TAHRA’s annual meeting was recently held in Franklin, Tennessee, just south of Nashville and ranked the 7th largest city in Tennessee. As TAHRA navigates through the 2017-19 term led by President Paul Delinger of the Cleveland Housing Authority, it’s pretty clear that the course for his term is to step outside our boxes, gathering as much information as possible to apply to our housing authorities. Coming together is vital for us to investigate, advocate and motivate through our meetings and conferences. Sessions and training for HUD programs, strategic thinking, RAD, and even managing millennials, provided critical, ever-changing information that is necessary to stay the course with affordable housing. If ever there was a time to come together to share ideas and knowledge, it is now.

TAHRA stays on course as well with public relations by providing updated websites, news articles/press releases, and social media pages to send a message that we are ready to take on the challenges facing our association.

We have very strong exhibitor and vendor support that works with TAHRA to provide updates and knowledge on the latest architecture, products, tech and techniques for our housing facilities. We had tremendous support for our 30th annual TAHRA/John Acuff Scholarship Golf Tournament. A special ‘thank you’ goes out to our 32 HOLE SPONSORS, the LUNCH SPONSORS, SNACK SPONSORS and BEVERAGE CART SPONSOR who make this event
Hello TAHRA.

October has arrived and we are preparing to assemble in Pigeon Forge for Strategic Planning sessions for 2019 on the 14th and 15th of this month. It has been my honor and privilege to serve as your President and I appreciate your support and encouragement as we head into the second half of my term.

We had successful conferences at both our Spring Workshop and Annual meeting that enjoyed solid attendance and top-notch training opportunities. Additionally, TAHRA hosted an Active Shooter training in Murfreesboro which provided the latest strategies for making our workplaces safer for both employees and residents.

As your President, I have encouraged and challenged you to consider how you can get involved in making our association stronger. Several of you have answered that call. Thank you! We still have room for those of you still considering your level of involvement. Although the workers change from time to time, the work continues and TAHRA wants and needs your participation.

Lastly, one of the main goals of my term is to create awareness of the need for succession planning within each of TAHRA’s working committees that will facilitate a smooth transition of leadership when a change occurs due to pending retirement, job change or other reasons. You have heard me speak about this at the Spring Workshop as well as through articles in the TALES of TAHRA newsletter. I intend to continue with this campaign through the end of my term because it is vitally important to the continued success and growth of TAHRA. Please consider volunteering to work with the existing leadership of your committee to begin building the depth of talent and experience for future leadership. You will find it rewarding and more fun than might expect! I look forward to working with you in the coming year.

I am at your service, Andiamo!

Paul

TAHRA Annual Conference board meeting

The TAHRA board met during the 2018 annual conference in August. Captain Paul Dellinger and the hard-working TAHRA crew help navigate the way through all the twists, turns and sometimes rough waters to provide smooth sailing for the membership and affordable housing.

Thus far, under the direction of Captain Dellinger, board members along with hard working committee members have seen fabulous attendance at both the Spring Workshop and the Annual Conference. One of the main goals this board set was to provide relevant and quality training with thoughtful consideration to the needs of small, medium and large agencies.

The board continues to search for ways to keep TAHRA growing and changing as our members needs may change. Don’t hesitate to let a board member know of ideas how TAHRA can add to supporting its members. We encourage you to stay involved by offering ideas, joining a committee or continuing to support TAHRA with your attendance at events!

—Highland Residential Services (HRS)

Quawana’s Coats

The seventh annual Quawana’s Coats distribution will be Saturday, Oct. 27 at our new location, First Christian Church in Cookeville. We will have coats of all sizes and many winter accessories. All residents will be invited to come and find a coat before cold weather hits. Other items, including hygiene and food product, will also be available for sharing with our residents. The event will feature refreshments, community resource information, door prizes, music, kids’ games, a play area, and more! We have been accepting donations at various collection sites during normal business hours for a while, and we are now ready to share the generous outpouring we have received from the community. Items that will be available to residents include new/used coats and jackets of all sizes, hats, gloves, scarves, coat hangers and clothing racks, hygiene products of all types, nonperishable food items, and canned or bottled water/sodas. This has become a very successful annual endeavor by the HRS staff for their residents. For more information, search for Quawana’s Coats on Facebook.
2018 – 2019
SCHOLARSHIP RECIPIENTS

