

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

Summer 2013

"Slow and Steady Wins the Race" TAHRA's 2013 Spring Workshop

Another outstanding workshop! Thank you to everyone who helped to make this workshop one of our members favorite training opportunities.

Thanks to our sponsors; **Michael Brady, Inc., Barge Cauthen & Associates, Inc., Arthur J. Gallagher & Co., and Ledford Engineering and Planning, LLC.** And thank you to the support from our exhibitors; **Absolute Security Products, Barge Cauthen & Associates, Bath Fitter, Michael Brady, Inc., Bug Busters, Dog Inspectors, LLC, Green Seal USA, Inc., LegalShield, Lindsey Software, Marketing Associates Plus, Inc., Nordman & Associates, LLC, Plumbmaster, Inc., SACS Software, TCAC, TMS- Marlin.**

Thanks to all who helped make this workshop a success, to those who attended and to our speakers. Your support is greatly appreciated. Mark your calendars for April 28-30, 2014 for next year's workshop!



L-R: Karen Haynes, Ben Bentley and Harold Witt, Nashville PIH HUD staff presented a session on Community Service and Resident Initiatives.

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Upcoming TAHRA Events

Exec. Director's Symposium
July 14-16, Nashville, TN
TAHRA Annual Meeting
September 15-17 Chattanooga, TN
Strategic Planning Meeting
October 13-14 Fall Creek Falls SP

Cookeville Housing Youth Recognized at NAHRO Legislative Conference!

National Grand Prize "What Home Means to Me" poster contest winner, Kayla Padgett of Cookeville Housing Authority from Celina, TN was recognized during the NAHRO Legislative Conference held in Washington, D.C., March 18 – 21, 2013. Kayla and her grandmother,



Kayla Padgett recognized during the NAHRO closing ceremonies. L -R: Steve Merritt, Housing America Chair & PHM Sr. Vice President; Saul Ramirez, CEO of NAHRO; Kathy Smith, CHA Resident Services Coordinator; Becky Padgett, Kayla Padgett; Maurice Jones, Deputy Secretary of HUD; Betsy Martens, President of NAHRO.

Becky Padgett and Kathy Smith, CHA Resident Services Coordinator were also able to see many of the sights in D.C. to make this a fun and educational experience. Kayla has recently moved to Indiana and will be graduating High School soon with honors and will start Indiana University this summer on a full 4 **(Continued on Pg. 3)**



Kayla presents US Representative Diane Black with the 2013 NAHRO calendar featuring Kayla's poster on the cover.

NOTES FROM THE DIRECTOR'S DESK

Donna Baumgartner, TAHRA Executive Director

"Spring is the time of plans and projects" (Leo Tolstoy). We are continuing to make "plans and projects" for you as the year continues. Our executive director's symposium is planned for July, our annual meeting is planned for September, our strategic planning meeting is scheduled for October and our maintenance workshop and other regional trainings are being planned. I understand that budgets are tight and travel funds are limited and I hope that you will consider using those limited dollars to attend our state events which should stretch your available dollars.

As always, your continued support of TAHRA and its programs are valued.

Sid McBee: Housing Professional Extraordinaire!

By Joyce Baker, ED Maryville Housing Authority (and HUD Alumni)

When I was asked to write an article for Tales of TAHRA, my first response was "no", then "well maybe" and somewhere along the line "panic" but then the subject matter made me realize that I wanted to do this. The subject was "People that have worked for HUD as well as a Housing Authority" and I thought who better to write about than Sidney McBee who worked for HUD for 31 years and then for the Maryville Housing Authority for 11 years.

The story begins long ago (194?). In a far away land (Tazewell, TN), Sidney McBee made his entrance into the world, the second of three boys. He attended Knoxville schools graduating from Central High School where he played football and was on the track team then continued into Carson Newman College where he played varsity tennis. After college Sid went to work for HUD in the Inspector General's Office of Audit.

