

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

Spring 2011

“Avenues for Success”

Spring Workshop April 18-20

Make plans to attend TAHRA’s most popular workshop – our 2011 spring workshop. The Workshop will be back at the Marriott Franklin Cool Springs on

April 18 – 20. Hotel reservations can be made by calling 888.403.6772 or 615.261.6100 and ask for the TAHRA group rate. Registration information is being finalized and you should have it by the time you receive your newsletter. Training will be provided for executive directors, management staff, maintenance personnel, and commissioners. We are planning to offer you “Avenues for Success” as our training topics include: a HUD update from Sandra Henriquez, assistant secretary, HUD, Washington and Greg Byrne, HUD, Washington, DC, a Washington update from Saul N. Ramirez, CEO, NAHRO, Section 8 training from Don Clem, HUD, Louisville and Mike LaRiccia, HUD, Washington, (See Workshop Pg. 5)



Also In This Issue!

Message From TAHRA
President Melba Johnson-Page 2

TAHRA Memories - Page 2

Procurement Corner - Page 3

Legislative Committee - Page 5

Cookeville HA Teens help
In Community - Page 7

Training and Networking
Opportunities - Page 8

Upcoming Events 2011

2011 Spring Workshop
April 18 - 20—Franklin, TN

Executive Director’s Retreat
July 17 - 19—Nashville, TN

2011 Annual Meeting
September 18 - 20—Nashville, TN

TAHRA PATNERSHIP MAKES FAIR HOUSING TRAINING AVAILABLE ON-LINE

Tennessee Association of Housing and Redevelopment Authorities has partnered with My PHA C.A.R.E.S. to deliver online Introduction to Fair Housing Compliance training to its members for only \$100 per person!

The Introduction to Fair Housing Course approaches Fair Housing from a PHA’s perspective. The course offers:

Pre Assessment	Introduction to Fair Housing Course	Case Studies	Knowledge Checks
Post Assessment	Certificate of Completion	Reporting Capabilities for Management	

What does this course do for your PHA?

- Saves your PHA time and Money – No need to send staff out for 1 or two full days of training, eliminates travel expenses and allows your staff to focus more of their time on serving your clients.
- Addresses PHA Compliance Training – On-line course addresses your Fair Housing compliance training in as little as an hour.
- Makes your life easier – We do all the work! You supply the email addresses for the staff members you would like to register and we register, email username / passwords, assign course, track progress and email you a weekly report on their progress.

Learning Evolution is a business partner of My PHA CARES that support all web based training through their Learning Management System (LMS).

LE supports Nan McKay and Associates online training and testing and has been doing it for the past 7 years. LE also developed and for the past 5 years supports HUD’s IDIS online training.

If you have any questions or would like to schedule a short demo or register for the course please visit: www.myphacares.com or you can also contact Learning Evolution at 800-783-3100 extension 200 or jrodriguez@learningevolution.com

Message from TAHRA President **Melba Johnson**

Hope everyone is getting off to a good start in the new year despite all the snow and ice.

As you read this message, the TAHRA Day on the Hill will be in progress or just over. Again, one of our 2010-2011 Strategic Plan annual strategies was to expand participation in this event. We have more than achieved this strategy as we have better than sixty attendees registered plus a total of Fifty Six Legislators who have committed to attend the luncheon on Wednesday.

Thanks goes to the Legislative Committee, the Education and Training Committee and our Executive Director for all of the hard work that has gone into planning this event.



We are also looking forward to another good Spring Workshop this year. This will be the second year for vendors at the Spring Workshop. Vendor participation worked out very well at the Spring Workshop in 2010 and should be even better for the 2011 Workshop.

By the way, the Spring Workshop is just around the corner. The workshop for 2011 will be at the Franklin Marriott on April 18 thru April 20, 2011. Our program chair, Joyce Floyd and her committee have again worked very hard and as a result we will have an outstanding program.

Any thoughts or comments that any of you may have concerning TAHRA are welcome at any time. You can send suggestion or comments to me at melbalha@bellsouth.net or to Donna Baumgartner at tahra@att.net.

I'm looking forward to seeing all of you in Franklin for our Spring Workshop.

