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Member Feedback

Do you need help with a project or issue and want to see if any of our readers have the answer? Has a colleague done something wonderful that deserves an attaboy or attagirl? Or are you just frustrated and want to vent? Here is your chance to (anonymously if you wish) say thanks, ask for assistance, vent your frustrations, express your opinion or let us know how you feel.

- Congratulations to Vivian Bryant, president and CEO of the Orlando Housing Authority, on her election to president of the Housing and Development Law Institute's board of directors. "As the incoming president of HDLI and a trustee of the Public Housing Authorities Directors' Association (PHADA), I will continue to advance the initiatives of FAHRO through my membership in these industry groups," says Bryant.
- Pinellas County Housing Authority has closed on \$24 million in funding for the preservation and renovation of the French Villas public housing apartments in unincorporated Pinellas County. All 184 units at French Villas, being renamed Landings at Cross Bayou, will undergo a complete rehab. Through HUD's new Rental Assistance Demonstration program, the Landings at Cross Bayou will be covered by a project-based rental assistance agreement that will enable the development to provide housing to individuals and families with incomes at or below 60 percent of the median income for the area.
- Governor Rick Scott has announced that Jim Green, Donald Komito and Mary Moore joined the Lee County HA Board of Commissioners on Oct. 22,



- 2013, for terms through May 12, 2017. Succeeding Shirley Burns, Green is a real estate broker with Jim Green Realty. Succeeding Tracey Kuchman, Komito is an aviation design manager with AECOM Technology Corporation. Filling a vacant seat, Moore is a former registered nurse for Sunrise Community Group Home.
- Congratulations to FAHRO's director of communications and marketing, Jon Shiver, on his marriage to Abigail on Nov. 10, 2013. Jon and Abigail are pictured here with their dog, Jango.



If you would like to contribute to Sounding Off, please email your comments to Susan Trainor, FAHROgram editor, editor.trainor@gmail.com.

PRESIDENT'S MESSAGE continued from page 1

On the federal affairs front, we have sent a letter to our congressional delegation and the U.S. House Committee on Budget to let them know the repercussions of their continual underfunding of our programs. We are also working to enhance and continue our message that any underfunding should and must also come with a relaxing of nonessential regulations and administrative burdens that are costly and detract from our core mission. While it remains to be seen whether they will listen to what we are saying, we will continue to make certain they hear us.

I am thrilled to announce that after hearing from several of you that there is a strong desire

to return to Disney's Yacht Club for our annual convention, we are going to make that happen. I can tell you that with the rebounding economy, this was no easy feat, but thanks to the work of staff and our executive director's working relationships with the folks at Disney, we were able to ink a two-year deal to ensure that we will be able to be there in both 2014 and 2015.

There are many more things on my to-do list, and it is a living document that always has room for additional ideas and projects that will aid our cause to Innovate. Perpetuate. To that end, I am here to listen to any concerns or recommendations you have.

President's message ... CHECK! 

A New Year for FAHRO

With the start of a new year, FAHRO has a wonderful opportunity to start off fresh and hit the ground running. We will meet head on the many big challenges ahead of us in the coming year, knowing we have yet to back down from any in the past. We continue to stand together to fight for responsible funding in public housing, to limit administrative burdens on our agencies and to change the scope of our services so that we may adapt to any changes the government may throw at us.

2013 was a great year for the association. We saw increased participation and came together as an association to present a unified voice on issues that impact all of our agencies. FAHRO will continue to innovate and perpetuate into 2014 and beyond. 🌿



*Corey Mathews, CAE,
FAHRO Executive Director*

Attention Members! Keep FAHRO Up-to-Date!

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Lead-Based Paint Requirements for Housing Agencies

by Mario Rosario, General Engineer, Miami HUD Office

The lead-based paint (LBP) requirements apply to all public housing (PH) units owned by housing agencies (HAs) under the conventional PH Program, including any assisted units under the Housing Choice Voucher Program (HCVP) and the Project-Based Voucher Program (PBVP).

The LBP disclosure requirements, clearance procedures and ongoing maintenance requirements, including the administration of children with environmental intervention blood lead level (EIBLL), are generally the same for all three programs. The major administrative differences lie with the notification requirements to residents, the lead evaluation process and the type of hazard reduction methods.

