

# FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

July/August 2012

## President's Message

### Surviving Challenging Times



Marcus D. Goodson

Greetings!

FAHRO held our annual Executive Directors Forum in beautiful Daytona Beach on May 15-17, 2012. If numbers define success, we had the most successful executive retreat ever, because we had the most attendees in the history of the event. However, numbers alone do not define success; it also includes the content of the meetings, the interaction of the attendees and invited guests and the open flow of information. By those measures, our ED Forum was a huge success. I extend my heartfelt gratitude to everyone that attended. It was your presence and willingness to share information with your peers that made the event memorable. If the forum was any indication of how informative the upcoming annual convention will be, I suggest you make your reservations im-

mediately. Furthermore, the location of this year's annual conference, Walt Disney World Yacht Club Resort, along with the price FAHRO was able to secure for attendees, should be enough incentive for all FAHRO members and non-FAHRO members alike to bring their families to Orlando in August for what should be a great convention and trade show.

Like many of you, I follow the national news when it comes to information concerning public housing. When reading the latest news covering our industry, I try to remain objective until I have read and been briefed on the details of the latest HUD or congressional release. Although I personally believe there should be limitations with all things, I am concerned about the precedent set by placing salary limitations on senior management of public housing authorities. My first concern is

See **PRESIDENT'S MESSAGE** on page 4

## Federal Legislative Affairs

### FAHRO Members Attend Forum at the White House

by William Russell, FAHRO Immediate Past President

On June 4, 2012, several FAHRO members attended the White House Forum on Housing With Florida Leaders. FAHRO was capably represented by Vivian Bryant (Orlando and Sanford), Pamela Brewster (DeFuniak Springs), Shannon Nazworth (Ability Housing), myself (Sarasota) and FAHRO veteran and counsel to many Florida PHAs, Ricardo Gilmore. (Believe it or not, we all

secured the required Secret Service clearance to enter.)

The four-hour meeting included three panels of senior administration officials representing Housing & Urban Development, Treasury, Agriculture and Veterans

See **FEDERAL LEGISLATIVE AFFAIRS** on page 8

## Calendar

July 29-31, 2012

**NAHRO Summer Conference**

San Francisco, Calif.

[www.NAHRO.org](http://www.NAHRO.org)

August 7-10, 2012

**FAHRO Annual Convention and Trade Show**

Lake Buena Vista, Fla.

[www.FAHRO.org/ac](http://www.FAHRO.org/ac)

Visit the convention web page frequently for updates!

Sept. 18, 2012 • Jacksonville

Nov. 6, 2012 • Orlando

**HOPE Fair Housing Training**

[www.FAHRO.org](http://www.FAHRO.org)

September 18-20, 2012

**Rent Calc II Training**

Sarasota, Fla.

[www.FAHRO.org](http://www.FAHRO.org)

October 15-16, 2012 • Pensacola

October 18-19, 2012 • Fort Myers

**UPCS Inspection Protocol Training**

[www.FAHRO.org](http://www.FAHRO.org)

Online registration for FAHRO

events available at

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### Member at Large

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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 the Tampa HA for being considered for a \$30 million HUD Choice Neighborhood Grant. THA plans to use the funds to develop The Tempo, an eight-story, 212-unit rental housing apartment building.
- Magnolia Gardens in Brooksville is the first community in Florida to be certified under the Florida Water Star standard. Congratulations to the Hernando County HA on this achievement.
- Congratulations and best wishes to Marie Anderson, housing director, on her retirement from the Haines City HA.
- Congratulations to the Tampa HA on its Hillsborough County Planning Commission Award of Merit for Project Design, Moses White Estates, Affordable Housing category. Moses White Estates recently received LEED Gold certification



from the American Green Building Council.

- Congratulations to Jerome Ryans, CEO of the Tampa HA, for being named a finalist in the Leadership category for the Housing and Education Alliance Residential Triumph Awards.
- Downtown Tampa's Encore is receiving 1000 Friends of Florida's Better Community Award. Encore is a mixed use redevelopment district featuring transit oriented design, and is a public-private partnership between the Banc of America Community Development Corporation and the Tampa HA.

