Climbing to the Top: TAHRA’s 73rd Annual Meeting

TAHRA members gathered at the Park Vista Hotel in Gatlinburg, Tennessee on September 23 – 25, 2012 for our 73rd annual meeting.

The meeting began with the John Acuff/TAHRA scholarship golf tournament held at Bent Creek Golf Course.

Our opening session included a Washington Update from Saul Ramirez, NAHRO and a HUD Update from Charles Barnett, HUD, Nashville. Attendees were entertained by Tom DeLuca’s hypnosis show.

Session topics included: Overview of Common Mental Illnesses, presented by Lori P. Brooks, Drug Operations: “Playing Russian Roulette” with Drugs, presented by Burk Murray, Hearing Officers, presented by Betty Turner, Nan McKay & Associates, An Overview of the Peaks and Pitfalls of Property Management, presented by J. Keith Swiney, The Board-CEO Relationship, presented by Charles C. Weathers, Sr., Team Building, presented by Keith A. Bailey, New HUD Green Physical Needs Assessment Tool, presented by Craig Gardei, and a SERC/NAHRO Update by Thomas Rowe, SERC president. Refreshment breaks and receptions were held with our exhibitors and attendees enjoyed dinner on the lawn with a spectacular view of the Smokies followed by music and dancing.

We thank our sponsors and exhibitors for their contribution to our successful meeting (Meeting cont. on Pg. 3)

Crossville Housing Opens Iris Cottage to Serve Disabled/Homeless

The new residence facility serving homeless-disabled became a reality with the financial partnership of the Department of Housing and Urban Development through the Crossville House Authority, Upper Cumberland Continuum of Care, the Federal Home Loan Bank of Cincinnati and Cumberland County Bank.

The building features four private bedrooms with adjoining bathrooms, a shared gathering or living room, kitchen and spacious laundry area, all handicapped accessible. On the back of the residence is a raised deck/patio area complete with furnishings.

CHA Director Don Alexander explained that the concept for a home for the handicapped homeless grew out of the housing authority's participation in Cumberland House, a partnership effort with Hospice of Cumberland County. The goal of Iris Cottage is to help the people get back on their feet and allow them to get the help they need, Alexander said.

The program features staff on site to support the resident’s goals of eventual self-sufficiency. In addition to meal preparation and planning (healthy food menu), residents will be taught laundry and housekeeping skills, social skills, employment searches, community involvement, financial literacy and general life skills needed to become self-sufficient.

The ultimate goal is for residents to acquire the skills they need to live on their own during a year at Iris Cottage. However, there is no deadline for reaching that goal and those who need will be able to enter into more than a one 12-month lease agreement. Residents pay 30 percent of their income to live in Iris Cottage using Section 8 vouchers.
NOTES FROM THE DIRECTOR’S DESK

Donna Baumgartner, TAHRA Executive Director

As the leaves fall and the holidays quickly approach, I want to thank each of you who have contributed to the success of TAHRA this past year. Your attendance at our workshops, the contribution of your time, and your continued support of TAHRA is greatly appreciated. I look forward to working with you in 2013. Happy Holidays!

Message from TAHRA President

John Snodderly

I would like to thank everyone who helped to make the annual meeting a success; those who worked behind the scenes to put everything together, the exhibitors and sponsors and to those who attended. I hope you enjoy the photos of our great meeting in Gatlinburg. As we continue our planning for 2013, I look forward to your continued support and wish you a wonderful holiday season.

