Annual conference “A spectrum of opportunities”

The 78th annual meeting of the Tennessee Association of Housing and Redevelopment Authorities is being held in Florence, Alabama, September 17-20.

Ideally placed, Florence, Alabama is just minutes away from Muscle Shoals and Sheffield and provides a contemporary backdrop for comfort and relaxation. It also offers stunning views of the beautiful Tennessee River. Our terrific location in Florence allows easy access to all the cultural attractions in Muscle Shoals.

Attendees at our annual meeting include executive directors, executive management staff, and commissioners. An ice-cream social with exhibitors Sunday from 2:00-4:00 will allow exhibitors to share their products and services with attendees. Exhibitors will be available for visiting throughout the conference.

Sunday will also feature the annual John Acuff /TAHRA Scholarship Golf Tournament at the Robert Trent Jones Golf Course in Muscle Shoals. Join your peers for a fun, exciting round of golf!

Once again we will conduct our “mystery booth” sign up with each vendor.

For more session information see pages 6-7. Don’t miss out on these very important and informational topics to help you take advantage of every opportunity for your housing authority.

Session agenda continued on pgs. 6-7

Upcoming events

- **Annual conference**
  - September 17-20
  - Muscle Shoals Hotel and Spa
  - Florence, AL

- **TAHRA strategic/transition meeting**
  - October 8-9
  - Embassy Suites
  - Murfreesboro, TN

- **SERC-NAHRO fall workshop**
  - November 5-7
  - Fort Lauderdale, FL

To download ~Tales of TAHRA~ and back issues visit www.tahranet.org.
Earlier issues back to November 2004 are available at: http://talesoftahra.googlepages.com
Greetings Everyone!

My term as TAHRA president is quickly coming to an end, and with that being said, I would like to take this opportunity to thank each and every person who has supported me during my tenure. I appreciate all of the kind words of encouragement, and I’m especially grateful for all of the hard work and dedication that the committees have put into making these last two (2) years very successful. There is no way that I could’ve made it this far without all of your help. A new board is stepping up, and I know they will continue pursuing our ongoing goals, listed as follows:

• making TAHRA a worthwhile financial and time-wise investment for its members
• keeping its members informed of current and potential legislation that affects public housing and redevelopment authority members
• developing strong partnerships within the industry.

To the current board, it has been my pleasure serving with such dedicated officers, who have worked tirelessly to make TAHRA the successful organization that it is today. It has been my honor to serve our members, and I will always treasure the lasting friendships that I’ve made. I look forward to serving as your first past president!

Jim

MARYVILLE—AROUND THE STATE

Maryville resident places in poster competition

Maryville Housing Authority is thrilled to announce that Tinna Abuhania won 2nd place in her age division at the SERC-NAHRO Annual Conference in June. Her poster was forwarded to the NAHRO national competition in Washington, D.C. National honorees will be selected by a blue-ribbon panel of judges, and honorees will be officially announced during Housing America Month in October.

“What home means to me” is an opportunity for elementary, middle and high school students to show their creativity and talents to express what home means to each of them personally.

We are very proud of Tinna and wish her the best of luck!

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Sunny Shaw

PEOPLE - PURPOSE - PASSION

Candidate for Senior Vice President

People

Building Relationships
“Sunny exhibits the remarkable capability of establishing and building solid relationships within our community and on a state and national level. These relationships positively impact services provided by the Housing Authority of the City of Pocatello (HACP) and allow the HACP to develop solid programs to improve the lives of those we serve. As she has served as Regional President, I have observed this same skill set at work to the betterment of our region.”

Karina Mason- Rorris
HACP Board Chair

Purpose

Changing Lives
“Having a lasting impact is one of the challenges all leaders struggle with. We all want to make a difference but Sunny has a unique way of giving selflessly with the mission of helping others as a true goal. She has a leadership style that supports others, giving them the opportunity to grow. Her strength is to bring people, organizations, communities and gifts to the same table, to work together for a common purpose. She connects people, passion, tools and strengths to better us all as we strive to change lives for the better.”

