

Tales of TAHRA



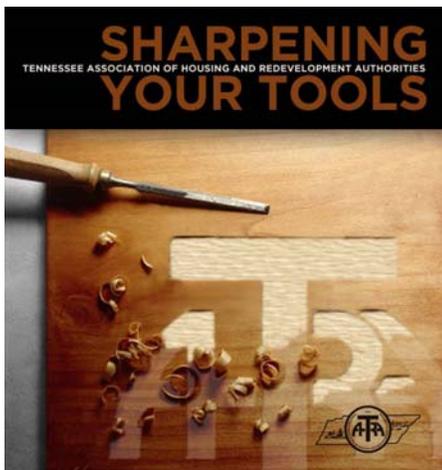
News and information for members and friends
of the Tennessee Association of Housing and
Redevelopment Authorities

Informing TAHRA Members and Friends Since 1984

Spring 2014

“Sharpening Your Tools” – 2014 TAHRA Spring Workshop

TAHRA’s spring workshop will be April 28 – 30, 2014 at the Franklin Marriott Cool Springs where we will focus our training sessions on “Sharpening Your Tools” for our ever evolving industry. Registration and more detailed session information will be available mid-February ~ watch for this in your inbox and on our website! Take a look at these excellent training sessions and don’t miss this opportunity to send yourself, your staff and your board to our in-state training. During these days of limited travel dollars, TAHRA is pleased to offer top notch training to its members to help you stretch those dollars.



Sessions and training planned include:

A Public/Private Partnership – Reddick Senior Residences with Tour, presented by panel from Michaels Development Company, THDA, SunTrust Bank, and Derwin Jackson, Executive Director, Franklin Housing Authority.

Affordable Health Care Act, presented by **Ronald Walter**, CLU, ChFC, Professional Benefits Administrators, Inc.

Bed Bugs, presented by **Billy Jackson**, Bug Busters.

Bed Bug Survey, presented by **Karen M. Vail**, Professor and Extension Urban Entomologist, University of Tennessee.

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Upcoming TAHRA Events

TAHRA Spring Workshop

April 28-30, Franklin TN

Executive Director Symposium

July 13-15, Nashville TN

2014 Annual Meeting

September 14-16, Orange Beach AL

Franklin Housing Authority Opens Reddick Senior Residences

The Franklin Housing Authority and its private sector partner, The Michaels Organization hosted a ceremonial ribbon cutting on Thursday, Nov. 14th at 1:30 p.m. to celebrate the grand opening of Reddick Senior Residences, a newly constructed three-story building serving seniors with low and moderate incomes. The building is located at 129 Strahl Street across from the Williamson County Public Library.

Franklin Mayor Ken Moore and Williamson County Mayor Rogers Anderson attended the grand opening ceremony with local, state, and federal officials at Reddick Senior Residences, along with executives of The Franklin Housing Authority and The Michaels Organization.

Reddick Senior Residences is a new \$8.5 million, three-story elevator building featuring 49 one- and two-bedroom apartments especially designed for an elderly population, and is the first phase of The Franklin Housing Authority’s comprehensive plan to replace obsolete public housing with modern communities serving the city’s seniors and families with low and moderate to middle incomes. The development is FHA’s first-ever public-private venture.

Financing for the new community came from \$1 million in Housing Trust Funds from the Tennessee Housing Development Agency as well as a \$500,000 in funding from the Housing Authority. The development also benefitted from more than \$6.6 million in private equity raised through the sale of federal Low Income Housing Tax Credits. SunTrust Bank played a vital role as both a construction lender and equity investor.

Message from TAHRA President

Joyce Floyd

Greetings!! Hope this finds everyone doing well and dealing with all the winter cold we have had. Spring will be here soon and we will appreciate it all the more! It only seems like a blink of the eye since our last newsletter. For TAHRA related planning and upcoming events, everyone has been very busy and done a bang up job.

Donna and our Legislative Committee have been working extremely hard to get everything in place and to make sure we have our legislative appointments covered, both on the state and national level. This is a time, more than ever, that we need to make sure those who vote and make decisions affecting public housing have the facts to know how their vote can affect how we operate. Even if you cannot attend the legislative meetings, you can support TAHRA's position by contacting your district representatives and congressmen.

Spring Workshop is just around the corner. The



deadline to have topics determined and speakers contacted by January 15th was a success. And we are still adding to the agenda as sessions are suggested and speakers are available. Please mark your calendars for April 28 – 30 and make plans to attend. I think it is going to be a really good workshop!

