Make Plans to Attend TAHRA Spring Workshop at Historic Franklin!

As this issue of the newsletter goes to print, sessions are being finalized for our spring workshop. The workshop will be April 22-24, 2013 at the Franklin Marriott Cool Springs. Once again, excellent training sessions are being planned. Information will be available on our website and sent via email on or before February 28, 2013.

Hotel reservations can be made by calling 888.403.6772 or 615.261.6100. The group room rate is $139. Identify yourself as an attendee of the TAHRA meeting. Reservations can also be made on line at for 139.00 per night. Our group housing code is THRTHRA.

Be watching your email and our website for program and registration information!

Ted Fellman Retires, Ralph Perrey Takes THDA Helm as Director

By Patricia Basham, Historian

In October, 2012 Tennessee Housing Development Agency, Executive Director Ted R. Fellman retired. Mr. Fellman had worked for THDA for 17 years and succeeded Janice Myrick in November 2005. Under Mr. Fellman’s leadership THDA expanded the cooperation between THDA and TAHRA. THDA and TAHRA, (through its housing authority agency members) are the two leading affordable housing providers in Tennessee. One of the things first things THDA did under Mr. Fellman’s leadership was the Housing On Tour meetings across Tennessee. THDA brought leaders from all types affordable housing providers together to see how they could improve their relationship with their partners and how all the agencies could work together for the mutual benefit of the customers. Mr. Fellman accepted a position at Raymond James/Morgan Keegan in its public finance department. Hopefully we will continue see Mr. Fellman in his new role.

In September 2012, the THDA Board approved Ralph M. Perrey as the new Executive Director. Mr. Perrey served on the THDA Board for two terms prior to his appointment. Ralph Perrey had worked at Fannie Mae since 2000 as a Senior Business Developer for Public Entity business development and worked directly with numerous Tennessee Public Housing Authorities during his tenure there. He had served on the senior staff of former Tennessee Governor Don Sundquist prior to his employment at Fannie Mae. Ralph, as a representative of Fannie Mae, was a regular at TAHRA workshops and annual meetings and sponsored numerous TAHRA functions. It is great to have a TAHRA friend selected to serve as the new THDA Executive Director. Welcome Ralph.

(Continued on page 7)
NOTES FROM THE DIRECTOR’S DESK

Donna Baumgartner, TAHRA Executive Director

Once again, we are finalizing plans for another successful spring workshop. Our committees have been working hard to secure the training that will be relevant to you and your staff. I hope you will make the commitment to join us. We recently held our 9th annual Day on the Hill and I thank all the TAHRA members who continue to support our legislative day events. I believe that over the past few years, through this event and your efforts, our legislators now know who TAHRA is. If you have never attended this event, please consider doing so as your elected representatives ask for you when they attend our luncheon. Many of you will also be attending the NAHRO legislative conference and we will bring our message to our Tennessee representatives there also.

Hope Punxsutawney Phil is right about an early spring as I look forward to seeing you April 22 – 24 in Franklin at our spring workshop.

TAHRA Hosts 9th Annual Legislative Conference & Housing Day on the Hill

TAHRA members gathered on February 4-5, 2013 at the Sheraton Hotel and Legislative Plaza for our 9th annual Day on the Hill. Mick Nelson, THDA, presented his research and implications of future housing needs of Tennessee. A budget overview and analysis was presented by Rick Nicholson, legislative budget director, Senator Doug Overbey (District 8), 2nd vice-chair Senate finance committee and Representative Craig Fitzhugh (District 82), former chair, House Finance Committee. Anne Carr, TAHRA’s legislative consultant, reviewed pending legislative bills and their impact on housing. Following the sessions, members attended the legislative session at the state Capitol and were recognized by the House of Representatives.

After individual appointments with their representatives, members gathered for a buffet luncheon with members of the General Assembly.

Kingsport Housing Does Christmas in a Big Way!

Kingsport Housing & Redevelopment Authority hosted a Christmas Party for approx. 400 kids ages 0-12 years of age, December 8th. Both parents and kids enjoyed writing letters to the North Pole, cookies & pizza, pictures with both Mr. & Mrs. Claus, games, face painting, and took home gifts of toys and clothes, plus treat bags of fruit and candy. Sponsored by KHRA (Director Terry Cunningham) and KITE, Inc. (KHRA's Resident Council) and staffed by the Resident Initiatives Dept., VISTA members, and volunteers.
PHA’s, like all governmental entities, often have a need for specific supplies or services that are required to operate. Contracts (or bid awards) with option clauses give the PHA a continued supply of the desired supplies or services under contract at known prices. The use of options also negates the need and cost of going out to bid every year.

What does the PHA need to think about when considering putting options into a solicitation?

- The PHA and not the vendor must have the right to extend the contract.
- Options cannot be exercised if they were not in the original contract.
- Options to buy additional quantities must have been priced in the original contract.
- Options to extend contracts cannot push the contract beyond five years without HUD’s approval.
- Options to extend energy performance contracts may not exceed 20 years.
- The pricing of options needs to be addressed in the solicitation document.
- The contractor/vendor should be given at least 30 days’ notice of the PHA’s intent to extend.
- Options cannot be exercised once the contract expires.

Before exercising options, the PHA is to document the contract file with:

- A determination that funds are available to cover the option.
- A statement that the options were included in the original contract.
- A brief review of market prices to justify price reasonableness.

