as other information about our meeting. Early registration is available until September 2, 2011 so register today and save money!

Sessions planned include *What All PHAs Should Know About the Annual Independent Audit, Energy Performance Contracting Can Work for Small PHAS, Social Media, Everything You Wanted to Know about EEOC, Family Medical Leave Act, Section 8 Update, First Aid for Commissioners, How SBA Can Help, and What the Heck is Going on in Washington?*. Our key note speaker will be Kevin King.

Activities planned include an evening at the Country Music hall of Fame and Museum and the John Acuff/TAHRA Scholarship Golf Tournament. The exhibit hall will showcase vendors whose products and services can assist you in your daily operations.

John Noland, SERC President will present remarks at our business meeting breakfast prior to the election of our 2012-2014 board and officers. Join for us a time of information and fun with your housing colleagues!



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Upcoming Events 2011

- 2011 TAHRA Annual Meeting**
September 18 - 20—Nashville, TN
- TAHRA Strategic Planning Mtg.**
Oct. 16-17 Fall Creek Falls St. Park
- Governor's Housing Summit**
Oct. 17-18—Franklin, TN
- Maintenance Magic 3**
Oct. 26-27 Murfreesboro, TN

THDA Offers Mortgage Payment Coverage

Income Reduction Eligibility Key

Consumers hit by income loss or reduction can apply today for mortgage payment relief. Answering 12 simple questions at www.KeepMyTNHome.org establishes eligibility. Tennessee Housing Development Agency is able to make mortgage payments for eligible homeowners through the U.S. Treasury’s Hardest Hit Fund. If an applicant meets the requirements, the applicant and a counselor are paired to process the application.

“This program is legitimate, backed by the federal government,” said Bill ClenDening, Foreclosure Prevention Manager for Tennessee Housing Development Agency (THDA).

The program is designed to help unemployed and substantially underemployed homeowners meet their mortgage obligations. Tennessee was allocated \$217,315,593 million dollars for the program which is administered by states’ housing finance agencies.

“The assistance is prepared as a loan,” said ClenDening, “but the loan is forgiven over five years, 20% per year. If the family keeps the home as their primary residence for five years the loan is completely forgiven.”

Foreclosure prevention counseling continues to be available free of charge to households struggling with their payments for whatever reason. The list is posted on THDA’s site: <http://www.thda.org/foreclosure/counselors.pdf>

Income limits and other requirements do apply. Check the website for additional details.

Message from TAHRA President

Melba Johnson

As all of you know by now the recommendations of the Board to change the By-Laws on the terms of office passed with a majority vote. The terms of office will now be two years starting after our Annual Meeting in September.

We had a very good ED Retreat in Nashville in July. I always enjoy the roundtable



discussions with the other Directors.

Hope to see all of you at our Annual Meeting in Nashville in September. This will be my last Meeting as TAHRA's President. Again, I want to thank all of you for the opportunity to serve as your President. I was told that it would be a short year and boy is that ever true.

Melba

NOTES FROM THE DIRECTOR'S DESK

Donna Baumgartner, TAHRA Executive Director

During these hot days of summer, it is always an exciting and busy time as we prepare for our annual meeting. I hope you take a moment to read the article about our upcoming annual meeting and I would love to see you there! During our business meeting breakfast, we will be electing our 2012-2014 officers who will serve two years under our new By-Laws. Also, as we begin to plan for next year's activities, I encourage you to participate on a TAHRA committee. Your input is always valued. Let me or a board member know which committee you are interested in serving and we will get you involved.

Hope to see you in September!

TAHRA MEMORIES of Commissioner Gary Hill

By Bo Pierce

The TAHRA family was saddened to learn of the passing of our friend, Gary Hill, on June 7, 2011.

Gary was a long-time commissioner of the Tullahoma Housing Authority. He was actively involved in TAHRA and SERC Commissioner training over the years. Many of you will remember Gary as a sharp dresser with a ready smile. He had a gentle, caring spirit and will be missed.

Gary was Pastor of the Mt. Zion Missionary Baptist Church in Fayetteville and was Moderator of the Elk River District Association in Winchester. Gary is survived by his wife, a daughter, three sons, and four grandchildren.



Trent Ogilvie, left, executive director of Columbia Housing and Redevelopment Corporation and Marsha Vick, center, property manager of CHRC, presented a session at the SERC-NAHRO summer conference in Louisville, Kentucky on their strategic vision of providing housing solutions to improve the quality of life for residents and the city of Columbia. CHRC was charged with heading the redevelopment initiatives of the city and with their excellent working relationship with the city, have established rewarding partnerships with numerous community service organizations in the region. Columbia Housing was assisted in this endeavor by Alvin Nance, right, CEO, KCDC.