We continue to make improvements to our website. Much of this is at your request and from your suggestions so don't hesitate to contact Donna or me if you think of something.

I have attended the Executive Directors Meetings for East and Middle TN. These have been very, very good, loaded with information and much round table discussion. We have several new ED's across the state and I encourage them to participate in these meetings. There are many, many, many years of experience at those meetings. Seems to me most housing authority ED's started at a very, very young age! ☺

And again, let me thank you for the opportunity to serve you as President. Hope to see you soon!!

Joyce

NOTES FROM THE DIRECTOR'S DESK

Donna Baumgartner, TAHRA Executive Director

Even though it has quickly become the 2nd month of this new year, let me still take this opportunity to wish each of you a happy and healthy 2014! We are planning for another great year with and for our TAHRA members. You can always find our upcoming events on our website, www.tahranet.org as you mark your own calendars for this year. Membership renewals for 2014 will be sent in March. This year, you will have the option to renew on line. This is also a good time to review your agency's information listed on the web and notify me of any needed updates.

Our legislative season is in full swing. Your legislative committee, co-chaired by Alvin Nance, KCDC, and Booty Reed, Dickson/Waverly are working to put the finishing touches on our *Day on the Hill* in Nashville which will be February 25 and 26. I hope to see you there as we partner with other housing organizations and take our message to our state legislators. We will be joining forces again as we participate in NAHRO's legislative conference in Washington, D.C. later in March. I encourage you to join us there as we visit with our congressional leaders.

It's hard to believe as we all experience these frigid temperatures that spring is coming! Spring workshop registration information will be available about the same time as you receive this newsletter. Further information is in this newsletter.

Hope to see all of you often in 2014!

Thomas Rowe New Executive Director at Murfreesboro Housing

L. Thomas Rowe was born in Rocky Mount, North Carolina and graduated from Atlantic Christian College in Wilson, North Carolina in 1981 with a B.S. in Accounting. He started his housing career with the Rocky Mount Housing Authority in 1980 as the assistant to the Comptroller. He held various positions in Rocky Mount before becoming the Executive Director.

Thomas took a six-year sabbatical from housing and become the Finance Director for the Rocky Mount YMCA. In 1996, he took the position of Executive Director of the Fort Mill Housing Authority until December 2013 when he joined the Murfreesboro Housing Authority. He was also the Director of three other non-profit entities that were involved in land development for affordable housing.

His volunteer activities include: York County Boys and Girls Club, York County Teen Pregnancy Prevention Council, Community Housing, Inc., Anne Springs Close Greenway-Earth Day Committee, Springs Close Foundation, York County Adult Day Care, and the Fort Mill Chamber Board of Directors. He is immediate Past President of SERC-NAHRO and past President of the Carolina Council of Housing and Redevelopment Officials.

Thomas has twin sons, Bryan and Henderson who are 25 year old.



by Terry Mckee



Generally, local units of government (cities, counties, school districts, PHA's) can use contracts that the State of Tennessee has awarded. Sometimes these “statewide contracts” offer a real advantage to Public Housing Authorities-both in time and money. These statewide contracts can be used to leverage on the state's volume to drive your costs down. They can also be used to save time by not going through your own bid process.

Note though, at times your own bid may produce better pricing than the state's awards. You should evaluate this before beginning to use the state's contracts.

What do you need to know about using Tennessee's Statewide Contracts?

- Access the list of statewide contracts by going to http://tn.gov/generalserv/cpo/SWCWeb_List.html
- Click on “SWC#” to look at a contract. SWC stands for Statewide Contract.
- The vendor or vendors and their contact points will be displayed.
- You need to determine which vendor/vendors service your area.
- The items, their pricing and terms will display.
- The name of the State's Contract Administrator and contact points will be displayed. You may contact the contract administrator for additional details.
- Items not listed are not on state contracts and are not covered (unless there is a “discount off other items” line in the bid document).
- The contract expiration date is displayed.
- Some contracts are awarded to multiple vendors. Typically this is to reflect regional coverage across the state.

You may go to http://www.tn.gov/generalserv/cpo/for_statewideinstructions.html to find detailed information about specific contracts. These information sheets will contain many details specific to the award. The State Procurement office will gladly reply to questions or requests for assistance.

Finally, it is still the responsibility of the PHA to comply with federal rules such as prevailing wages, Section 3 and the guidelines from HUD's Procurement Handbook in all procurements. Using a cooperative contract does not alleviate that responsibility.