NOTES FROM THE DIRECTOR'S DESK **Donna Baumgartner, TAHRA Executive Director**

As we all anticipate spring while in the middle of our cold and snowy winter, we are also anticipating our upcoming events.....our spring workshop, our second offering of EPA's Renovate, Repair or Paint (RFP) certification training, Hands-on Electrical & Plumbing Maintenance offered in east and middle Tennessee and presented in partnership with Training Services Association, participation in the NAHRO legislative conference with visits to our elected representatives, on-line Fair Housing training partnering with My PHA C.A.R.E.S, Policies and Procedures Recap training, executive directors retreat, our annual conference, and commissioner certification training. That is what is planned as of now and it's February! A special thanks to Dow Harris and his Education and training committee members for planning many of our educational and training sessions. Hope you fill in your 2011 calendar with the many training opportunities TAHRA is planning for you!

TAHRA MEMORIES of Gerald Nicely, Leader

By Bo "Words Mean Something" Pierce

Leadership, public service: those are descriptions often given to folks too easily. I have been fortunate to associate with many people over the last 35 years. I can think of no one whose career has defined leadership and public service better than Gerald F. Nicely.



Gerald grew up in Oak Ridge and earned bachelor's and master's degrees in economics from UT. After a stint in the Army, Gerald joined Metro government in 1968 as a staff economist for the Metropolitan Planning Commission. In 1979 Gerald became the Executive Director of MDHA. Under Jerry's leadership, MDHA made great strides to improve the city's public housing developments; obtaining \$50 million in competitive federal dollars from 1998 through 2002, alone.

During his tenure at MDHA, Jerry was very active in all housing industry groups. He was elected President of TAHRA to fill an unexpired term in early 1983, and a full term that Fall. Many others were involved, but with Jerry's leadership as President, TAHRA established our first insurance program in late 1983. The TAHRA membership continues to reap benefits from that initiative. Also, on July 20, 1983 Jerry established the TAHRA Scholarship Committee. He, and the Board, selected Marge Sherwin, Kingsport, as Chair with John Styles, KCDC, Tom Mumphery, MDHA, George Coe, Athens, and Wallace Rice, Dayton, as members. The TAHRA Board added \$1,000 to a SERC grant of \$1,000 to make \$2,000 available for the first year. Eligibility and (Cont. on Pg 5)

Professional Services
by Terry Mckee



HUD and the State of Tennessee restrict how “professional services” may be obtained. Generally professional services (architects, engineers, auditors, attorneys, financial advisors and similar services) are to be obtained through a Qualifications Based Selection (QBS) process. QBS simply means that the initial deciding factor is qualifications not cost. An entity issues a Request for Qualifications (RFQ) in lieu of a Request for Proposals (RFP). The difference is that an RFP normally requests a cost proposal and a RFQ will not - otherwise the two documents are very similar. Once the responses to the RFQ are received, the evaluation committee “grades” the responses in accordance with the stated evaluation criteria. The agency then begins cost negotiations with the vendor with the highest score. If a satisfactory cost arrangement is reached, the contract is executed. If agreement cannot be reached, then negotiations begin with the vendor with the second highest score.

This is a brief overview of the differences between hiring these professionals and other services. There are many other details that you will have to tend to as the process unfolds. As always, you must comply with your entity’s procurement policy as well and the HUD Procurement Handbook.

Is there is a topic that you would like discussed? If so, please let me know.

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



Is your Agency Prepared?

Disasters sometimes happen with or without notice. Floods, tornadoes, hurricanes, snow storms, ice storms are just a few disasters that could impact your agency. **The SERC**

Disaster Preparedness Committee has created a Disaster Plan Template for agencies to use to customize a plan.

A copy of the template will be posted on the TAHRA Website at www.TAHRANet.org and you can download the file. Use all or parts of the template to customize the right plan for your agency.

Make sure your Agency is Ready!