In 1971 the Housing Administration was changing the Knoxville office from FHA to HUD, and Sid came into the new Knoxville HUD Office as a Financial Analyst. Already known by the housing industry due to his auditing days, he continued to make friends and influence housing authority people across the state with his knowledge and expertise in the financial field. At that time, the Knoxville Field Office had all housing in the state to manage. Computers had not been thought of so the yellow legal pad and pencil became the "computer" of choice, and, for those of you who have been around for awhile, you will remember that each PHA had to send in their budget for approval each year. Only someone with a love for numbers and detail, a care for and desire to help our housing authorities, could handle such a demanding position day in and day out. But Sid not only handled it, he became the go-to person in the state for advice, training, or anything else needed in the PHA financial realm. The Central Office in DC was also known to call for his advice.

In 1986 Sid was awarded the prestigious J. Milton Slifkin Award for his outstanding contributions in support of public housing. That is also the year he laid down his pencil and picked up a ball point pen as **(Continued on Page 6)**



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PROCUREMENT



“Purchasing Cards”
by Terry Mckee

The federal government was one of the pioneers in using Purchasing Cards-commonly known as P-Cards. The federal government started using P-Cards in the 1980’s as both a way to reduce transaction costs and to expedite small purchases. Most progressive Cities, Counties and States (not to mention private sector firms) use P-Cards for small dollar transactions.

HUD’s Procurement Handbook (Section 5.7) authorizes the usage of P-Cards for small dollar purchases subject to the rules for small purchases. For instance purchases above the Micro Purchase level still require quotes. HUD recognizes that the value of P-Cards in reducing transaction costs and the time required for making purchases.

While P-Cards can be a valuable tool, it is very important to have a properly designed and functioning program. We have all read the horror stories in the newspapers about P-Card program run amok. However various “White Paper” studies have shown that the fraud level with P-Cards is less than 1%. A robust and effective P-Card program requires these components:

- Accountability
- Audit Program
- Automated Tools for reconciliation and program administration
- Comprehensive training program
- Policy and procedures manuals

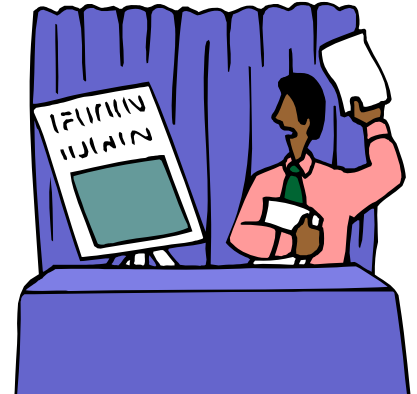
With these steps a P-Card program can improve processes and efficiency for your organization.

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

The Annual Meeting of TAHRA is Coming Up September 15-17 in Chattanooga

The Exhibit committee would like to remind vendors of the date and the opportunity to reach a broad group of Housing Professionals from all across Tennessee by becoming an exhibitor.

Also, members are reminded that there will be a \$100 prize for the member who recruits the most new exhibitors for the Annual Meeting. Get those Rolodexes and Outlook address books whirring!



“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.*)

First Woman TAHRA President has Died



Dot Gibbs, President of TAHRA in 1973 and the first female president of TAHRA died April 23, 2013. She was also retired from MDHA.

Our sympathy is extended to her family.

(Kayla-Continued from Pg. 1) year scholarship. During the conference, Kayla not only wowed the delegates with her artistic ability, she impressed the group with her stunning voice by leading them in



“God Bless America”!

Kayla Padgett & Kathy Smith with Kayla’s poster which was on display the entire week, along with all the national winners, in the Russell Senate Office Building Rotunda.

Congratulations to the
Kingsport Housing & Redevelopment Authority
on being one of only 17 entities across
the United States to receive a
Choice Neighborhoods Planning Grant
to revitalize the Robert E. Lee Apartments and
transform the Midtown Neighborhood.

Michael Brady Inc. is proud to have
conducted the Physical Needs Assessment
and Cost Estimates for the
Choice Neighborhoods Grant Application.