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

West Tennessee Leasing and Occupancy Meeting

Trenton Housing Authority was host to the first Leasing and Occupancy Meeting for West Tennessee Housing Authorities on November 14th. The housing authorities represented were Ripley, Humboldt, Newbern, Brownsville, Millington, Martin, Covington, Milan and Bolivar. The meeting was a small stepping stone to developing a schedule of workshops which will cater to the leasing and occupancy areas of housing.

The discussion focused on the “Occupancy Cycle”. Topics such as Maintaining and reviewing the waiting list, Application Process, Customer Service, Avoiding Vacancies, Under housing and Over housing, Move in and Move out processes and marketing the units were reviewed. Through this meeting it was found that many housing authorities use the same procedures. Those who had different ideas shared how they processed information. Real life scenarios were used to help better understand how to handle certain situations. Rhonda Casey, Trenton Housing presented a PowerPoint with general topics to encourage discussion. Selecting a good tenant, processing applications and forms used were some of the things shared to help each leasing and occupancy specialist perform their duties. Christy Thompson, Martin Housing shared the six section resident folder that she uses to keep the information organized. As the group discussed marketing the unit, they found that customer service was included in the course of action and keeping units clean and in good condition was another aspect. The group reviewed how important the working relationship is with the maintenance department so that apartments are not left vacant or in maintenance for long periods of time.

Prior to the end of the meeting, participants were asked what topics they would like to be presented at the TAHRA Workshops. They developed a list to be sent to Donna at TAHRA which included: Handling housekeeping problems-Bad habits and bad housekeeping, Unreported income- How to catch it and process it and what to do with residents who are housing unauthorized people but deny it.

The overall consensus of the meeting was very good. Sharing information helped leasing and occupancy specialists to become more efficient and improve their work.

“Tales of TAHRA” Back Issues Available Online!

Recent “Tales of TAHRA” issues are available at 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.)

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Patsy Noland Looks Back at Her Time with Murfreesboro Housing and TAHRA

My dear Tennessee friends, it is bittersweet that I write this, my last letter to you as a member of TAHRA at the end of my career with Murfreesboro Housing Authority. I am both sad to be leaving because I will miss all of you, but so, so happy to be retiring and beginning the next phase of my life (*sitting on the beach with my feet up, eating bon-bons...lol*).

Patricia Basham, as TAHRA historian and personal friend, is twisting my arm to write my story for the TAHRA newsletter. Do you really know how hard this is, Pat? It's always much easier to write about someone else. But here goes, ready or not.....

I came to the Housing Authority nearly twenty-six years ago during a mid-life crisis at age 40 as a part-time Section 8 Housing Inspector. Sounds gruesome, doesn't it? It was probably the lowest time in my life. I desperately needed to regain a positive self-worth, to feel good about me and what I was doing with my life. Well, oh boy, did I ever get rewarded! In my wildest dreams back then, I would never have envisioned myself as Executive Director. I quickly moved up through the ranks, first to full-time, then to Administrative Assistant, Deputy Executive Director (7 years) and as Executive Director since January, 1998. It has been, without a doubt, the absolute best thing that could have happened to me.

Throughout the years, I developed a strong bond with the Murfreesboro Police Department, Parks & Rec Department and City Schools. Our collaborative efforts in the housing projects of Murfreesboro led us to speaking engagements all over the United States. Collectively, we changed the face of our worst crime ridden developments to what we proudly refer to now as "Mayberry RFD". Andy Griffith would have been proud. Over the years we were selected as one of five communities in the nation to win the Communities Can! award, the American School Board Journal award, the International City Management Award of Excellence, fourteen awards for our National Night Out activities from 2000 – 2013, a SERC Program Innovation award, four NAHRO Awards of Merit and finally, last year a NAHRO Award of Excellence for the transformation of our Parkside development. Wow, what a way to end a career! Can you tell I was happy about that one?

TAHRA, oh sweet TAHRA, holds a very special place in my heart where for so many years I served as Chair of the Spring Workshop Committee, then as a Board member from 2006 – 2011, as President 2008 – 2009. I carried the Tennessee flag proudly for TAHRA during the fifty flag march at the NAHRO Annual Meeting in Portland, OR in 2009...and, I didn't even fall down, a feat of which I was quite proud. My involvement with TAHRA led to my serving on the SERC and NAHRO Member Services Committees for many years, as Chair of the SERC Member Services Committee and on the SERC Executive Committee from 2011 - 2013.