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

TAHRA Website Improvements Coming!

TAHRA to join Facebook, Twitter & LinkedIn.

The TAHRA website is undergoing a major redesign and should be up in the next few weeks. New features will include a member only section, ability to renew your membership dues on-line, photos and more! We are also going to enter the social media world with a Facebook, twitter and LinkedIn accounts so be sure to check out the new features and give your feedback to us.

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Frank Denney, Engineer
O: 205-822-3949, F: 205-822-3905
Email: aptaudit@bellsouth.net

3612 Cheshire Road
Birmingham, AL 35242

Winning teams at the 2012 TAHRA Annual Meeting John Acuff Scholarship Golf Tournament were: 1st Place: Eddy Casteel, Ross Dodson, Ronald Engelhardt and Bob Lanning and 2nd Place: Ronnie Cantrell, Michael Farmer, Robert Farmer and James Thomas.
Roy Latham is celebrating 50 years of working with Public Housing Authorities

Thank you for all you do, Roy. Your MBI family appreciates you!

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Cookeville, Tennessee 38501
931.644.2122
TCAC Fall Conference Joins Residents & AmeriCorps

TCAC ended 2012 with its annual Fall Leadership Conference/AmeriCorps workshop with 140 in attendance.

Training included: Roles of a Resident Council and Resident Advisory Board/REAC, along with many other sessions to provide help and leadership training to those who attended. The Conference included a leadership roundtable featuring a panel of members in leadership roles throughout Tennessee and Arkansas including:

- Jawanna Chapman, TCAC Executive Director
- Bob Hancock, Resident Council President, North Little Rock, AR,
- Helen Pierce, Resident Service Coordinator, Newport Housing, TN
- Brian Carter, Resident Service Coordinator, Fayetteville Housing, TN
- Ann Brown, Resident Service Coordinator, Lawrenceburg Housing, TN
- Edna Potts, Resident Service Coordinator and TCAC Board member, Kingsport Housing, TN
- Shaquawana Wester, AmeriCorps Member, Cookeville Housing.

TCAC also held a mock Resident Council meeting and offered breakout sessions for the officers of resident council. During the Fall Conference, residents that came participated in a brief show and tell, before a panel of judges. Winning for best show and tell and the Ritchie Leadership Award (Continued on Pg 7)
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Franklin Housing Authority Takes Lessons from the Classroom to the Kitchen
A new program at Franklin Housing Authority is introducing students to healthy practices in the kitchen. Eight students, spanning sixth to tenth grade, meet at their multi-use community center to prepare a healthy dinner. Tena Hardy, FHA service coordinator, partnered with Williamson County Health Department educators to launch the cooking class which will meet for five weeks.

“We wanted to have something for our youth to be actively involved with plus be constructive after school,” said Hardy. “This gives these students educational tools on cooking to help promote healthier lifestyles”. The students can take home healthy recipes to help prepare at home as well as becoming conscious of common unhealthy cooking habits. The final class includes a trip to the grocery store to learn about healthy shopping on a budget. The class itself began operating on a $0 budget before Kroger donated a $100 gift card to get started.

(Perrey, continued from pg 1) Below is a message to TAHRA members from Mr. Perry.

“I am privileged to serve as THDA’s Executive Director as the agency marks its 40th anniversary and excited about the opportunities ahead. At a time of uncertainty around the federal budget, THDA is well positioned for the challenges to come. This is a credit to my friend and predecessor, Ted Fellman, and the oversight of our Board of Directors. Through their stewardship, THDA is financially strong, our book of mortgage business is sound, and our programs are well and effectively operated. We also have a terrific team of professionals at THDA who take their work seriously and take pride in doing it well. 

During my years at Fannie Mae I had the opportunity to work in the Public Entities group, working directly with housing and redevelopment authorities in Tennessee and, at times, as many as 15 other states. I developed a real appreciation for the work you do and for the challenges your agencies face. Your Administrative funds are squeezed, your Capital funds are reduced, program funds are likely to be reduced again, and you have had to deal with a number of what I might politely refer to as “counter intuitive” decisions at HUD, such as the confiscation of reserves you built up through careful management and the redistribution of those funds to agencies elsewhere that had been, shall we say, less careful in their management.

Our partnership – TAHRA and its members with THDA – becomes all the more important then. The heavy lifting of addressing the housing needs of low and moderate income Tennesseans will fall to us. While we cannot make up the federal funds likely to be lost as Washington deals with its debt and deficit, we can look for ways to support one another, to be creative, to develop solutions, and to simply do the best we can, where we are, with what we have to work with.

I look forward to working with you and to seeing you at TAHRA’s Spring Workshop.”

Ralph M. Perrey, Executive Director, THDA

Tales of TAHRA - Spring 2013 - Page 7

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Ralph M. Perrey, Executive Director, THDA

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TAHRA
Day on the Hill

Above:
Winston Henning, executive director, Jackson Housing Authority and Micheal Miller, executive director, Bolivar Housing Authority enjoy lunch with their representatives

Left: Senator Doug Overbey and Representative Craig Fitzhugh present a budget overview and analysis for TAHRA members

Above Left: Susan Minor, Franklin Housing Authority and Randy Hoeschen, Ledford Engineering and Planning, enjoy having lunch with Speaker Beth Harwell

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 26, 2013 for Publication May 2013.