

# 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 2012

## Chattanooga Housing Authority Breaking New Ground In 2012

The Chattanooga Housing Authority will open two new affordable housing communities this year, Fairmount Avenue Townhomes and Maple Hills Apartments.

CHA was awarded a \$3.9 million Recovery Act grant by the U.S. Department of Housing and Urban Development to redevelop Fairmount Avenue Apartments in North Chattanooga. The 18-unit "green" development will promote an environmentally-friendly, energy-efficient public housing com-



munity featuring solar panels on the roof that will supply about 10 percent of the residents' energy needs. It will also boast of walking trails and grassy play areas for children.

Maple Hills Apartments is an exciting project redeveloping the agency's Edward F. Steiner Apartments in East Chattanooga. (Cont. on Pg. 3)

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### Upcoming Events 2012

TAHRA Housing Day on the Hill  
February 28-29 Nashville TN

TAHRA Spring Workshop.  
April 16-18 Franklin TN

Executive Director Retreat  
July 15-17—Memphis, TN

## MEDLEY ELECTED TO CHAIR NAHRO BOARD

Recently at the Annual Meeting of the National Association of Housing and Redevelopment Officials, Marilyn Medley was elected to Chair the Board of Ethics & Credentialing Trustees (BECT).



Marilyn is Executive Director of the Morristown Housing Authority in Morristown, Tennessee. She began working for the Authority in 1975 as Accountant before becoming the Director in 2000. Marilyn was previously the Accountant for the Hamblen County Board of Education in Morristown.

Marilyn has served on the National Association of Housing and Redevelopment Organization (NAHRO) Board of Ethics and Credentialing Trustees for the past six years. She has also served as Exhibit Chair and on the Professional Development Committees for the South Eastern Regional Council (SERC) for several years. In addition, Marilyn has served as President, Board Member, and Committee Chair for the Tennessee Association of Housing and Redevelopment Agency (TAHRA).

Morristown Housing Authority has received several Awards of Merit from NAHRO and Awards of Excellence from SERC-NAHRO under Marilyn's leadership.

Marilyn is on the Board of Directors for the Lakeway Center for the Handicapped, Douglas-Cherokee Economic Authority, and Walters State Community College Workforce Investment Act. She is also an active member of Rotary A.M. and the Chamber of Commerce. Marilyn has helped coordinate several Charity Golf Tournaments and Kids Christmas Shopping Sprees for the Rotary A.M. Club.

## Message from TAHRA President

### John Snodderly

Whether you are a large or small housing authority, we all have a voice, especially if we unite as one. Now more than ever, we must let our legislators on all levels hear our needs and the services we provide to low income families state wide.

On February 28-29, TAHRA will have the 8<sup>th</sup> Annual Housing Day on the Hill in Nashville and I invite each and every one of you to attend. We will have educational sessions and meetings with your legislators followed by a luncheon for the general assembly. This is a perfect time to make a connection with your



state legislators.

On April 16-18, TAHRA will have our annual spring workshop in Franklin, Tennessee with the theme “Foundations for a Secure Future”. This is just another way we can come together and network. The workshop has many educational sessions for you to attend.

Without a doubt, this is one of the most challenging times that housing authorities have faced. That’s why it is important to attend TAHRA’s meetings and to keep up to date on the current issues during these challenging times. We hope to see you soon!

*John*

## NOTES FROM THE DIRECTOR’S DESK

### Donna Baumgartner, TAHRA Executive Director

As Jim Young, our *Tales of TAHRA* editor, patiently waits for me to write my article for this newsletter, I am preparing the budget for the upcoming spring workshop which is used to set the registration fee. Even though I have been involved in meeting planning for many years, I am still astonished by the costs of hosting meetings.

Do you ever wonder what your registration fee covers? Obviously, it covers speaker expenses, refreshment breaks, lunches, receptions, audio visual, etc. However, you may not be aware that those costs include paying \$3.72 each for water and soft drinks, lunch averages \$30, and breaks and light hors’d’oeuvres average \$20. A screen is \$99.20 and a wireless microphone is \$186. If you bring your own projector and only need the support package (screen, cart, power strip and extension cord) that will be \$186. If you don’t bring your own projector and must rent one the cost is \$527 which is why I ask for volunteers to share their projectors with us. A flipchart is \$62 – want markers with that? That will be an additional \$6.20. And I negotiated 2010 pricing for our 2012 meeting! Other items your registration fee helps to cover are printing costs, give away items, regonline charges, and supplies to name a few.

We strive to bring you excellent training at a reasonable cost and to provide you and your staff top notch educational sessions while we feed you too! I hope you and your staff members are making plans to attend our spring workshop on April 16 – 18, 2012 at the Franklin Marriott Cool Springs. It really is a bargain!