John

Mr. TAHRA (Bo Pierce) Retires

By Patricia Basham, TAHRA Historian

William “Bo” Pierce accepted early retirement from KCDC earlier this year. Bo taught us that “Words Mean Something” and I can’t find the words needed to tell all the many things that Bo did for TAHRA during his 35+ year career. Bo started work at the Knox County Housing Authority in 1977 and remained there until they merged with KCDC in 2009. He was president of TAHRA in 1988 and served from 1984 to 1990 on the board. He was the major player in keeping the Public Housing Manager Training running until NAHRO stopped doing the classes with TAHRA, working with Wallace Rice and many others for years. Bo was in the first PHM class in 1980 and I served on the faculty of that class. Bo passed the test then and was brave enough to take it and pass it again in 2004. He served as Legislative Co-Chairman, Historian, Golf Tournament Organizer, expanded and served on the Public Relations Committee, wrote many articles for Tales of TAHRA and so much more. He made us laugh a lot. I will give a reward for a copy of the picture of the Annual Meeting where during the business meeting Bo and John Rochelle stood up in coats and ties and their boxer shorts. He made us think with his vivid insights into the political situation when he delivered his “Words Mean Something” speeches. He challenged us to “step up and move TAHRA forward”. He sure had a way with words and sometimes a unique attire (usually orange). He was always a first class Ambassador for TAHRA. I hope that Bo, or Briscoe Darling, will come to all our TAHRA Annual Meetings, and visit with us each year. His blood may be orange but his heart was TAHRA all the way. Thank you, Bo, for your friendship, all your good deeds and your service to TAHRA.
Surplus
by Terry Mckee

The old saying “One man’s junk is another man’s treasure” is quite true. In the last 24 years or so that I have been in procurement I have sold a lot of items that I would have thought belonged in the dumpster but someone bought them for whatever reason. You never know what someone will buy.

Government has responsibilities with surplus that private entities do not have. Typically we cannot just give surplus away because it might look like we are playing favorites. We cannot just trash it because we want to lessen the load in our landfills. We need to generate revenue from it to help replenish our coffers. Fortunately there are several viable options for disposing of surplus.

The first option should be to see if anyone else in your organization can use the item. This is your best return on investment.

The second major option is to sell surplus. In the past, most governments hired professional auctioneers. The government and the auctioneer took a lot of time to arrange the surplus items and to register bidders and collect their money. By the turn of the 21st century, most governments had switched to on-line auction services such as GovDeals or Public Surplus. These types of auctions tend to take less effort on the government’s side and they allow more people to know about the opportunity. This tends to drive the prices you receive higher.

Sometimes it is more practicable to call/fax/email three or more sources and solicit quotes for the surplus. This is permissible as long as it is documented and retained. However limiting the pool of potential buyers can leave out other interested parties and generally it is best to use a public method.

There are occasions when the surplus items have no resale value. In such cases, the items may have scrap value. For instance, you may be able to sell the items for their metal content as scrap. Cardboard is sometimes sellable. Wooden pallets are often desired by pallet vendors and you may get a few dollars back for them. Used toner cartridges are often bought by vendors for recycling purposes. Some cell phones can be sold to “recycling” dealers (though you need to be cautious and remove phone numbers/email addresses). You should maintain records of these sales as an auditor may want to see them at some point.

Of course at times there are items that have no value and they must be trashed. Again, you should retain records for the audit trail.

So look at your options with your surplus items and see if you can generate some money for your entity.

As always, if I can be of help to you, feel free to contact me: tmckee@kcdc.org
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TCAC Fall Leadership Conferences December 3-6

TCAC’s Fall Leadership Conference is coming up December 3-6 in beautiful Pigeon Forge. And with the AmeriCorps programs, combining the conference and the AmeriCorps workshop.

TCAC’s Leadership conference this year is “Take Charge and Mean it! Leadership: Boot Camp”. The goal is to train Resident Councils, Resident Leaders and Resident Advisory Boards how to be “all they can be” for their communities. As always in the fall conference the “Show and Tell” session is a time for each housing authority to show what they have been doing with the best presentation winning the Ritchie Leadership Award. This year includes a Leadership Roundtable with all different aspects of leadership experience. The roundtable will present an opportunity to share their knowledge of what residents have done in leadership roles and encourage the residents to be excellent leaders.

TCAC’s AmeriCorps programs will be having their annual workshop and awards banquet during this time as well. They also have a show and tell and an essay contest. Members will tell what they accomplished on Make a Difference Day and what they have done to benefit the communities they serve. Both meetings should be a great time for learning, sharing, and reuniting.