Contract Length

by Terry Mckee



HUD's Procurement Handbook 7460.8 Rev 2 allows PHA's to contract for up to a total of five years by using renewal options. This is a change from previous releases which limited PHA's to a maximum of two years. There are several caveats mentioned in the Procurement Handbook. Most importantly, the original solicitation document must include the options clause. Otherwise, there is no legal basis for exercising the renewal option. The option to renew the contract is the unilateral right of the PHA-not the vendor. This puts the PHA in control rather than the vendor! One other significant caveat - if a contract expires the PHA cannot later decide to exercise the option since the contract no longer exists.

Exercising options requires some due diligence on the PHA's part. You must determine that funds are available, determine that options to renew were in the original contract, briefly review market prices to determine reasonableness of prices and determine if there are other factors (such as avoiding the cost of a new procurement) that support the PHA's decision to renew rather than re-bid.

There are some exceptions to this new five year policy. If your PHA happens to operate under the "Old ACC" the maximum term remains two years. Energy Performance contracts may be for a period not to exceed 20 years (24 CFR Part 990). A Field Office may approve contracts in excess of five years if it determines that there is no practical alternative. Additionally, a PHA must follow its own procurement policy as well as any state and local laws.

Consult the Procurement Handbook for further details. If I can be of help to you, feel free to contact me: tmckee@kcdc.org

TAHRA Day on the Hill is a great way to keep in touch with elected officials. At right Sparta HA's Jim Payne meets with Charlie Curtis a long time member of the Tennessee House. Make plans to attend next year's event!



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Michael Brady Inc.

Kingsport Housing and Redevelopment Authority A 252 Panel Solar Photovoltaic System for Riverview Community Center



Through the installation of this system, the Kingsport Housing and Redevelopment Authority has taken a lead role providing a long-term, sustainable energy efficiency improvement for not only the Community Center, but the entire City itself.

Please contact MBI for more detailed information.



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Tennessee Affordable Housing Coalition Tours Affordable Development at Crossville

The Tennessee Affordable Housing Coalition held their quarterly meeting at the Crossville Housing Authority in June. The Coalition members, made up of individuals from all over Tennessee, were given a tour of the New Beginnings Self-Help Housing Program, which consists of homes that are being built in Crossville.

Marley Wyatt and Don Alexander discussed how each group assists in building each other's homes. The homeowners act as their own contractors and are in charge of building their homes, along with the help from the other individuals. State Director of the Rural Development Housing Program, Don Harris, says "The Crossville Housing Authority program is an excellent model on how the program successfully operates throughout the country." Harris says Alexander and his staff have "Enhanced the local community through their interest in developing quality affordable housing for families and individuals." The Coalition continues to work through a variety of programs to encourage more and better affordable housing.



Trenton HA Youth Working to Keep Other Teen's Safe While Driving!

Trenton Housing's, Youth Empowerment Program promoted a campaign through "National Organizations for Youth Safety" (also known as NOYS) by composing a short video clip about the dangers of texting and driving.

The Trenton group known as YDBT, Youth Doing Better Things, was selected to participate in an "Act Out Loud" competition. Students across America presented videos to communicate the dangers we all face when we encounter someone texting when they are behind the wheel of an automobile. Videos were uploaded onto the site so that everyone could view them.

The competition was based on the number of votes each video received. Unfortunately for Trenton, the schools had already dismissed by the voting start date, which was a major factor in the number of votes their video received.

But the teens did not let this hinder their project. They wrote a simple guideline for the presentation, filmed it on site at the school, partnered with the "Mock Crash" presentation and used wrecked vehicles to show the impact of a crash and put it together. A Trenton

Housing Resident Youth wrote the theme song. She played her guitar and sang the song throughout the video production.

This project was completed in conjunction with National Youth Traffic Safety Month. Teens wanted to show their concern and be involved in making a difference in their community. They selected Peer to Peer video communication as a tool to reach more teens nationwide and to promote their program. The team won a \$200 award for the video submission. Their presentation did not make the top 20 videos but it is number one, the only one submitted, in the State of Tennessee. Several teens from the group attended the Tennessee Teen Institute in June 2011 for leadership training. They will be a part of the P3 Program through Coordinated School Health in Trenton, Humboldt, Milan and Bradford. The P3 team will be leaders throughout the county who provide positive mentoring and innovative community opportunities for their peers. Teens are expected to become a part of the Tennessee Teen Traffic Safety Coalition and SADD, Students against Destructive Decisions.