Jeraeya Spence
Nominated by MDHA
Jeraeya Spence is a single mom with 3 children. She is very active in her church and is over the Children’s Ministry and also a member of the choir. She is a Certified Nursing Assistant for Vanderbilt Home Care Services and is currently enrolled at Nashville State in the Medical Billing and Coding Program. Jeraeya has plans to enroll in the Nursing Program once she has completed Billing and Coding Program.

Christopher Bryson
Nominated by Humboldt Housing Authority
Christopher graduated from Humboldt High School in May with a 4.0 GPA and, where he took Math and English Honors classes. He will be attending Maryville College, with a major in Psychology and minor in Music. While attending high school, he was involved with the band, 4-H Club, manager for the softball team, Beta Club and Yearbook Staff. He has also volunteered at Humboldt Nursing Home as well as technology leader for Morning Star Baptist Church.

Heather Heatherly
Nominated by Trenton Housing Authority
Heather graduated from Trenton High School in May with a 3.94 GPA and has plans to attend University of Memphis. She plans on going into the field of radiology. Heather was very active in the Future Teachers of America, where she was President and State Chair, member of HOSA, Beta Club. Heather has also been on the Honor Roll for the past 4 years and graduated as a Peabody Scholar. She has also been a member of the Band, and plays a variety of instruments.

Sierra M. Robinson
Nominated by Jackson Housing Authority
Sierra graduated from Jackson South Side High School with a 3.9 GPA. She is now attending the University of Tennessee Martin, where she is a junior, majoring in Veterinary Science. Sierra recently joined the Alpha Kappa Psi business fraternity and Vet Science club. She is a volunteer at the Recycle Barn in Martin TN.

Mohamed Mudy
Nominated by MDHA
Mohamed graduated from Stratford Stem School in May of 2017, with a 2.7 GPA. He was very active in sports such as soccer, wrestling and football. He is attending Middle Tennessee State University and majoring in Health and Human Performance with a concentration in Health and Physical Education.

Regina Meadows
Nominated by Humboldt Housing Authority
Regina is a single parent with three children. She attended Humboldt High School and went on to attend Jackson State Community College where she received her Associate Degree in Social Work. Regina went on to receive her Bachelor of Science from University of Tennessee at Martin, where she worked through the Work Study Program. She also worked part time at Kids Land Child Care, where she became interested in working with children. She is currently enrolled at Freed-Hardeman University and plans to receive a Masters in Arts and In Pastoral Care and Counseling.

Roxana Alvarez Velediz
Nominated by Morristown Housing Authority
Roxana graduated in May of 2016 from Morristown-Hamblen High School East with a 4.00 GPA and 4th in her class. She is majoring in Neuroscience at Trinity College in Hartford, Connecticut. Roxana will continue doing research in the neuroscience lab where she worked during freshman and sophomore years. Roxana is also a mentor to upcoming freshman in Trinity’s Big Sister-Little Sister program. She is the executive secretary and will oversee the duties of Trinity College’s International House.
Around the State

KCDC officially opens new Five Points affordable housing

84-unit complex completes Five Points Phase Two

Knoxville’s Community Development Corporation (KCDC), along with business and community leaders and members of the Five Points community, officially opened Five Points Phase Two, an affordable housing complex at the east corner of Martin Luther King Jr. Avenue and McConnell Street, on Sept. 19.

Knoxville Mayor Madeline Rogero, Knox County Mayor Glenn Jacobs, the Department of Housing and Urban Development (HUD), Tennessee Housing Development Agency (THDA), elected officials and project partners joined KCDC to celebrate the opening of the 10-building, 84-unit complex.

“The opening of Phase Two is another step in the redevelopment efforts to invigorate the Five Points community and provide quality affordable housing that creates a sense of community,” KCDC Executive Director Ben Bentley said. “I said a year ago when we broke ground on this spot that I looked forward to returning and welcoming individuals and families to their new homes. Today’s opening is the result of a collaboration between KCDC and our partners at HUD, THDA and the City of Knoxville. Thank you to all of our partners and the Five Points community for investing in these efforts.”