Please stay tuned for the Spring Conference info in the next issue! For more information, contact Aletha Purkey, TCAC Resident Initiatives Coordinator at 423-586-7636 ex 17

Shelbyville Housing Authority Partners with Middle Tennessee Education Center

Shelbyville Housing Authority has formed a partnership with Middle Tennessee Education Center (MTEMC) to offer its residents the opportunity for further education in Shelbyville. MTEMC offers credited classes from Middle Tennessee State University and Motlow Community College at an easier assessable location for residents. MTEC recently hosted an official GED testing day for residents in SHA’s GED program.

Franklin Housing Authority Breaks Ground on Facility for Seniors

The city broke ground in September on a new 48 unit housing facility specifically designed for low to moderate income seniors. The senior residences are scheduled to open in late 2013. “We don’t currently have any (residences) that are senior-specific right now,” said Susan Minor, marketing director for the Franklin Housing Authority. “This will be our first.”

Derwin Jackson, executive director of FHA, told a local news outlet that 40 of the units will be rented exclusively to income restricted seniors, while the other eight will rent at market rates. The project is a public/private venture funded by FHA, THDA and SunTrust Bank and represents the first public/private development partnership for the Franklin Housing Authority.
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The Non-Profit Specialists!
Cookeville HA Co-Sponsors Unique Food Event
On October 4, Cookeville Housing Authority, along with the Area Agency on Aging & Disability distributed ½ ton of donated fresh picked green beans to housing residents and anyone in the community. Resident Council members Cynthia, Alvin and BJ were on hand to help bag and hand out approximately 300 bags of beans estimated to feed 600 people.

Cookeville HA Teen Wins NAHRO Poster Contest!
17-year old Kayla Padgett of Celina, TN wins first place the annual Housing America’s 2012 “What Home Means to Me” poster contest.

The contest, which has been held annually since 2007, collects original drawings, accompanied by thoughts about “what home means to me,” from children living in affordable housing developments throughout the United States. Each year, 12 winners are selected from around the country, along with several honorable mention awardees. The 12 winning entries are used to create the annual Housing America’s “What Home Means to Me” calendar.

Kayla’s poster features puzzle pieces containing words of contentment – words such as “love,” “togetherness,” “comfort,” and “peace” – along with toys, musical notes, and drawings of family members and friends, with the caption “Home is where good things come together.” Kayla and her family will attend NAHRO’s Legislative Conference, held in Washington, D.C. in March 2013. Kayla will also receive a $500 savings bond.
TAHRA Memories & News  By Patricia Basham, TAHRA Historian

The spotlight is on Livingston Housing Authority Executive Director, William H. (Butch) Holman. Butch has served as Executive Director for 45 years and has no immediate plans to retire. He will celebrate his 85th birthday March 13, 2013. He served as TAHRA President in 1987 and was on the TAHRA Board from 1983 until 1989. Gov. McWherter appointed Mr. Holman to serve on the state Housing Task Force, a big honor. Mr. Holman said recently “Along the way I’ve met and worked with a lot of dedicated housing professionals, and in some way maybe I have helped some less fortunate people have better lives”.

Mrs. Frances Johnson, Executive Director of Smithville Housing Authority, retired on December 31, 2011. She started working at that agency in 1966 while she was still a high school senior and was appointed as the Executive Director 1/1/83. The new ED at Smithville Housing Authority is Sharon Prater. We congratulate Sharon on her promotion and hope to see her at TAHRA meetings.

On a sad note, Mrs. Nell Driver, 92, died October 18, 2012. Mrs. Driver, wife of J. G., Bobo, Driver, worked at the Smithville Housing Authority from 1965 to 1978. With HUD permission, Mr. & Mrs. Driver worked together at the agency. Bobo Driver was TARHA president in 1975/76 and retired in December, 1982. Mrs. Driver always accompanied her husband to TAHRA events. The Drivers were very instrumental in the creation of the Smithville Jamboree and they both loved bluegrass music.

Also, Cookeville HA’s resident commissioner Ms. Dora Ruth McCloud who attended many TAHRA workshops and annual meetings passed away November 1 after an extended battle with lung cancer.

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