DeeAnna Peterson
NAHRO B&A Chair

Passion

Unwavering Commitment
“Sunny’s commitment to and enthusiasm for housing is unmatched. I’m impressed with the direction she’s taken the Housing Authority and the new programs she continues to develop. Because of her commitment, our community is a better place. She is passionate about her work and believes everyone deserves a chance at a productive and happy future. She has lead the way and developed partnerships to address homelessness in our city as well as changing educational outcomes for children in poverty. She is a true pleasure to work with.”

Mayor Brian Blad
City of Pocatello

Experience

- Executive Director (2010- Present)
  - Housing Authority of the City of Pocatello

  - Idaho Housing and Finance Association

- NAHRO: PNRC President, Regional Sr. VP, Regional VP w/ Portfolio, Idaho State Chapter President, Idaho State Chapter Sr. VP, Board of Governors, Professional Development Committee, Legislative Network, Housing and Education Task Force, Nominating & Elections Committee, Regional Commissioners Trainer

- Community: Parents as Teachers Advisory Committee, United Way Grade Level Reading Steering Committee, Bannock County Transportation & Planning Organization Advisory Committee, NAACP, Mayor’s Task Force to End Veteran Homelessness, Certified Ready 2 Rent® Instructor, Southeast Idaho Homeless & Housing Coalition (President)
McMINNVILLE—Back to school bash packs ‘em in!

The recent back to school party for MHA residents was a huge success with 128 school age children registering and 62 adults attending with them. With six hairdressers busy with haircuts, 100 ears of corn, 200 hotdogs, tons of Dr. Pepper and Sundrop, silly family photos, school supplies, balloon art, games, ballet registration, homework club sign ups, a dunking booth and a 16’ slide, it was a perfect day! The stilts walking juggler always makes everyone laugh! Hickory Creek Elementary School registration went well, and the Junior Auxiliary nail art table stayed busy! The mayor attended along with 12 different churches, the Tennessee Department of Health, and other community organizations, friends and businesses.

Volunteers from the Tennessee Department of Health were on-hand to assist the crowd with bumps and bruises.

The face painting and nail art booth is always popular.

Six stylists were busy with haircuts and trims.

Juggler on stilts.
Legislation of interest to TAHRA: Trespassing in common areas of apartment complexes

Public Chapter 135 by Senator Lee Harris (D-Memphis) and Representative Joe Towns (D-Memphis) makes changes to Tennessee law concerning criminal trespassing in the common areas of apartment complexes. Prior to the enactment of Public Chapter 135, a person committed criminal trespassing if the person entered or remained on property, or any portion of the property, without the consent of the owner. Consent could be inferred in the case of property that was used for commercial activity available to the general public or in the case of other property when the owner had communicated the owner’s intent that the property was open to the general public. It was a defense to prosecution that:

1.) A person entered or remained on the property that the person reasonably believed to be property for which the owner's consent to enter had been granted;
2.) The person's conduct did not substantially interfere with the owner's use of the property; and
3.) The person immediately left the property upon request.

Additionally, prior to the enactment of Public Chapter 135, the defenses set out in (1)-(3) were inapplicable to a person if the property owner posted the property with signs that were visible at all major points of ingress to the property and the signs were reasonably likely to come to the attention of the person entering the property. Public Chapter 135 adds that there will be no interference of the owner's consent and no defense in (1)-(3) above will be available to a person entering and remaining on the grounds, or in the common areas, such as lobbies, hallways, courtyards, and parking lots of a housing or apartment complex having signs posted as described above unless the person:

1.) Has the actual consent of the owner;
2.) May lawfully enter the property by virtue of the person's occupational duties; or
3.) Has a contractual right to enter the property or is an invitee of someone with a contractual right to make invitations to enter the property.