Phase One of the Five Points Master Plan debuted in 2017 when The Residences at Five Points, a three-story, 90-unit complex of housing for seniors and people with disabilities, opened on Bethel Avenue.

Phase Two of the Five Points Master Plan offers one-, two-, three- and four-bedroom options and addresses housing needs for families. The East Knoxville complex covers more than six acres and features energy-efficient units, green spaces, sidewalks and a playground.

“It’s exciting to see this phase of the Five Points Master Plan become a reality,” Rogero said. “Five Points is an important and historical community, and a revitalized, thriving Five Points benefits our entire city. I want to thank everyone involved in this process from neighbors to project planners for working together to implement this plan.”

Ross/Deckard Architects and Johnson Architecture designed the Phase Two project with Merit Construction as the construction contractor. KCDC’s owner’s representative on the project is Partners. The $17-million construction cost was funded primarily through low-income housing tax credits from THDA. The equity partner for the tax credits is Red Stone Equity Partners, and Home Federal Bank of Tennessee is the mortgage lender.

The Low-Income Housing Tax Credit (LIHTC) is a credit against federal income tax liability each year for 10 years for owners and investors in low-income rental housing and allows KCDC to raise private equity.

KCDC earns high-performer status from HUD

Knoxville’s Community Development Corporation (KCDC) has earned high-performer status from the U.S. Department of Housing and Urban Development (HUD) following an assessment review.

KCDC’s high-performer status for the fiscal year ending in June falls under the Section Eight Management Assessment Program (SEMAP), the federal agency’s primary tool for evaluating Section 8 performance.

The SEMAP review considers 15 performance indicators related to rent calculation, rental rates, leasing and unit quality. KCDC earned a score of 105 percent after receiving maximum points in all categories in addition to a bonus for the use of mixed income housing and deconcentrating poverty.

KCDC administers several Section 8 housing programs that provide housing assistance to low-income families in the private rental market, including The Housing Choice Voucher Program, which includes Veteran Affairs Supportive Housing and Homeownership programs, the Moderate Rehabilitation Program and Family Self-Sufficiency programs. KCDC receives approximately $22 million per year to fund up to 4,008 vouchers for Section 8 housing.

“I am particularly proud of the bonus points in this evaluation, as they indicate that the majority of families in KCDC’s Section 8 voucher programs find homes in low-poverty areas,” KCDC Executive Director Ben Bentley said. “Studies show that area of residence can influence future educational and employment success, and this is another way that KCDC can help improve quality of life for the residents we serve.”
HUD Update

HUD AWARDS $43 MILLION

Nashville receives one of 11 grants for innovative housing programs

WASHINGTON - To help end youth homelessness, the U.S. Department of Housing and Urban Development (HUD) is awarding $43 million to 11 local communities, including five rural areas, through its Youth Homelessness Demonstration Program (YHDP). This program supports a wide range of housing interventions including rapid rehousing, permanent supportive housing, transitional housing, and host homes.

"Young people who are victims of abuse, family conflict, or aging out of foster care are especially vulnerable to homelessness," said HUD Secretary Ben Carson. "We’re working with our local partners to support innovative new approaches to help young people find stable housing, break the cycle of homelessness and lead them on a path to self-sufficiency."

To ensure the Youth Homelessness Demonstration Program meets the needs of young people, HUD relied upon the recommendations of young people who experienced homelessness themselves. Many of the same youth participated in reviewing the applications of communities seeking YHDP funds. Their input helped ensure that the communities selected for funding understand the needs and preferences of the young people they will serve. HUD also worked closely with its federal partners at the Department of Health and Human Services (HHS), the Department of Education (DOE), and the U.S. Interagency Council on Homelessness (USICH) to help develop the program and review applications.