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Franklin HA Clothes Closet Partnership

Leadership Franklin and the Franklin Housing Authority ROSS/FSS programs partnered to collect clothing and organize a new clothes closet for residents. The store officially opened on March 21st with a program and lunch for guests and residents hosted by Leadership Franklin. Resident Charlotte Abedi modeled her new suit and spoke about what the clothes closet means to her. The clothing closet program is designed to assist residents that are working or looking for



Charlotte Abedi

employment by providing appropriate clothing for work or interviews. Suits, slacks, jackets and other items are available. Residents currently employed or those that have earned credits by participating in activities to help them secure employment may shop in the store. Franklin Synergy Bank and Middle Tennessee Electric served as drop-off points with Marti and Liz Shoes donating gift certificates for the residents.



TAHRA History/Archives

Crossville Housing Authority hosted a small group to identify pictures and work on organizing old TAHRA memorabilia. Pictured left to right are: Patricia Basham, TAHRA Historian and ED of McMinnville; Don Alexander, ED of Crossville; William "Butch" Holman, ED of Livingston and Donna Baumgartner, ED of TAHRA. The group also included CHA's Jim Young, Tales of TAHRA editor who is not in the picture because he was busy taking the picture.

TAHRA SCHOLARSHIP UPDATES AND NEWS

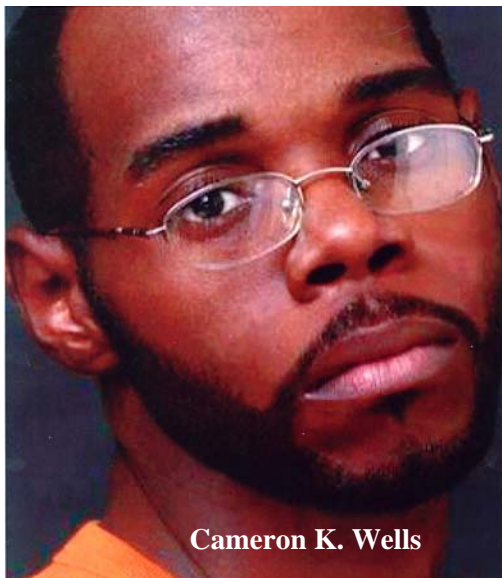
Congratulations to **Jasmine Williams** who graduated in May from Middle Tennessee State University with a degree in psychology. Jasmine has been one of our four year scholarship recipients from Jackson Housing Authority and we are so proud of her!

Two new scholarships have been awarded for the 2013-2014 term. The winning applicants are **Tamaria Q. Smith** and **Cameron K. Wells**, both from MDHA.

Ms. Smith is employed full time and was a full time student as well as a mother to a two year old daughter.

She had to stop her educational goals due to needing financial assistance and we are proud that we are able to help her. Her passion and ambition is to obtain a degree in gerontology.

Mr. Wells is a participant in MDHA's Family Self Sufficiency Program and is enrolled full time at Tennessee State University. He is active in his church's music ministry and is majoring in commercial music business with aspirations of continuing to get an advanced degree to practice entertainment law.



Cameron K. Wells



Tamaria Q. Smith

(McBee– continued from Page 2) Chief of Public Housing. Through those 13 years as head of the Knoxville Public Housing office, numerous changes came to HUD, and one of the largest changes was a reduction in the number of public housing staff in that office. The work still had to get done but Sid took it all in stride, again picking up his pencil and reviewing financial documents submitted by the Housing Authorities we served. He was always there to do what was best for our PHA customers. The Housing Authorities knew this and knew they could call on him at any time and get their questions answered. He was also there to do what was best for his staff, never asking them to do anything he would not do himself, and always a mentor to them.