It's been a GREAT ride, one I wouldn't have missed for the world!!! As a past President, Donna says I can come back to TAHRA meetings any time I can, so don't be surprised if I show up now and again just to get a hug from my lifelong friends. That's all of you, you know!!

I'll be missing YOU! Forever and always, keep smiling.....*Patsy*



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Harbison MDHA's New Executive Director

Jim Harbison has been named as the new executive director for MDHA. He comes to MDHA from the U.S. Department of Housing and Urban Development. He ran HUD's Nashville Multifamily Program Center for more than two years, overseeing about 400 apartment complexes with more than 32,000 units and a Section 8 housing program for nearly 21,000 residents.

Harbison grew up in Nashville and graduated from Montgomery Bell Academy. He is a graduate of the U.S. Naval Academy, spent 28 years in the Marines and retired as a colonel. He has master's degrees from Johns Hopkins University and George Washington University. He is married with three grown children.



Clinton Housing Authority Executive Director Melba Greer Retires, Josh Hinman Hired

Melba Greer has spent the last 26 years at the Clinton Housing Authority, serving as Executive Director for the last 12 years. Her last day of work was January 10, 2014. She cared for her tenants and her staff both professionally and personally, and will be sorely missed. She is retiring to spend more time with family.

Josh Hinman started as the new Clinton Housing Authority Executive Director on January 13, 2014. He has his MBA from the University of Tennessee, and has spent the last 2.5 years as the Office Manager for Oak Ridge Housing Authority. He has been involved with TAHRA in the past, and is looking forward to attending the spring workshop to meet more of his colleagues.

(Workshop-from Page 1)

Consortia – An Optional PHA Survival into the Future, presented by **Dennis Morgan**, Senior Associate, D.L. Morgan & Associates.

EIV, presenter to be announced.

Fair Housing, presented by **Andrew Wampler**, Attorney, Wilson Worley, PC.

GASB Updates, presented by **Chad Porter**, CPA, Smith Marion & Co., LLP.

Get Organized with Microsoft Outlook, presented by **Kimberly Medlock**, President, Smarter Training Matters.

Green Physical Needs Assessment, presented by **John Cauthen**, AICP, PHM, Barge Cauthen & Associates, Inc.

Hot Topics in HUD Accounting and Funding, presented by **Brian Alten**, CPA, Partner, BDO PHA Finance.

Housing Roundtable Discussion of Legal Issues, presented by staff of **Wimberly Lawson Wright Daves & Jones**.

Low Income Housing Tax Credits (LIHTC) 101 and Why to Leverage Them, presented by **Holly Knight**, Vice President of Development, The Bennett Group

More “Good” News from Washington, presented by **Tim Kaiser**, Executive Director, PHADA.

Occupancy – a panel discussion.

Orientation for New and “Slightly Used” Executive Directors, presented by **Marcia Lewis**, Hub Director, USDHUD Memphis and Jackson.

Opening session will include a Washington update from **Tim Kaiser**, Executive Director, PHADA, updates dates on state and federal legislative issues, our insurance program, and updates from HUD personnel.

Public Housing Assessment System (PHAS) – Get the Latest, presented by **Dennis Morgan**, Senior Associate, D.L. Morgan & Associates.

Project Based Vouchers – What Do I Need to Do?, presented by **Dennis Morgan**, Senior Associate, D.L. Morgan & Associates.

Reading Electrical Schematics and Wiring Diagrams, presented by **Jim Waterman**, Training Associates, Inc.

Section 8 Applicant, Participant and Landlord Relations, presented by **Jeremy Spence**, Consortium Director/Trainer, The Nelrod Company.

Section 8 Roundtable

Smarter Time Management Matters, presented by **Kimberly Medlock**, President, Smarter Training Matters.

Solving Three-Way Switch Problems, presented by **Jim Waterman**, Training Associates, Inc.

Supervisor 101 – A Look at Employment Laws that You and Your Supervisors Need to Know, presented by **Jeff Jones**, Regional Managing Member, Wimberly Lawson Wright Daves & Jones.

The ABLE Leader, presented by **Charles C. Weathers**, Founder, The Weathers Group.

THARMT 101, presented by **James Bush**

To “Friend or Not to “Friend” – A Discussion of Legal Issues, presented by **Jeff Jones**, Regional Managing Member, Wimberly Lawson Wright Daves & Jones

Troubleshooting Air Conditioning Systems, presented by **Jim Waterman**, Training Associates, Inc.