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## TAHRA Memories about/by Bo Pierce, TAHRA Historian

*I recently found some old issues of Tales of TAHRA and the SERCulator. The articles and photos brought back a lot of great memories. And I was reminded of some things do change and some things never change. There were articles on HUD Deregulation, on Cutbacks in Federal Funding, on Housing the Homeless, Training for Commissioners, and on and on. The Spring Issue 1988 included an article written by me while TAHRA President. As I often reflect on over 35 years in the industry, that article is still, I believe, an accurate description of TAHRA and speaks to the yet untapped potential of TAHRA through its membership. I am taking the liberty of reprinting it. I ask you to read and enjoy it as a historical piece. But, I encourage you, especially you “younger” folks, to take it as a challenge to add to TAHRA’s “root system” as opportunities become available for you to step up and move TAHRA forward. Take them! God Bless.*

From Spring Issue 1988

Greetings To You All!

Since this is the first issue of Tales of TAHRA since I was elected your President, let me thank you again for your support. As I said in Chattanooga, I pledge to work hard for TAHRA and represent all authorities whether large or small, urban or rural. To do that successfully, I need your help!

I expanded the Public Relations Committee to better represent our membership. The Committee’s primary function is to generate interest and gather material for the Tales of TAHRA. I urge you to contact myself, or anyone on that committee, with news items or ideas that we can share. Please do not be shy or timid about “tooting your horn”. I want you to be proud of your authority, your staff, and your residents. (Memories—Continued on Pg. 5)



# Cooperative Purchasing

by Terry Mckee



## “Independent Cost Estimates”

HUD strongly suggests good procurement planning so that the procurement function is managed properly. The type and extent of planning will depend on the method and size of the procurement with larger and complex procurement requiring more planning. Specifically HUD requires “Independent Cost Estimates” (ICE).

An ICE is your estimate of the cost of the goods or services to be acquired under a contract or modification to a contract. It serves as your yardstick for evaluating the reasonableness of the quotes/bids from vendors. While the contracting officer is responsible for the preparation of the ICE, other personnel (end users, finance, supervisors, consultants, et cetera) will likely assist in the preparation of the ICE. If an outside party, compensated or not, assists in developing the ICE, you must take appropriate steps to ensure that organizational conflicts of interest are avoided and that the outside party does not gain a competitive edge from its advance knowledge about the procurement.

An ICE is to be commiserate with purchase requirement and the level of detail will depend upon the dollar value of the proposed award and the nature of the goods or services to be acquired. Here are the specific guidelines from HUD:

**Micro Purchases (below \$2,000):** No formal ICE is required. Reasonableness will be based upon historical prices paid, catalog prices or other information.

**Small Purchases (\$2,001 to your threshold for bids):** Minimal documentation is required. The ICE may be based upon prior purchases, catalogs or detailed analyses.

**Above the small purchase level:** The amount of detail will vary but make it commiserate with the size, complexity and commercial nature of the solicitation. Commercially available products and services may require less detail as the marketplace provides current reliable pricing information. Non-commercial type requirements and work designed specifically for the PHA will require more extensive estimation and a more detailed ICE.

If I can be of help to you, feel free to contact me: [tmckee@kcdc.org](mailto:tmckee@kcdc.org).

**(Chattanooga-Cont. from Pg 1)** The complex will feature 48 new apartments in the Avondale neighborhood. CHA’s partners for this \$9.1 million redevelopment project included the Tennessee Housing Development Agency, HUD, Chattanooga and Hamilton County officials, its development team, businesses, local community organizations and the residents.

Both sites are LEED-certified and will include two- and three-bedroom town home-style apartments. All residents will participate in a new Upward Mobility Program, which will require that they work, attend school or enroll in a job training program for a minimum of 30 hours per week – with the exception of the elderly and disabled.

Fairmount is scheduled to open between March and May while Maple Hills will open between September and November.

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# THE MICHAEL BRADY PNA TEAM

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# Roane County Volunteer of the Year Helps with Program that Benefits Rockwood Housing Children!

Michael Ann Begley, adult winner of 2011's Roane Co. Volunteer Stars Award, has been running the Second Harvest Food Bank/Kids' Cafe in Rockwood since February, offering a welcome place to eat and play to the children of Evans Heights.

Begley and the other volunteers serve children in the Evans Heights community every week. Though she was the one awarded, she clarified, "All these people help me here. It's not just me ... I'm sure there's a lot who do more."

Having a long track record of volunteering, Begley had previously helped with Access Break Away in Anderson County, Alternative Fall Break at the University of Tennessee, Operation REACH and has worked at the Michael Dunn Center. She said that she enjoys helping the kids who come every week.

"When I was growing up, I had everything I needed and wanted. Not all kids have that," she said. "These kids are incredibly well-behaved ... They just appreciate us being here, I think."

Roane County Executive Ron Woody praised the volunteers: "Roane County is blessed to have many volunteers who serve and contribute to the needs of their neighbors and the county as a whole and it is a pleasure to honor Roane County's Volunteer Stars of 2011,"

The Second Harvest Food Bank's Kids' Cafe is a bright spot at Rockwood Housing Authority. Since it opened, many children from the Evans Heights neighborhood have been going there to enjoy food and have fun every Wednesday from 5-7 p.m.