The Lead-Safe Housing Rule (LSHR) became effective on Sept. 15, 2000. For conventional PH units, all paint inspections should have been completed by now, including the associated risk assessments of properties within the HA's portfolio. Following completion of the initial assessment, HAs are required to abate

fully all identified LBP hazards or to use interim controls. In administering the HCVP and the PBVP, the continued evaluation of assisted units, as part of the initial and periodic inspections, are based either on visual inspections or risk assessments. Thereafter, if defective or positive LBP is identified, either paint stabilization or interim controls are to be implemented in the dwelling units under management.

For HAs that need to reassess the previous LBP assessments (i.e., paint inspections and risk assessment under the PH Program and visual/risk assessments under the HCVP and PBVP), we highly recommend that the staff use the Compliance Advisor located in the resources list of the Office of Healthy Homes and Lead Hazard Control webpage at www.HUD.gov/lead. The electronic program, also available directly at <http://portal.HUD.gov/CorvidRpt/HUDLBP/welcome.html>, will assist HAs in documenting compliance with the various provisions of the LSHR, the Lead Disclosure Rule¹ and EPA's Lead Renovation, Repair and Painting Rule (RRP Rule).

Recommended LBP Administrative Steps per HUD Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition):

Preliminary Steps

- Review applicable regulations and guidance such as the LSHR, EPA's Abatement Rule and EPA's RRP Rule²
- Determine availability of funding sources
- Assess the need to hire a lead hazard inspector/assessor

Initial Inspections/Risk Assessments/Visual Assessments

- Reports must clearly identify the location of the lead and related hazards, with all supporting documentation attached
- Analysis of paint chips, dust or soil for lead content must be performed by an EPA-recognized entity under the National Lead Laboratory Accreditation Program (NLLAP); this includes on-site dust analysis for either risk assessment or clearance
- The results of all reports need to be communicated properly with the property owner

Develop Work Specifications for Corrective Measures

- Ensure that all LBP hazards identified in the initial inspection/assessment are addressed in the scope of work to undertake necessary corrective measures
- The specifications must include compliance with applicable HUD, EPA and OSHA standards and/or state/tribal or local standards if they are more stringent

Bid Process for Contract Selection

- Verify eligibility of contractor's firm and workers' licenses and certifications
- Obtain adequate insurance that covers the planned lead hazard control activities
- Interim control activities on lead-related rehabilitation or renovation must be performed by RRP Rule-certified firms; supervisors and workers also must be certified

Occupant Protection and Temporary Relocation Plans

- Integrate occupant protection and temporary relocation throughout the entire planning process

Maintenance/Rehabilitation, Interim Controls and/or Hazard Abatement Completion

- HUD lead-safety requirements apply at the *de minimis* levels
- Do not allow the use of prohibited practices regulated by HUD and EPA
- Use low-dust methods
- Handle waste properly

Quality Control

- Evaluate contractor and staff performance as part of the project
- Integrate quality control monitoring throughout the project

Clearance Evaluations and Re-Occupancy Procedures

- Clearance must be performed in entire units for all jobs above the *de minimis* levels
- Clearance examination must be performed by an accredited examiner who is independent of the hazard control contractor
- While clearance for interior work is based on a visual assessment and dust wipe testing, clearance for exterior work is based on a visual assessment only
- Clearance report must include an interpretation of results, including failed areas that need to be re-cleaned and retested
- Re-occupancy of units allowed only after clearance results with "pass" tests are verified

See **LEAD-BASED PAINT REQUIREMENTS** on page 7

FPHASIF FACTS



FAHRO & FPHASIF Say Goodbye to Brooke Butler

After several years of dedicated service to both FPHASIF and FAHRO members, the time has come for Brooke Butler to leave FPHASIF. Brooke has been given a wonderful opportunity to advance her career, and we wish her the best in her future endeavors. We are thankful for all of the hard work Brooke has put in to making FPHASIF the best insurance carrier for public housing authorities in the state of Florida. She leaves FPHASIF in the capable hands of Scott and Sarah Hunt of Hunt Insurance Group, who will continue to develop the FPHASIF program. 🌿



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LEGISLATIVE AFFAIRS continued from page 1

authorities will also have to go through his Appropriations Subcommittee before reaching the Senate floor. For FAHRO, it is great to have someone who understands state funding for housing and how it can dramatically impact the people of Florida. The Florida House has decided upon Representative Steve Crisafulli (R-Merritt Island) as speaker-designate for the same 2015-2016 term, but will not officially designate him until the spring.