If you would like to contribute to Sounding Off, please email your comments to Susan Trainor, FAHROgram editor, [editor.trainor@gmail.com](mailto:editor.trainor@gmail.com).

# Attention Members! Keep FAHRO Up-to-Date!

Help us serve you better by keeping our record of your mailing address, telephone, fax, email address and website address up-to-date.

Whenever you make a change, please send your new information via email to Jan Hendricks, [Jan@FAHRO.org](mailto:Jan@FAHRO.org), call 850/222-6000 or fax 850/222-6002.

Thank you!



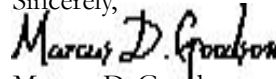
where this will end. If Congress can place limitations on executive compensation, it can take these limitations further and begin to place additional restrictions in areas where we currently have local control. My next concern is with respect to fairness. Many other housing and social programs are administered locally but funded with federal dollars; where is the call for executive compensation restrictions in these programs? Our voice in Washington must be amplified in our efforts to have further discussions about the fairness of HUD's proposed new caps for PHA compensation in 2013.

I would like to congratulate the housing authorities that recently received tax credits through the Florida Housing Finance Corporation 2011 Universal Cycle. We are always excited to hear when housing authorities are exploring all redevelopment options when it comes to improving obsolete public housing developments. The recent trend of housing authorities, through their nonprofit affiliate or instrumentality, accessing the tax-credit program has continued to trend upward. This is encouraging news for Florida housing authorities that continue to explore non-traditional funding sources as a way to finance redevelopment projects. If your agency is interested in hearing more about the tax-credit program and how you can evaluate your agency's chances of receiving tax credits in the near future, FAHRO will offer a session on the nuts and bolts of the tax-credit application process in Florida during the upcoming annual convention in Orlando.

I know many of us read state and national news covering public housing and affordable housing data and trends. Unfortunately, we are often forced to read the tea leaves when trying to make certain predic-

tions about the future of this industry and, as a result, how we should position our agencies for future challenges certain to come. It seems clear to many of us that things will not get better any time soon with respect to funding levels and other inconsistencies that keep us off balance. So the question is this: How do we manage an already complex operation in this fluid environment? I am not sure any one person has the answer; however, I am convinced together we can develop a strategy that can be tailored to fit different size agencies. With that in mind, let's convene in Orlando in August 2012 to take a stab at finding ways to help each other survive these challenging times. 🌿

Sincerely,



Marcus D. Goodson  
President

**Send Your News to FAHRO!**

Tell us about your accomplishments, milestones and other interesting member news. Your fellow members want to know!

**Submit your news to FAHRO via:**

**Email:** editor.trainor@gmail.com (attach in MS Word format)

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**Photographs are welcome!**

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**Special Events During the Conference**

**Welcome Reception**

Tuesday, August 7, 5:30 p.m. – 7:30 p.m.

**Legislative Appreciation Reception**

Wednesday, August 8, 5:30 p.m. – 7:30 p.m.

**FAHRO Annual Celebration Cocktail Party & Banquet**

Thursday, August 9, 7:00 p.m. – 10:30 p.m.

**Exhibit Hall Hours\***

Tuesday, August 7, 5:30 p.m. – 7:30 p.m.

Wednesday, August 8, 8:00 a.m. – 7:30 p.m.

Thursday, August 9, 8:00 a.m. – 7:30 p.m.

Receptions & banquet are included in your registration; you must present your name badge when you enter the reception or banquet room. See the on-site registration desk if you need assistance.

\* Exhibit Hall open only during breaks and functions

**UNCF / Deborah L. Vincent Charity Breakfast Bingo**

Breakfast BINGO returns again this year, so join us Thursday morning as we get the day started by raising money for our scholarship fund. BINGO cards will be sold Thursday morning for \$5 each, and the winners of the rounds will receive 50% of the collected money with the remaining 50% going to our scholarship fund.