"It's a good and positive experience," said Michael Ann Begley, who runs the cafe. "So far, it's going smoothly."

Stay-at-home mom Begley volunteered to run the joint project between Rockwood Ministerial Association, Rockwood First Christian Church and Evans Heights. Everything had already been put in place, except for a leader. The national program has been providing free meals for children from low-income families since 1989.

"You just never know how many are going to come," Begley said. One week she had more than 40 children.

To prevent wasting Second Harvest food and funds while accommodating all of the children, Begley and the other volunteers have to prepare food in moderate shifts during periods when kids are shuffling in and out.

Since many children have taken part in the Cafe, Begley hopes to have more interaction with them in the future. "With so many kids, it's so hard to have one-on-one time," she said. "But that's what I like — is to have more one-on-one time with the kids, when I can." "It shows that the community cares," she added. "As long as they know we're here to help."



**Michael Ann Begley,  
Roane Co. Volunteer  
of the year**

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## (Memories—Continued from Pg. 2)

Please consider recognizing your residents for athletic or academic achievements. It would be appropriate to spotlight a staff member, commissioner, or resident for their length of service or residence. Tales of TAHRA was first published in 1985. Dan Tiller and his committee have done a great job since then, which I expect will continue. We will continue to improve the content of our newsletter with your increased input.

Thanks to everyone who contributed to our Annual Conference in Chattanooga. It is amazing to watch all of the pieces come together resulting in a successful conference. Vice President Jan Platt is already putting the pieces together for the 49<sup>th</sup> Annual Meeting in Knoxville. The entertainment will be "Boys Night Out", a great group specializing in 1950's and 1960's Soul, Rhythm & Blues, and Carolina Beach Music! Wear your dancing shoes! Plans are already being made for our 50<sup>th</sup> Anniversary in Memphis in 1989.

Positive things are happening in the housing business and TAHRA is playing an important role. Governor McWherter's Housing Task Force has made recommendations concerning housing issues in the state. Bill Holman, former TAHRA President, is a member of the TASK Force. Joyce Fults and Bill Judkins, TAHRA members, testified before the Task Force. Betty Smith, TAHRA member, is President of SERC-NAHRO. Numerous TAHRA members sit on SERC and NAHRO Committees in positions of influence. If you have any comments or concerns to present to a committee, please let us know.

1988 is going to be a busy year. We recently finished a successful legislative conference in Washington. March will feature a Section 8 Workshop as well as a meeting of the Senate Housing and Urban Affairs Subcommittee in Nashville. Senator James Sasser is a member of the Subcommittee. April will have a Fair Housing Conference followed by our management and maintenance workshop in May.

I have already mentioned that our 49<sup>th</sup> Annual Meeting will be in Knoxville in September.

**\*In Chattanooga I spoke of our "roots". We are truly blessed to have had leadership such as that provided by our predecessors. Each of us are continually adding to that root system. It is my hope that our addition will improve the growth and health of our organization. If I can be of any service, please do not hesitate to contact me.\***

Best Wishes for a Great Year! William G. Pierce President, TAHRA (*\*Bold type added in 2012.*)

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**Cookeville HA Teens Rewarded for Hard Work!**

Cookeville Housing Authority's Teens Need Training program had a very busy December. Nineteen youth in grades 5 – 12 participated in 4 community volunteer projects. They served as performers for CHA's annual Christmas Party. Then on 2 separate occasions they helped with the Community Partners Toys for Tots – sorting toys and gifts for the community. Lastly, they performed their Christmas songs at a local nursing home. As a reward for their hard work, the children enjoyed an afternoon of ice skating in Nashville at the Centennial Sports Plex.



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**Remember! TAHRA Spring Workshop—April 16-18, Franklin TN!**

## **Tennessee Commissioner of the Year Award**

**From the Tennessee Commissioners' Committee**

SERC/NAHRO would like to have a nomination from each state for the Commissioner of the Year Award. TAHRA would like a Nominee from Tennessee who in turn will be submitted to SERC for nomination as the SERC/NAHRO Commissioner of the Year.

SERC will submit his nominee to NAHRO for the National Commissioner of the Year (The Elizabeth B. Wells Award). We are asking Directors or other Commissioners to nominate an individual for this award. The Nominee from Tennessee will be announced at the April Workshop.

Nominations should be sent to Donna Baumgartner at [tahra@att.net](mailto:tahra@att.net) by March 15. Please submit their name, address, housing authority, years of service, and a brief description of why this individual is being nominated for the Commissioner of the Year. Also include other activities and services they are involved in.

The individual commissioner who has made outstanding contributions to housing and outstanding service to the community will be honored. The award information is listed on the NAHRO website under Awards. Please honor a deserving person for this prestigious award. Remember, the deadline is March 15.

### **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](mailto: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 25, 2011 for Publication May 2012.**