If you have questions or comments, please email sminor@franklinhousingauthority.com.
DIANE KUTZ—INSTRUCTOR OF MARKETING AND MANAGEMENT AT THE UNIVERSITY OF NORTH ALABAMA
Excel Class
This introductory course in Microsoft Excel 2016 covers basic concepts and skills to start being productive with Microsoft Excel 2016.

Microsoft Outlook Class
This introductory course in Outlook 2016 covers how to accomplish basic workplace tasks using Microsoft Outlook 2016, including reading and sending e-mail, managing contacts, managing tasks/to-do lists, and scheduling one-time and recurring appointments.

BILL LORDE—HOUSING PROGRAM MANAGER: HOME & NATIONAL HOUSING TRUST FUND
The Housing Trust fund (NHTF) is a new affordable housing production program that will complement existing federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable rental housing for extremely low households, including homeless families. Tennessee has directed all of its 1st year allocation to the production or preservation of affordable housing targeting extremely low-income households. Eligible applicants include Public Housing Authorities, for-profit and non-profit developers.

GARY MINOR—EXECUTIVE DIRECTOR, 21ST CENTURY LEADERSHIP INSTITUTE
Strategic Thinking, adaptability and leadership skills for what’s next
In order to be effective as a leader in this time of rapid change, the most important skill a leader can possess is the skill of adaptability. As housing moves from an agency model to a business model, your ability to adapt in several ways may never be more important.

In this session, we will focus on strategic thinking, how it is different from regular thinking, and why it matters to you and your team. And, we will review and take the time to learn how to apply the five practices of effective leaders in a time of change, a proven method to move your team forward!

Second Session: Building a more effective team
Building your Team for Higher Effectiveness from Anywhere Inside your Organization
No one works alone. Even if you are the only person in your organization who does what you do, you are still part of a process, part of a system to effectively deliver the services your organization delivers.

So, whether you are the top leader in your organization or not, you can effectively work to build a better, tighter team, to get it done. In this session, we will explore proven strategies you can use from any level to build a more effective team.

MICKEY MCMINNISH
Commissioner topics
PHA 101: Guide to thePHA with duties/obligations of Commissioners
Succession planning: A guide to starting the process of seeing what we would do if we had to replace the executive director.
Ethics issues: Working within ethical guidelines and laws
Federal agency audits: Are we up to date with all of the forms and requirements?
Legal Issues: Working with attorneys and the legal process and dealing with crisis situations

THOMAS SHELTON—HOUSING CAPITAL IMPROVEMENTS SPECIALIST—U.S. DEPARTMENT OF HUD
Energy and Performance and Information Center (EPIC) Demo and Capital Fund Guidebook Training
Will demonstrate the entering of a 5-year Capital Fund plan into EPIC to include logging on, starting the plan, submitting to the field office and receiving field office approval. Will also show how to submit the annual statement after grants awards are announced. Capital Fund guidebook training includes discussion of eligible and ineligible activities, Capital Fund planning, budget revisions, Capital Funds submissions, Emergency grants, Safety and Security grants, and grant closeout.

DREW FREEMAN—DIRECTOR OF OUTREACH—TENNESSEE TREASURY DEPARTMENT
Retire Ready TN – Understanding Tennessee’s Retirement Programs
In this session, we’ll cover retirement planning for local government employees in Tennessee. Attendees will receive an understanding of the Tennessee Consolidated Retirement System (TCRS) and how to estimate their own retirement benefit. We will also cover the State of TN 401k/457 plans and how these deferred compensation plans play an important role in retirement planning. Finally, we’ll cover resources available for retirement planning at all career stages including the RetireReadyTN gov, the call Retire Ready center, and comprehensive retirement counseling services.
MORE SESSIONS...

BETH TURNER — D. L. MORGAN AND ASSOCIATES
Public housing changes and program updates
Public Housing continues to evolve with Smoke free policies, VAWA, UPCS, AFFH and RAD. Learn the latest on these and other program changes in the public housing workshop so your agency does not fall behind in the programs. A hands on-training to include the latest provisions by HUD.