In 1999, after 31 years with HUD, Sid retired and came to the Maryville Housing Authority as the Chief Financial Officer. While at Maryville, he was instrumental in revitalizing all 400 public housing units, the purchase and revitalization of private housing by the authority, the purchase of a Section 8 New Construction Mid-rise for the elderly, and the construction of a new office building. In 2006, he decided to retire (again) but knowing that a part-time Sid was better than a full time un-HUD-trained person, he was offered a part time job which he accepted and retained until he really did retire in 2010.

Sid has a long history with public housing, and knowledge that certainly cannot be replaced. He was there when Section 8 was born, he was there when QHWRA was born, as well as all the names for the “Mod” programs, Resident Initiatives, and all the other stuff which has come and gone. In the 1970’s he was a member of several Disaster teams (before FEMA) and he has been an instructor in the PHM program and served on numerous task forces throughout the years. While at Maryville he travelled to at least one PHA in Kentucky to train the financial staff there. A fellow HUD employee now retired who was in the Knoxville Office and left for Central Office in 1975, recently commented that while in Washington, if he wanted to know



Sid Greets the late Wallace Rice, when he was ED at Dayton Housing.

something, he would just pick up the phone and call Sid. Not only did Sid usually know the answer, but if not, he knew where to find it, and could explain it in a manner that he could understand. Additionally, if a new regulation was being discussed, he would call Sid and run it by him to get his take on it.

Sid had a knack for giving his full attention to our customers and helping them solve whatever question or problem they had.

Sid is happily enjoying retirement now with his wife, daughter and son, and doing volunteer work at his church’s Family Life Center and in his church where he sings in the Adult and Senior choirs. He is truly missed by his HUD friends, his Maryville Housing Authority friends, and particularly by myself who worked with him for a total of 39 years. But hey, how can you fault someone who served public housing for 42 years and is now getting on with his life. However, I may no longer be a co-worker, but no matter where he goes, or what he does, he is still stuck with me as a friend.



Photos from the TAHRA Spring Workshop

Photo left: Kimberly Medlock, left, from Smarter Productivity Solutions helps a student in her Microsoft Outlook class.

Photo right: John Cauthen, left, Barge Cauthen & Associates and Bob Tulley, right, Jackson HA converse after the GPNA Session.



Bob Bush Retires

Bob Bush recently announced his retirement from Arthur J. Gallagher & Co. Bob began working with TAHRA in 1986 when we sent out a bid package for our Master Insurance program. Bob and Don Broussard came to Tennessee and drove around to various cities to look at our public housing properties and scratched some numbers on the back of an envelope (no laptops in those days!). And, on behalf of Broussard, Bush & Hurst, they submitted what turned out to be the winning bid. That was the beginning of a great relationship with their organization.

Missouri, Florida, the Carolinas and other states had formed self-insured pools and were pressuring Tennessee to do the same; they even had Jennifer Gallagher from Arthur Gallagher & Company come down from Chicago to talk to us about the concept. But we were wondering how self-insurance could be that great if it was going to cost us more than what we had been paying with our Master Insurance program. As we were deliberating over the two competing concepts from the two brokerage agencies, Broussard, Bush & Hurst became a part of Arthur Gallagher & Co. Bob then presented us with a structure for self-insurance that we felt comfortable with. And in December of 1996, we launched THARMT (Tennessee Housing Authority Risk Management Trust). Now beginning our 17th year of operation, this program is providing Tennessee housing authorities great insurance coverage at a very low and stable cost, returning over \$8 million in dividends to our members. But beyond the great product and service, Bob and his family and staff have become good friends with many of us over the last 27 years. Best wishes Bob ~ enjoy a well-deserved retirement!

Jim Thiltgen, THARMT board member, interim director, MDHA, submitted information for this article.



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Spring Workshop Photos

Photo left-Jim Payne, right, Sparta HA, ED visits with Roger Shea at the Bath Fitters booth; Photo right-Lisa Bonadio, right, Dayton ED visits with Chuck Nelson, left, from Dog Inspectors, LLC and Perry the Certified Bed Bug Detection Dog, center.



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 July 26, 2013 for Publication August, 2013.