**Energy Audits • Utility Allowances
Flat Rents • Other Energy Solutions**

- Experience applying utility rates and energy analysis programs
- Solutions for reducing utility energy and water/sewer bills
- We offer fast turn around
- Concise, easy to understand reports

Frank Denney, President
O: 205-822-3949, C: 205-528-9974
F: 205-824-6261
email: aptaudit@bellsouth.net

Larry A. Lewis, P.E.
O: 205-980-9091, C: 205-478-6485
F: 205-980-1060
email: lalewis1@bellsouth.net

**1146 Camelot Circle
Birmingham, AL 35226**



**ATRIUM I, 6800 POPLAR AVE., STE. 210
GERMANTOWN, TENNESSEE 38138**

**A Public Accounting Firm
specializing in audits,
fee accounting and
accounting services for public
housing authorities and tax credit
entities.**

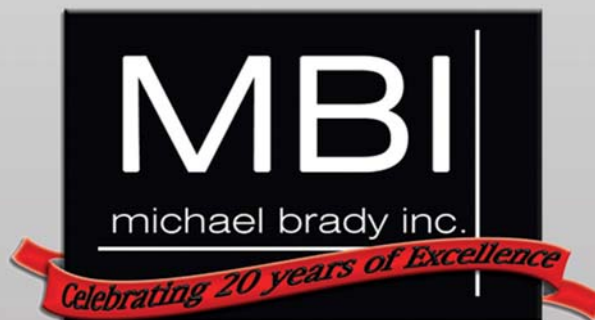
Contact: Marcus Rountree
Phone: (901) 523-8283
Fax: (901) 523-8287
Email: mrountree@zkcpas.com

Michael Brady Inc.

Specializing in Reinvestment Masterplanning



Murfreesboro Housing Authority Westbrooks Towers Renovation and Addition



Member of TAHRA



WWW.MICHAELBRADYINC.COM

299 N. Weisgarber Road
Knoxville, Tennessee 37919
865.584.0999

1843 Foreman Dr., Ste 201
Cookeville, Tennessee 38501
931.644.2122

(Continued from Pg. 1) commissioners training by Michael McInnish and Nan McKay and Associates, energy updates and incentives by Dick Santangelo, HUD, Washington, latest updates on EIV and PIC training by Nicole Faison, HUD, Washington, sessions on criminal trespassing, tips for effective property management, financial updates, PowerPoint 2007, bed bugs, roaches, and termites, methamphetamine, and floor care. As this is written, the program is being finalized so look for more training sessions!



Recent Legislative Committee Meeting l-r Steve Baldwin, Affordable Housing Coalition; Bill Lord, Murfreesboro; Patricia Smith, THDA; Eddy Casteel, Lawrenceburg; and Paula Ledford, Dyersburg

Legislative Opportunities

By Bo Pierce

The TAHRA Legislative Committee has been working hard for you. Booty Reed and I are grateful for the commitment of our committee members, Donna Baumgartner, and our partners: THDA, Affordable Housing Coalition, and Habitat for Humanity. As of this writing, over 50 of our state legislators have signed up to attend our Day on the Hill Lunch, along with about 40 TAHRA members. Individual office visits and work sessions are part of the day and a half agenda. Patricia Smith, THDA, is helping collect PHA data to be part of a common position paper for our partners which will then be

personalized for TAHRA and individual PHA office appointments with legislators.

We are also planning to join NAHRO for their annual Legislative Conference on March 27-30, 2011 in Washington, DC. Booty Reed and Bill Lord are preparing our Washington position paper. With a new Congress and a change in House leadership, this is a critical time to visit Washington with other NAHRO members to show support for our programs. You may know that Donna is recovering from a broken ankle and may not be able to lead us in DC. However, we will carry on, making office appointments with our national legislators on March 29th. We hope you can join us.

(Nicely-cont from pg. 2) administrative procedures were agreed to and the scholarship program was off and running. Dozens of TAHRA members' residents have benefited over the years with scholarship assistance. Jerry also served as President of PHADA for two years. In addition to his public housing successes, Jerry's leadership at MDHA led to a few other Nashville developments, including: Titan's Stadium, the Bridgestone Arena, a new downtown library, the Country Music Hall of Fame and Museum, the Nashville Convention Center, the Ryman Auditorium Restoration, and the BellSouth Tower. Nashville's skyline is different because of Gerald Nicely.

Jerry's talent did not go unnoticed by Mayor Phil Bredesen who persuaded Jerry to take a 15 month leave-of-absence from MDA to become his Chief of Staff in 1993-94. Jerry returned to MDHA and served until his retirement on March 29, 2002. Newly-elected Governor Bredesen appointed Jerry to be Commissioner of Transportation in January 2003 where he managed budgets approaching \$2 billion. While serving as Commissioner of Transportation, the Governor also asked Jerry act as Interim Commissioner of Safety from December 2005 until



1984 TAHRA Board of Directors: l-r Bill Judkins, Gerald Nicely, Carmen Troy, Glenn Ford, Butch Holman, David Fields, Bo Pierce

January 2007 because the Tennessee Highway Patrol was in turmoil at the time. Another mission accomplished. And finally, Governor Bredesen appointed Gerald Nicely, while still Commissioner of Transportation, to serve as Deputy Governor effective October 1, 2010 until January 15, 2011. Wow!