The 11 communities selected will collaborate with a broad array of partners including a youth action board and the local or state public child welfare agency. These communities now have four months to develop and submit to HUD a coordinated community plan to prevent and end youth homelessness. They will also participate in a program evaluation to inform the federal effort to prevent and end youth homelessness going forward and will serve as leaders in the nation on the work to end homelessness among young people.

YHDP recipients will use funding for rapid rehousing, permanent supportive housing, and transitional housing, and to fund innovative programs, such as host homes. Recipients can begin requesting funding for specific projects as soon as they are ready. YHDP will also support youth-focused performance measurement and coordinated entry systems. Over the next several months, selected communities will work with their youth advisory boards, child welfare agencies, and other community partners to create a comprehensive community plan to end youth homelessness.

Nashville, Tennessee: $3.54 million

The creation of the Key Action Plan represents a clear shift in Nashville and Davidson County, where the problem of youth homelessness is more broadly recognized and embraced beyond a small number of Youth and Young Adult (YYA) providers. With the direct support of more than 20 diverse stakeholders - including a wide range of community-based organizations, systems, and Young Adult (YA) - Nashville’s Continuum of Care has increasingly tested new strategies and methodologies as it works to expand housing options for at-risk young people and to build momentum toward ending youth homelessness.

**Around the State**

**KINGSPORT—**

**Kingsport rehabs housing units**

Kingsport Housing & Redevelopment Authority (KHRA) is in the process of demolishing its oldest public housing development. The 128-unit Robert E. Lee Apartments complex was built in 1940, and HUD granted approval for the demolition last year. All residents were relocated last winter to make way for the demolition, which began in late September.

KHRA held a demolition ceremony last spring at the site. Approximately 30 former residents who grew up in the apartment complex returned to share fond memories and get one last glimpse of their former units.

Meanwhile, state and local officials joined KHRA leadership by donning hard hats and using sledge hammers to knock down a ceremonial wall. Once demolition is complete, KHRA plans to build new units on the site.

In addition, KHRA is planning to rehabilitate its remaining housing stock. The entire redevelopment project is expected to cost $51 million. The city of Kingsport has committed $3 million to the project. While attending the demolition ceremony, Ralph Perrey, executive director of the Tennessee Housing Development Agency, announced his organization had authorized $21.8 million in tax exempt bonds and $12 million to $14 million in low income housing tax credits for the project.

THDA has also awarded Housing Trust Fund grants to the overall project, which is expected to completely transform what is now traditional public housing in the city of Kingsport.
possible. Proceeds go to the TAHRA Scholarship Fund for students in our housing family who meet the criteria for this scholarship. The 2018-2019 Scholarship Recipients are on page 3 of this issue of Tales of TAHRA.

Part of the three-day conference is the TAHRA annual business meeting and breakfast for all members and attendees. A legislative update was given by Georgi Banna, director of policy and program development for NAHRO. Tasha LeSure, program director, Nashville Field Office provided a HUD update. Also during the breakfast, each TAHRA board member delivered a report on their committee and updated members on achievements and goals.

A day of concurrent sessions followed the business meeting that included continuations of sessions which started the day
Sessions

Annual conference
Continued from page 6
before, as well as new sessions designed for
members to increase their knowledge of
housing industry issues.

As part of the annual conference,
members look forward to TAHRA's MYSTERY
BOOTH opportunity to win $100.

Each member registers at the exhibitors
booths. No one knows until the reception
who's booth is selected with the mystery
prize.

Breaks

Meetings
A big THANK YOU to our participating exhibitors/sponsors/vendors for information and opportunities. They always bring their “A” game and share with us the latest products, services and ideas.