Later that same week, the Florida Housing Finance Corporation (FHFC) met and approved a long list of Requests for Applications (RFAs)—including medium and small counties, some select large counties, supportive housing for persons with developmental disabilities and supportive housing for homeless persons and families. These RFAs represent the bulk of the remaining mortgage settlement money

to be granted through the FHFC. As of January, the discussion has begun in earnest regarding the future of Sadowski funding at the state level. FAHRO will continue to be a strong advocate for full funding of the State Housing Trust Fund, preserving the original agreement for the use of documentary stamp taxes. 🌿

Ongoing Maintenance Plan

- Risk assessor develops maintenance plan for encapsulants and enclosures
- Owner is responsible for determining how units will be monitored and evaluated to ensure they remain lead safe
- Owner implements a maintenance plan that addresses hazard evaluation and control, resident education and communication, and other related documentation

Notification and Disclosure Requirements

- Lead professionals provide test results, summaries of hazard control treatments and clearance results to the HA
- Owner is responsible to disclose results to tenants and buyers, as applicable

Final Contract Payments

- Owner verifies final invoices to ensure that all work is properly completed in accordance with the established HUD guidelines, the LSHR and EPA regulations

We recommend that assigned HA staff review the information provided in Notice PIH 2011-44 (HA) issued July 29, 2011. In addition to discussing EPA's RRP Rule, it provides the latest LBP guidance that HAs should follow.

- Under EPA's RRP Rule, contractors and maintenance staff who conduct renovation, repair and painting projects that disturb paint surfaces in homes and pre-1978 facilities occupied by children under 6 years old *must be certified* as renovators and follow

specific work practices to prevent lead contamination. Information about the certification requirements and available training providers is available at www.EPA.gov/lead/pubs/renovation.htm.

- HAs should visit the HUD website at www.LeadListing.org to review the listing maintained by HUD of certified firms and recognized laboratories for every state.
- For information relating to EPA's enforcement and penalty policies, please visit www.EPA.gov/enforcement.
- For publications or answers to specific lead-related questions, assigned staff should contact the National Lead Information Center at 1-800-424-LEAD, the HUD Lead Regulations Hotline at 202/402-7698, or send an email to Lead.Regulations@HUD.gov.

Notice PIH 2011-44 (HA) also requires that "all HAs must identify and accumulate all lead-based paint records pertinent to their properties." HUD encourages HA staff to take the opportunity to review the LBP documentation currently maintained for the assisted properties under the PH Program, the HCVP and the PBVP to ensure that it properly satisfies all of the LBP regulatory requirements. Any inconsistencies or unclear areas should be reassessed to ensure proper compliance with HUD guidelines, the LSHR and EPA regulations. 🌴

Endnotes

1. Copy of the "Protect Your Family From Lead in Your Home" pamphlet is available at www.hud.gov/offices/lead/enforcement/disclosure.cfm.

2. EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) published at 40 CFR Part 745 requires that firms performing renovation, repair and painting projects that disturb lead-based paint in homes, child-care facilities and preschools built before 1978 have their firm certified by EPA (or an EPA-authorized state), use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices.

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From Public Housing to Business Owner, a Gainesville Resident's Victorious Journey

Sheila Rochelle, founder of SheilaShine Cleaning Service, is a success story of Gainesville Housing Authority's Job Training and Entrepreneurial Program (JTEP).

The program's goal is to provide individuals in public housing who are facing economic adversity with opportunities to gain skills that help them become self-sufficient, financially secure and move out of public housing. Some apprentices, like Rochelle, start businesses.

Rochelle, after running a cleaning service off and on for eight years, enrolled in JTEP in 2012. She then completed a series of painting and

entrepreneurial workshops and used her new skills to take her business SheilaShine, to the next level, including signing long-term contracts with three other local companies.

In addition to providing cleaning services, Rochelle creates employment opportunities for other economically challenged individuals and also serves as a mentor.

She explains, "I have three employees. I train them on safety, basic cleaning and painting."

Now Rochelle has moved on from public housing and is renting to own a three-bedroom home. In the fu-



Business owner Sheila Rochelle learned valuable business skills as an apprentice in Gainesville HA's Job Training and Entrepreneurial Program.

ture, Rochelle wishes to incorporate SheilaShine and hire more employees.

"I want to bring home at least \$50,000," Rochelle says. 🌿

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Pahokee HA Opens 16 New Units at McClure Village

Palm Beach County, Housing Trust Group and Pahokee Housing Authority held a ribbon cutting at McClure Village on Nov. 6 to celebrate the construction of 16 new housing units and completion of hurricane hardening improvement at McClure Village. The new houses were beautifully designed by architect Kimberly Dellastatious of Lake Worth and constructed by Lutz Builders.