I have not talked to Jerry since he was in Knoxville a couple of years ago for a TDOT meeting, but I thought of him while attending the Haslam Inauguration recently. In my opinion, Gerald Nicely's photo should appear when you Google leadership and public service. I'm proud to have served on TAHRA's Board with Gerald and see him lead. Congratulations Gerald F. Nicely! Get some rest.



1987 l-r Glenn Ford, Gerald Nicely, Martha Brown

Scott Accounting & Computer Services, Inc.

Innovation. Dedication. Our experience shows.

- Housing Software
- Web Applications
- PDA Solutions
- Accounting Services
- Quality Customer Support

For more information or to schedule a free demonstration call 888-897-4012 or email sales@sacsinc.com.



www.sacsinc.com

“Serving the housing industry for over 40 years.”

Freshman Scholarship Available

Effective for the fall 2011 term, TAHRA will offer a freshman scholarship to an outstanding student who resides in a public housing authority program (including Section 8 programs).

For further information, instructions and the application, please contact the TAHRA office at tahra@att.net or (615) 776-1562. The deadline is April 11. Encourage and assist your deserving students!



Cookeville Housing TNT Program News

ABOVE: Cookeville HA teens sang for residents at NHC Nursing Home over the Holidays.

Cookeville Housing Authority and Cookeville Police Athletic League's Teens Need Training (TNT) had a very busy November & December. Their 4th annual Super Supper Awesome Auction fundraiser was a success. The teens completed several community service projects. The 2nd Saturday in December they helped organize food & toys for the Cookeville Community Partners Christmas baskets. They sang Christmas songs at the staff Christmas Party and to residents of NHC Nursing Home and they helped assemble newsletters that go to all CHA residents. Finally, the group participated in a fun day of Ice Skating in Knoxville and had their on Christmas Party.

“Tales of TAHRA” Back Issues Available Online!

You can now access electronic archives of the *Tales of TAHRA* issues back to November 2004 online. All these issues are available as .PDF files so you will need the free Adobe Acrobat Reader program to open them. Go to:

<http://talesoftahra.googlepages.com>

(Please note: there is no “www” in this address.)

NASHVILLE—NEW ADDRESS!

Engineering • Planning • Architecture • Landscape Architecture
6606 Charlotte Pike, Suite 210
Nashville, TN 37209
(615) 356-9911 • (615) 352-6737 fax

KNOXVILLE

Planning • Architecture
9047 Executive Park Drive, Suite 221
Knoxville, TN 37923
(865) 693-8091 • (865) 693-5056 fax



TAHRA Member since 1994

***One Stop Shopping for
Executive Directors...
Make it easy, Make it our job!!***

- ARRA Reporting and Management Assistance
- Design and Construction Administration Services
- Management, Planning and Operational Services
- Utility Studies and Energy Audits
- Various Financial Applications
- New Housing Development
- ACOP Updates/Revisions
- Agency Plan Submittals
- CFFP Applications
- HQS and UPCS Inspections
- PHA Policies and Procedures



**TAHRA—SERVING
TENNESSEE'S
HOUSING AGENCIES
FOR OVER 70 YEARS!**

**TAHRA
9050 Carothers Pkwy.
Suite 104
Franklin, TN 37067
Phone: 615 776-1562
www.tahranet.org**

TAHRA Training and Networking Opportunities

March 21 – 24	Hands-on Electrical & Plumbing Maintenance in Athens
March 27 – 30	NAHRO Legislative Conference in Washington, DC
March 28 – 31	Hands-on Electrical & Plumbing Maintenance in Murfreesboro
April 18 – 20	Spring Workshop in Franklin
May 13 – 14	Commissioners' Certification in Murfreesboro
June 6 – 7	Policies and Procedures Recap in Murfreesboro
July 17 – 19	Executive Directors Retreat in Nashville
September 18 – 20	Annual Conference in Nashville

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 20, 2011 for Publication May 2011.