MACK CREECH—D. L. MORGAN AND ASSOCIATES
Housing choice voucher changes and program updates
The Housing Choice Voucher program has the unique scoring systems, hearing processes, waiting list requirements, and special conditions under VAWA. Keeping the agency high performing and still compliant with the latest from HUD can be difficult. Get hands on-training from industry leaders on the subject and keep your agency up to speed with the latest provisions by HUD.

MARK WORTHY—SCOTT ACCOUNTING AND COMPUTER SOFTWARE—SACS
Preparing your agency to go paperless
Day 1: Document management: An in-depth overview on document management and electronic signing. There will be a discussion on backing up your data and keeping it secure.
Day 2: Mobile applications: This session will cover tablet applications for work orders, inspections, inventory, excess utilities, and occupant inquiry.

SHELLY PATTON—TAPESTRY DEVELOPMENT GROUP—MEMBER OF HUDS TECHNICAL ADVISORY TEAM, WASHINGTON, D.C.
Status of RAD – Should it still be considered for your agency?
Where does RAD stand? Background and what you need to know about the future of this program, reasons and how to evaluate for participation, types of conversions, partnerships and how to prepare for conversion will be discussed. This session is for those who are already in various stages on conversion as well as those who are still deciding if this is something you should explore.

QUALIFICATIONS
Proven housing leader on the national, state, and local levels.
Experienced advocate who understands the importance of coordinating regional and state efforts with NAHRO priorities.
25+ yrs in the professional housing and public service sector.
Currently serving in the U.S. Army National Guard at the rank of Lieutenant Colonel with 29 years of service including tours of duty in Iraq and Afghanistan.

VISION
NAHRO FORWARD - Continue to solidify NAHRO’s position as the recognized experts for all housing and community development related issues (e.g. policy, programs, professional development).
ADVOCACY - Passionately advocate for policy, funding and legislation that enhances housing and community development programs.
RESIDENT OPPORTUNITY - Build on successful models and funding mechanisms that help our residents create a vibrant future for themselves and strengthen the communities we serve.
Feel free to contact me | AYOUNG@LAURELHA.NET
2015-2017 TAHRA board members—Thank you for your service!

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VICE PRESIDENT COMMISSIONERS

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In the next issue
~Tales of TAHRA~
2017-2019 Officers

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Franklin Housing Authority development update

In 2010, the FHA embarked on the development of a plan to improve and increase the availability of affordable housing in the community. We are making progress and are moving forward on some additional projects.

The Park Street renovation project is scheduled for completion in January or February, and we will begin leasing those units. These units will have an updated look including new roofs, energy efficient appliances and larger porches.

We received a tax credit allocation that will allow us to build a new senior building on the vacant land at the end of Chickasaw Place. We anticipate this building will be similar in size to our Reddick Senior Residences facility. We plan to break ground soon, and hope to have this building completed in late 2019 or early 2020.

The RAD conversion for Spring Street and Johnson Circle will be completed later this year. We anticipate beginning the renovation of these buildings in the spring of 2018. A resident meeting is being planned to talk more about the planned renovation and the necessary relocations.

And finally, our demolition application was approved for Chickasaw Place. In the next few weeks, we will meet with residents again to update them on the time-frame and other housing options.

Highland residents making a difference

‘Make a Difference Day’ is Saturday, October 28, and HRS will focus on homelessness & hunger. We are asking our residents to donate backpacks, travel-size bath items - soap, shampoo, lotion, toothpaste, toothbrushes, razors, deodorant, lip balm, gallon-size plastic zip bags, tissues, toilet paper, towels, wash cloths, blankets, socks, umbrellas, and snack foods. These items will be used to prepare gift bags for homeless individuals in our area. We are expecting a generous outpouring from our wonderful residents and staff, and we look forward to providing a follow-up article with the details soon!

