



**TENNESSEE STATEWIDE AFFORDABLE HOUSING COALITION MEETING**  
June 2, 2010

**Meeting Minutes**

Members Present

Don Alexander	Crossville Housing Authority
Mark Brezina	HUD- Knoxville Office
Terry Cunningham	Kingsport Housing Authority
Colleen Dudley	Habitat for Humanity of Tennessee
Ted Fellman	THDA
Eric Haralson	FAHE
Marla Jackson	TN Manufactured Housing Association
Bill Lord	Murfreesboro Housing Authority
Retha Patton	Eastern Eight CDC
Lorrie Shearon	THDA
Patricia M. Smith	THDA
Joseph Woody	USDA- Rural Development

Guests Present

Brenda Dowell	Kingsport Housing Authority
Shauna Oden	Habitat for Humanity of Loudon County

TOUR

The Coalition convened at the First National Bank in Lenoir City, TN. and commuted to tour Loudon County's Habitat for Humanity development Harmony Heights. The subdivision currently consists of nine homes, five of which are near-zero energy, and is a collaborative development between Loudon County Habitat for Humanity and Oak Ridge National Laboratory (ORNL). Coined a "living laboratory" energy conservation technology (design, materials and construction techniques) and lessons learned from the previous build are applied to each home resulting in lower energy usage. Jeff Christian, Director of ORNL's Buildings Technology Center, led the tour and noted non-traditional materials and innovative technology used including structural insulated panels (SIPS), solar technology and geothermal systems. From the initial house built to the last build, there has been and overall reduction from approximately \$1.00 a day of kilowatt hour usage to \$.48 a day per kilowatt hour usage. The energy consumption offset by the homes' production of solar energy allows for energy to be sold back to the grid. The

overall goal of this project is to achieve a “zero-energy” home status generating sufficient solar power to cover all of the energy needs of a typical family. Jeff also noted the spin off successes of the project as increased investment, awareness and creative approach of the community relating to energy conservation as a whole and energy conservancy education via the volunteerism system employed by the Habitat for Humanity infrastructure.

The Coalition reconvened at First National Bank and Retha Patton, Chair, welcomed everyone, members introduced themselves and updated the group on their organization’s activities, grant awards and relocations.

### **REVIEW AND APPROVAL OF MINUTES**

A motion was made by Eric Haralson and seconded by Bill Lord to approve the minutes from the March 10, 2010 meeting. Minutes were approved.

### **COMMITTEE REPORTS AND OTHER UPDATES**

Governor’s Housing Summit: Patricia Smith announced that the Governor’s Housing Summit will be held October 19 – 20, 2010. Patricia noted that the Partnership Awards will be held during the Summit and THDA is currently creating a structure for nominations. THDA’s Single Family Division is currently giving awards for Underwriter of the Year, Processor of the Year, Lender of the Year, Realtor of the Year, etc. Patricia also requested feedback and nominations for the awards.

Legislative Committee: There was no report provided.

Education & Training: Colleen Dudley announced the statewide Habitat for Humanity conference scheduled for August 12 – 14, 2010, at New Vision Baptist Church in Murfreesboro, TN.

Marla Jackson announced the Quarterly Licensing Training Event which reviews the basics of licensing for the State. The meeting is scheduled for May 18-19, 2011. An emergency training was scheduled in response to the Flood Disaster and included eight states.

The 2010 Tennessee Manufactured Housing Association Annual Meeting will be held June 30, 2010, at the Sheraton Music City Hotel in Nashville, TN. The keynote speaker will be Thayer Long, Executive Vice President of Manufactured Housing Institute. Jim Pillow, Assistant Commissioner of Commerce and Insurance for the State of Tennessee will also speak.

Ted Fellman recommended that the Education & Training Committee act as a clearinghouse to promote opportunities, trainings and to create new partnerships through the newsletter Coalition News.

Membership: Marla reviewed the progress made in the last discussion. The mission was revisited and rewritten. Marla also reviewed the TSAHC Membership/Organizational Task Force Recommendations – Report 4. Members participated in a discussion regarding the Membership process and agreed that there would be a core group and a general group. It was suggested that recommendations for elected positions come from within the core group and it was also suggested that seats not be designated/specified per agency/organization (i.e. HUD, Fannie Mae etc.).

Executive Committee members cannot be Government Officials.

The two year terms for current officers begin July 1, 2010, and will be announced at the Governor's Summit. The current elected Officer's for TSAHC are:

Retha Patton, Chair  
Bill Lord, Vice Chair  
Colleen Dudley, Secretary  
Kay Bowers, Treasurer

Ted suggested that the Coalition's current actions should focus on portions of the TSAHC Membership/Organizational Task Force Recommendations through the heading General Members. He also suggested that upon the passing of the motion, the framework be sent to the Executive Committee for further action regarding the following items in the TSAHC Membership/Organizational Task Force Recommendations including Committees, Committee Members and TSAHC Meetings.

### **MOTIONS**

Don Alexander made a motion to adopt the TSAHC Membership/Organizational Task Force Recommendations through the section entitled General Members. Colleen Dudley seconded the motion and the motion passed.

### **DISCUSSION OF NEXT MEETING**

The next meeting was scheduled for Wednesday, September 1, 2010, 11:00 a.m. - 1:00 p.m. (CST) and will be held at USDA Rural Development.