Update on the Administrative Plan, presented by **Dennis Morgan**, Senior Associates, D.L. Morgan & Associates.

What All Commissioners Should Know, presented by **Marcia Lewis**, Hub Director, USDHUD Memphis and Jackson, Office of Public Housing.

The Marriott Franklin Cool Springs, Franklin, Tennessee will serve as our headquarters hotel. The deadline for making reservations within our block is Thursday, **April 3, 2014**. Reservations may be made by calling 615.261.6100, 888.403.6772. Our code is TSWTWSA or you can register online. **Please only reserve the rooms that you are certain you will use so that it is possible for all attendees to stay at the hotel and for TAHRA to meet its contractual requirements.** Registration will be available on-line at www.regonline.com/springworkshop2014_1482678

A big thank you to all who worked in putting the excellent training sessions together; the housing committee, led by chair, Jim Payne, Sparta and his committee members, the commissioners committee, led by Jo Alred, Jackson, the maintenance and modernization committee, chaired by Andrew Taylor, Newbern, the rental assistance/Section 8 committee, chaired by Sherrie Samples, Morristown and all the other contributing TAHRA committee members.

Columbia Housing Opens New Offices

Columbia Housing has moved to new offices that opened on January 6, 2014. Please be advised that the new physical address for Columbia Housing and Redevelopment Corporation is:

Columbia Housing and Redevelopment Corporation
101 Penny Avenue
Columbia, TN 38401

Gilbert Named New VP of Housing at KCDC

Knoxville's Community Development Corporation (KCDC) has announced the hiring of Sean Gilbert as the sr. vice president of housing.

"KCDC has a solid industry reputation as a forward-thinking leader. I am very excited to join the innovative team in Knoxville," Gilbert said.

Gilbert will direct the management, maintenance and renovation of KCDC's Housing Department which includes more than 3,700 affordable housing apartments, the Section 8 Department which provides rental assistance for an additional 4,000 low income families, and the low income housing tax credit program.

Since 1995 Gilbert has served as the executive director of the Housing Authority of Pikeville, Kentucky, where he oversaw eight low-income housing properties of more than 500 housing units. Gilbert also directed the Section 8 voucher program and oversaw new construction and modernization projects for the housing authority.

Gilbert has served in several leadership roles for the National Association of Housing and Redevelopment Officials (NAHRO) and the Southeastern Regional Council (SERC) of NAHRO. He currently serves on the member services and legislative network committees for NAHRO and is the current secretary of SERC-NAHRO. He is also a past president of the Kentucky Housing Association.



SAVE THE DATE

May 12th- 15th, 2014

Music Road Hotel—Pigeon Forge, TN

This will be TCAC's only conference this year.

We will not be having our December Conference. We plan on this one being a big one and you don't want to miss it!!

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Mid TN ED Meeting Recognizes Retiring Patsy Noland

The Middle TN Executive Directors met at the Murfreesboro Housing Authority on Feb. 12 especially to honor Murfreesboro's Executive Director, Patsy Noland, who is retiring February 28, 2014. Patsy has served at the TAHRA President, Chairman of the Spring Workshop Committee and on many SERC and TAHRA committees.

HUD official, Ed Ellis, acting Field Officer Director, Nashville, presented Patsy a special certificate. Other HUD officials attending included Karen Haynes, Tyrone Collins, Harold Witt and Ben Bentley. They gave an update on the 2014 Appropriations, RAD Status, EPIC Reporting and our favorite, Executive Director Compensation Reporting.



There was a lively discussion on the new Flat Rent changes included in the 2014 Appropriations bill. HUD is supposed to issue some guidance "soon". New Executive Directors present included Sean Lee, Smyrna HA, Jim Harbison, MDHA and Thomas Rowe, Murfreesboro. Ralph Perrey, THDA's ED discussed Tax Credits and Bond Financing and other possible financing options for PHAs.

Joyce Floyd, TAHRA President, gave us an update on the Day on the Hill and the Spring Workshop. Lunch was provided by Clarksville, Cookeville, Fayetteville, MDHA, McMinnville, and Shelbyville HAs. Patsy Noland has hosted the Middle TN Executive Directors at the Murfreesboro HA office for years with true "southern hospitality" and the group expressed their appreciation.

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 April 25, 2014 for Publication May 2014.