Taylor Holdren Recieves TAHRA Scholarship-Attending UTK

TAHRA is proud to announce our newest scholarship winner, Taylor Andrea Holdren, from KCDC. She is a recent graduate of Fulton High School graduating 3rd in her class of 240 students with a 3.8 GPA.

She plans to attend the University of Tennessee in Knoxville and major in psychology with the goal of becoming a psychiatrist.

While in high school, Taylor was an honor student, a cheerleader, editor of the yearbook, a member of the National Honor Society, and other school and volunteer activities while working part-time at a medical office.

As one of her high school references stated, "I know that five years from now she won't be telling me what she plans on doing, but what she has already accomplished." Congratulations Taylor and we wish you the very best as you continue your education at UT.



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TARHA RESIDENT NEWSLETTER CONTEST!

TAHRA is sponsoring the Fifth newsletter contest for its members and is requesting your participation to make this contest a success.

Each participating TAHRA member must submit 4 copies of one of the agency's **resident** newsletters from the period. Members should submit newsletters for consideration from the period of July 2010 through July 2011.

Submissions may be turned in during the Annual Meeting in Nashville or mailed to Donna Baumgartner, TAHRA, 9050 Carothers Parkway, Suite 104, Franklin, TN 37067. All submissions must be **received by September 30, 2011.**

Size Categories: Small-Up to 250 total units; Medium-251-599 total units; Large- 600-1199 total units; Extra Large-Over 1200 total units.

Kids Go Green Turning Trash into Birdfeeders

McMinnville Housing Authority kids took two bags of old cans and plastic containers and turned them into birdfeeders. Resident Activity Center coordinator Lisa Harvey helped them turn trash into something useful as part of the "going green" recycling project.

Patricia Basham, Executive Director, said this summer's activity program has concentrated on teaching kids about recycling and energy conservation.

The birdfeeders were carefully made and colorfully painted. They took several weeks to complete and cash prizes were given for the best submissions. Several of the birdfeeders now decorate the main office lobby for visitors to view.



“Tales of TAHRA” Back Issues Available Online!

You can now access electronic archives of the *Tales of TAHRA* issues back to November 2004 online. All these issues are available as .PDF files so you will need the free Adobe Acrobat Reader program to open them. Go to:

<http://talesoftahra.googlepages.com>

(Please note: there is no “www” in this address.)

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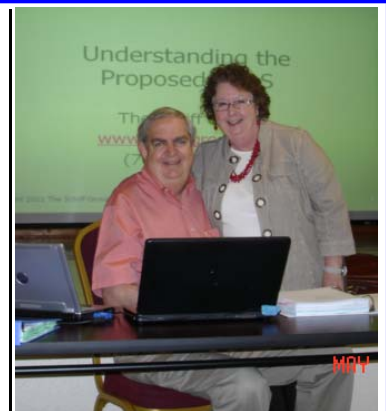
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“Training” Should be TAHRA’s Middle Name!

On May 13 and 14th, TAHRA presented the second opportunity in Tennessee for NAHRO Commissioners’ Fundamentals Training. The class was comprised of 12 students (Commissioners) from across the State and was hosted by the Murfreesboro Housing Authority (MHA). Jo Alred, Dow Harris, and Bo Pierce, as certified NAHRO trainers, presented the course. Many thanks to Patsy Noland and her staff for their hospitality and to Donna Baumgartner for making all of the arrangements.

Attending (Photo below left) were Robert Owens, Cookeville, Louvenia Hayes, Tullahoma, Frances Powers and Jim Garrard, Tullahoma, Fred Claxton, Shelbyville, Hattie Rankins and Charlie Teasley, Murfreesboro, and Ella Kane and Donna Felty, Bristol. OKwhy did I put Lenoir City in the title? Jeff Ward, Linda Garner, and Mary Brown from Lenoir City all completed the course; making the Lenoir City Housing Authority Board of Commissioners the ONLY housing authority in Tennessee having 100% participation and completion of the NAHRO Commissioners’ Fundamentals.



(Above Right) Patsy Noland, Executive Director, Murfreesboro HA and Joe Schiff, President, Schiff Group, confer about the TAHRA PHAS Training. Our hats off to the Murfreesboro Housing Authority for always providing wonderful southern hospitality and excellent training facilities for our TAHRA Trainings. Joe always does an excellent job with his understand of HUD rules and insider knowledge of what is going on in the beltway.

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 - 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 21, 2011 for Publication November 2011.