More than \$5.1 million in HUD Disaster Recovery Initiative and Neighborhood Stabilization Program funds were applied toward the project to repair and replace housing that was severely damaged by the hurricanes of 2004 and 2005. The 85-unit multifamily McClure Village serves a critical need for low-income housing in the Glades region.


During the ceremony, the Pahokee Housing Authority's Tenant Association showed its appreciation by recognizing Victor Atkins and Armando Fana of HUD, architect



Diane Walker, Mattie Crawford, Kim Dellastatious, Edward Lowery, Armando Fana, Victor Atkins, Patricia Wallace, Julia Hale, Elena Adames, Randy Rieger, Fred Pinto, Colins Walkes, Shannon Larolque and Felicia Hill celebrate the ribbon cutting for Pahokee HA's McClure Village.

Dellastatious and general contractor Wally Lutz for making a difference in the city of Pahokee.

Special thanks to HUD's Atkins and Fana, Shannon Larolque from Palm

Beach County, Edward Lowery from the Department of Economic Sustainability, Elena Adames from Housing Trust Group and all the other people who made this project a great success. 

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Sarasota HA Celebrates 75th Anniversary

The Sarasota Housing Authority is celebrating its 75th anniversary this year. To commemorate this significant milestone, SHA hosted a celebratory event on Nov. 23 for local officials, SHA commissioners and staff, SHA residents and many partners and sponsors.

SHA began housing low-income families when its first 60-unit apartment complex opened for leasing in 1941. Several more developments were completed in the 1950s, 60s and 70s. In the late 1970s, SHA began offering Section 8 housing vouchers, which offered a mobile or portable form of housing subsidy for the first time.

Today, SHA administers more than 1,400 Section 8 vouchers and manages more than 500 units of subsidized and affordable housing.

In the last five years, SHA has focused on a vision of removing blighted and obsolete housing in North Sarasota and has sponsored over \$40 million in real estate development. This investment has produced 210 new, affordable, mixed-income and energy-efficient apartments. This development activity has reduced crime, stabilized neighborhoods, buoyed local builders and employed many local workers.



Janie's Garden-Phase I was Sarasota HA's first mixed-income development. It won the 2011 National Association of Home Builders' Best in American Living Gold Award for Neighborhood Design.

“SHA has transformed itself from a troubled agency to an industry leader that is progressive, high performing and has collaborated with the community to transform neighborhoods and increase a much-needed supply of affordable housing,” says William Russell, SHA executive director. 🌿

Age Ain't Nothin' But a Number! THA Throws Birthday Bash for Its Five Eldest Residents

Surrounded by family and friends, the Tampa Housing Authority threw a birthday bash for five of its residents who are 90 years or more young. The seniors enjoyed a presentation that included special recognition from Dr. Hazel Harvey, THA board chairwoman, and Charlie Miranda, Tampa city council chairman. The eldest person honored was Idelisa Olivera, 97. She is known for her charming smile, energy and style. Born in Cuba in 1916, Idelisa was one of 15 children.

“It is always an honor to celebrate the lives of those that have come before you,” says Jerome Ryans, THA president and CEO. “I could only hope to see and experience some of the things these seniors have experienced in their lifetimes. The youngest person honored today is 90 years old; what an accomplishment!” 🌿



Idelisa Olivera, a 30-year resident of THA's housing community, is 97. Her older sister, who lives in Cuba, turned 100 last year.

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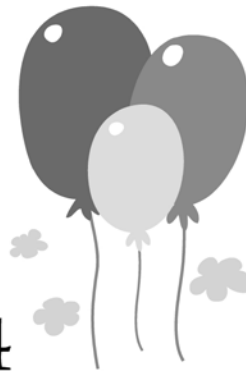
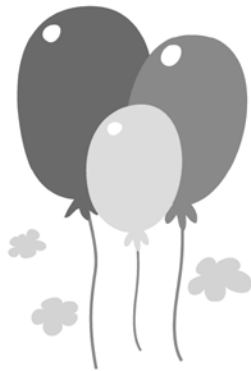
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FAHRO is committed to the professional development of the people who provide public and assisted housing in Florida by offering a network for increased communication and education. We will continue to support legislation for the improvement and development of affordable housing and economic opportunities.

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