“Eating smart at home” cooking class

We’ve had great fun and attendance for our cooking class this summer. Our last session was Tuesday, September 5. We met at the HRS main office community room and kitchen in Cookeville. The class focused on sharing healthy eating tips and recipes with HRS residents. Each participant received free kitchen tools, recipes and a work book, and participated in preparing food samples to eat during the classes. The class was sponsored by the UT Extension service.

New state laws

Federal regulations, as well as state and local laws, guide public housing authorities’ procurement activities. Thus, it is important to be aware of what occurs each year during the state’s legislative session. The Tennessee General Assembly passed several new laws or amendments that impact public procurement activities as of July 1. These are not dramatic changes but they are legal changes to the procurement framework nonetheless.

Public works bonds (Amends and clarifies TCA Section 12-4-201). As enacted, it clarifies that the 25% statutory amount of the bond required from contractors on all public works contracts in excess of $100,000 is the minimum amount for the bond. Public entities must require 25% but can exceed that amount if they wish.

Governor’s Office of Diversity Business Enterprises (Amends TCA 12-3-11). One amendment permits the state’s chief procurement officer to transmit the annual report electronically to the governor and to the general assembly. The annual report concerns the awarding of purchases to minority-owned, woman-owned, service-disabled veteran-owned, or small businesses and the total value of awards made during the preceding fiscal year under the Tennessee Minority-Owned, Woman-Owned and Small Business Procurement and Contracting Act. A second amendment adds “businesses owned by persons with disabilities” to the Tennessee Minority-Owned, Woman-Owned and Small Business Procurement and Contracting Act.

Local government contracting (Amends TCA 12-3-1212). As enacted, it adds local education agencies [LEAs] to the provisions whereby a county, municipality, utility district, or other local governmental entity having centralized purchasing authority with a full-time purchasing agent is authorized, by resolution or ordinance of its governing body, to increase the threshold over which public advertisement and sealed competitive bids or proposals are required to an amount not to exceed $25,000 for non-emergency, nonproprietary purchases.

Public records (Amends TCA Title 5 Chapter 1 Part 1; Title 6 Chapter 54; Title 10 Chapter 7 and Title 12). Revises existing laws and requires open records status of economic development program agreements with businesses once such agreements become available to the governing body. The amendment allows the right to keep trade secrets and certain other business records confidential.

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

Terry McKee
As this is being written, the impact of Hurricane Irma has yet to be felt, let alone assessed. We are still reeling from the staggering destruction caused by Harvey, and there have not yet been estimates of the amount of Irma’s destruction which might be covered by insurance. However, it appears that barely 1 in 5 homeowners in Texas had flood insurance. Still, the impact on the insurance industry from these two catastrophic storms will be huge. Our thoughts and prayers are with all of those who have lost so much, whether or not they had insurance.

Prior to these storms, our insurance program was having a moderate year. The number of general liability claims had increased over prior years and property claims were on a trend to largely exhaust our annual loss fund. But there was little or no need to tap into our reinsurance. We had been presuming a relatively level renewal for 2018. And now, even with the impact of these two storms, we are still expecting to have a level renewal. The reinsurers differentiate between clients who have “coastal exposures” and those who do not. Even if the insurance industry sustains a large financial hit as a consequence of these storms, it should not affect their pricing for our renewal for 2018. If there is an industry-wide impact, we may see that in future periods as the magnitude of the financial impact is more fully assessed. The only variations we should see for the coming year are adjustment (up or down) on property rates for individual housing authorities based on their losses incurred during the three-year look-back period of 2014 through 2016.

So the bottom line: ‘Insurance is one thing housing authorities don’t need to worry about.”
TAHRA was well represented at the recent SERC annual conference in Nashville. We have members serving as committee chairpeople and members, as well as board members.

Sean Gilbert from KCDC will be the new SERC president in October. We are proud to have Sean as a representative from our state and will support him as he leads SERC for the next two years.