



Tennessee Affordable Housing Coalition

TNAHC Board Meeting

Wednesday December 12, 2018

11:00 a.m. to 1:30 p.m. CT

Habitat for Humanity Offices

414 Harding Place

Nashville TN 37211

Dial in conference #615.964.6666 Ext. 750 or 888.665.1988

Conference ID#70089 and conference PIN #1045

Meeting Minutes

Members Present

Angela Belcher

Daryl Hill

John Callow

John Roberts

Lorrie Shearon

Sernorma Mitchell

Sharon Bosworth

The Housing Fund

Woodbine Community Organization

City of Murfreesboro

Nashville Area Habitat for Humanity

THDA

HUD

Affordable Housing Resources

Members in Attendance via conference call

Amy Schaftlein

David Arning

Eric Haralson

Keith Lampkin

Melanie Cordell

Paul Morris

United Housing, Inc.

LHP Development, LLC

Triage Associates

City of Clarksville

TN Valley Coalition for the Homeless

Memphis Area Association of Governments

Welcome and Introductions

John Roberts opened the meeting. Since Brian Harris is no longer with Martin Housing Authority and at the moment no one has contact information on him, it was decided to leave him on the roster until the next meeting. This will give some time to get that information and to see if he wants to remain on the Coalition board.

Minutes from October were presented and with a motion to approve, they unanimously passed.

The Treasurer's report for end November was presented by Sharon Bosworth. There was a motion to approve the financial report (attached). It passed with a unanimous vote.

There was no Secretary's report to share.

Regional Council Leaders Reports

East TN Regional Council chair, Melanie Cordell, shared a couple main points from her last Regional Council meeting. 1) That the dues structure, future goals and hiring of an executive director were all well received. 2) Their guest speaker, Nelson Pratt of Hodges and Pratt, sharing some interesting data around housing in East TN. Melanie was asked to see if Mr. Pratt would prepare the same type of report for the other regions of the state and if so, for how much.

The Middle TN Regional Council chair, Angela Belcher reported that there was not a Fall Regional Council meeting and they do not have a Winter Regional Council meeting scheduled.

West TN Regional Council chair, Paul Morris, shared from the meeting held on October 26 that the decisions made from the retreat were well received. He also shared regarding the joint meeting with The Homes Initiative.

Operating Committee Reports

Education Committee chair, Daryl Hill, reported that since new guidelines require the housing counselors have their individual certifications being proficient in all areas but the agency they work for also has to be HUD approved. These new guidelines will take affect August 2020. The tests for the counselors run from \$60 to \$100 each. HCET has the funding to help but will research as to whether or not to pursue doing this.

There was no membership report.

On behalf of the Legislative Committee chair, John Roberts reported this committee's primary focus is the TN Day on the Hill which will be held in conjunction with the TN Housing Conference in March 6 and 7, 2019. This committee will be working with David Pair of THDA and now the new Executive Director will have a role to assist the Legislative Committee Chair.

Communication Committee chair, Sernorma Mitchell, shared that this committee has met twice, via phone to verify SMART goals and to finalize the details on the new brochure. These final decisions will be presented to the new executive director. Rhonda Mosier mentioned that the Google calendar on the Coalition website is now accessible and she is able to load events onto the existing calendar on the Events tab on TNAHC website.

The Finance Committee chair, Sharon Bosworth, shared that this committee met to complete the 2019 proposed budget. John Roberts explained that the proposed budget reflects monies expected to collect, taking into account the new dues structure. Regarding the TN Day on the Hill expenses, Lorrie Shearon will verify with THDA if they plan to cover the costs of the Legislator lunches. If they do not, then this line item needs to be increased.

New Business

The executive director job description and contract were reviewed. The Executive Committee reported that they considered all the options regarding posting, interviewing and choosing an outside candidate. Given that this is costly and time consuming and then there would be an extended amount of time needed to learn all about this position, it was decided to go with a

candidate that is already familiar with the coalition and all the other housing entities. The Executive Committee decided to hire Patricia Smith as an Independent Contractor rather than an employee. Patricia just retired as THDA's Communication Director. TNAHC will reimburse travel expenses as well as any out of pocket expenses with the pay being \$27,000 annual gross for working on average two days a week. The Executive Committee is asking approval from the Board to not seek another person, but to hire Patricia Smith. John Callow pointed out that the first few months will tell if the job description needs to be edited and to what degree. John Callow approved the motion to accept the job description with ongoing edits and to hire Patricia Smith. Sharon Bosworth seconded the motion and all approved. Patricia's first official day is January 1, but she will be given some information now to prepare her in this new role.

All meeting dates were agreed upon except for March 5. The board meeting and the statewide annual meeting will be March 6, in conjunction with the Tennessee Housing Conference. The other dates of the board meetings are June 5, September 4 and December 4, 2019.

Sernorma Mitchell shared a report, "A Fight Over Fair Housing Regulation by the Illinois Public Media, IL) (report attached).

Meeting was adjourned.

MISSION STATEMENT

To connect, educate and advocate housing opportunities for Tennesseans

TNAHC FINANCIALS

November 2018

Revenue	Actual 2018 YTD	Budget for 2018
Memberships	\$ 3726.07	\$ 6,000.00
Sponsorships	\$ 5500.00	\$ 5,000.00
Day on the Hill		
TOTAL	\$ 9226.07	\$11,000.00

Expenses	Actual 2018	Budget
Thank you Gifts & Awards	\$ 199.65	\$ 800.00
Printing		\$ 1,000.00
Board Meeting Expenses	\$ 315.44	\$ 2,400.00
Regional Meeting Expenses	\$1314.08	\$ 2,500.00
Board Retreat	\$ 925.56	\$ 1,000.00
"Day on the Hill"	\$ 699.10	\$ 2,500.00
Fees IRS Filing (State of TN Filing Fee)	\$ 20.95	\$ 200.00
Website	\$1132.50	\$ 6,000.00
Misc (check registers, bank card processing)	\$ 524.34	\$ 500.00
Insurance	\$ 650.00	\$ 1,000.00
TOTAL	\$5781.62	\$17,900.00

Bank Account Balance 11/26/2018	\$49,219.37
---------------------------------	-------------

The following report was given by Sernorma Mitchell of HUD:

For interested Fair Housing Advocates a recent article reported, **A Fight Over Fair Housing Regulations by the Illinois Public Media, IL** [Illinois Public Media](#) [12/10/2018 4:14 PM, Sean Anderson, IL]

Excerpts were read: “ ... Three fair-housing advocacy groups have sued Ben Carson and the Department of Housing and Urban Development, known as HUD, for effectively suspending a set of regulations adopted during the Obama Administration issued in 2015. Those rules required communities to submit plans for remedying racial segregation and other housing problems, but now HUD has delayed until at least 2024 the deadline for most communities to comply. ... In January 2018, HUD, under Secretary Carson, put the new rules into limbo, allowing municipalities to fall back on the older, minimal requirements until at least 2024. In their lawsuit, the fair-housing groups raise both procedural and substantive challenges to HUD’s action. They argue, for example, that it was illegal, under a law known as the Administrative Procedure Act, for HUD to suspend the rules without going through a new round of notice-and-comment rulemaking. Substantively, the groups claim that reverting to the old rules violates the Fair Housing Act itself. For decades, they say, the old rules were ineffective in furthering the goal of fair, desegregated housing.”