Marlin Manufacturing, Orlando FL
Lindsey Software, Little Rock, AR
SACS Software, Alexander City, AL
Synergy Global, Sarasota, FL
Cauthen & Associates, Nashville, TN
The Project90 Impact, Pensacola, FL
Smith Marion & CO., LLP, Brentwood, TN
Trimen Computer Systems, LLC, Piney Flats, TN
Employee Benefit Specialist, Inc, Morristown, TN
Brown Stove Works, Cleveland, TN
Mutual of America Life Insurance Company, Nashville, TN
Tennessee’s Community Assistance Corporation, Morristown, TN
Landlordlock.com Inc., Washington, IN
Vantage Development, Fyffe, AL

Professionals
Ledford Engineering Planning and Architecture, Arlington, NC
Strategic Management Team, Arlington, TN
by Terry McKee

co-chairperson, TAHRA procurement

Let’s read the fine print

It is boring and tedious to read, but the fine print in agreements and on-line terms and conditions can be important. To be honest, my personal inclination is to click “Yes” and be done with it. While that might save time, it is not the best decision. Often there are items buried in the pages that need modified before signing. These may include the following:

• Assignment/subcontracting

Does the agreement give the vendor unilateral right to sell the contract to another vendor? Your PHA needs the right to approve the sale (what if the proposed vendor is on HUD’s debarment list, for instance?) of its contract. Further, your PHA needs the right to opt out of the contract if it is sold. In addition, you need the right to approve the vendor subcontracting the work to another vendor.

• Automatic renewals

Does the agreement provide that the contract renews without any kind of proactive action on your part? Generally, this is not advisable. You should have to do something/take some action to renew the contract—not stop the renewal. In addition, regulations limit renewals to a maximum of five years.

• Entire agreement statement

If there is an “entire agreement” statement present, it can mean that your bid or quote terms and conditions (plus any purchase order terms and conditions) are no longer binding. Typically, you will want to insert language adding the bid/purchase order terms and conditions back into the agreement.

• Governing law

Vendors want to use courts in their location. It is far better for you to have the governing law state that it is in your county—not theirs. Do you want to fly to New York to appear before a judge?

• Indemnification

Many agreements want to limit liability and have the company indemnified against damages. State law prohibits municipalities from doing that and good business sense tells us not to do so.

• Price increases

Many agreements have an arbitrary clause allowing the vendor to increase prices at their discretion. You should have a say in that decision. At least incorporate the language in your bid document giving you a right to approve any price increases or to withdraw from the award if the vendor insists on a price increase that you cannot justify.

Should you have procurement questions, please feel free to contact me at tmckee@kcdc.org

Note that while the opinions expressed in this article result from my professional judgement based upon my experience and knowledge, I am not an attorney and you may need to consult with your legal representative and others before making procurement decisions in response to my comments.
The 30th annual TAHRA/John Acuff Scholarship Golf Tournament was recently held at the Harpeth Hills Golf Course at Cahoon Plantation in Nashville. Members, vendors, exhibitors and friends gathered for the four-person scramble with five teams participated in the tournament. Even though proceeds go for the scholarship fund, it does not keep the golfers from vying for the first place position. The course maintains its natural habitat, allowing wildlife to reside in the plush wooded, wet plantation grounds surrounding the course. You will probably see a fair number of deer, ducks, geese and other wildlife on any given day.

Thanks to Jane Norsworthy, Christi Billings, Lori Everett and the entire scholarship committee for the hard work invested in putting on this tournament supporting scholarships for our residents from housing communities around our state.

First place team: Bobby Trotter, Ronnie Cantrell, Michael Farmer and Bobby Randolph.

Second place team: James Bush, Ron Engelhardt, Eddy Casteel and Ross Dodson.
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Questions?
Contact Paula Robertson at pauladesigns22@gmail.com

2018 Advertising Reservation ~ Tales of TAHRA ~

Yes, we want our business in Tales of TAHRA, the official publication of the Tennessee Association of Housing and Redevelopment Authorities.

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Visit our website at: www.tahranet.org

“Life starts all over again when it gets crisp in the fall.”

Strategic meeting agenda

Sunday, October 14, 2018
2:00pm – 2:30pm Welcome, Introductions and goals
2:30pm – 5:00pm Committee work sessions – planning for coming year
6:00pm – 8:00pm Dinner at the “Local Goat”
8:00pm until Enjoy Pigeon Forge!

Monday, October 15, 2018
7:30am – 8:00am Board Meeting Sunday, October 14, 2018
9:00am – 11:30am Full Breakfast will be served downstairs
11:30am – 12:00pm Committee work/Reports on program plans
12:00pm – 2:00pm Closing Remarks and Adjournment
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