**Airport Information**

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**Schedule of Events**

**Tuesday, August 7, 2012**

- 4:00 p.m. – 7:30 p.m. Registration Desk Open
- 5:30 p.m. – 7:30 p.m. Set Sail Party – FAHRO Welcome Reception

**Wednesday, August 8, 2012**

- 8:00 a.m. – 4:00 p.m. Registration Desk Open
- 8:00 a.m. – 9:00 a.m. Networking Continental Breakfast in the Exhibit Hall
- 9:00 a.m. – 11:00 a.m. Instructions From the Crew – Opening General Session
- 11:15 a.m. – 12:15 p.m. A View From the Bridge – Management Models & Business Plans for PHAs

We must accept that although public housing authorities are nonprofit businesses, they are businesses nonetheless. During this session, we will focus on different models and strategies for managing PHAs of various sizes while establishing the groundwork for the development of a business plan to guide your agency through these uncertain times.

- 12:30 p.m. – 1:30 p.m. Networking Lunch in the Exhibit Hall
- 1:45 p.m. – 3:00 p.m. Navigating the Storm – State & Federal Affairs Update and Discussion
- 3:15 p.m. – 3:45 p.m. Networking Afternoon Break in the Exhibit Hall
- 4:00 p.m. – 5:30 p.m. Call to Quarters – Annual Business Meeting
- 5:30 p.m. – 7:30 p.m. Celebrating At Sea – Member Appreciation Reception in the Exhibit Hall

**Thursday, August 9, 2012**

- 8:00 a.m. – 4:00 p.m. Registration Desk Open
- 8:00 a.m. – 7:30 p.m. Exhibits Open During Meals and Breaks
- 8:00 a.m. – 9:00 a.m. Bingo Fund-Raiser & Networking Continental Breakfast in the Exhibit Hall
- 9:00 a.m. – 10:15 a.m. Commissioner Certification Track: Roles of the Commissioner

We all have had jobs that we wish had come with an instruction manual. When it comes to the role of a public housing authority commissioner, it can! You have a critical responsibility to use your wisdom, judgment and conscience to provide vision and direction for the agency. This session is designed to provide you with guidance on your role as a commissioner to make you one of the greats.

- 9:00 a.m. – 10:15 a.m. HCV Track – VASH Vouchers: Serving Those Who Served

It is an honor to serve those who served for us, but it can also present unique challenges that you are not used to encountering with other constituencies. Join the discussion with representatives of the Veterans Administration to identify solutions to common hurdles to housing those to whom we owe so much.

- 9:00 a.m. – 10:15 a.m. PHA Track – The Future of Physical Needs Assessments

In search of a better mechanism for determining what the short- and long-term capital needs are for public housing properties, HUD is developing a Physical Needs Assessment system. During this session, we will explore what we know about this program and what it will mean for your agency.

- 10:30 a.m. – 12:00 noon Commissioner Certification Track: Agency Monitoring & Oversight

All commissioners understand that they are responsible for the monitoring and oversight of the agency. This discussion will focus on knowing what to watch, what questions to ask and how to fulfill that responsibility without standing in the way of the professional staff's progress toward the mission and vision of the agency.



## Schedule of Events continued...

10:30 a.m. – 12:00 noon HCV Track – Section 3 Innovation Forum

We all embrace the intent of Section 3, but practical application can be a real challenge. During this facilitated forum, we will explore what has worked and what hasn't, as well as the new concepts out there to help your agency.

10:30 a.m. – 12:00 noon PHA Track – Does RAD Make Sense for You?

It sounds good. The ability to manage housing units without all the ties HUD puts on its funding, but does it make financial sense? Greg Byrne noted at the ED Forum that it will be a great deal for some, but not for others. Come find out how to decide which category your agency falls into.

12:00 noon – 1:00 p.m. Networking Lunch in the Exhibit Hall

1:00 p.m. – 2:30 p.m. Commissioner Track – Board Governance

Truly great organizations are not managed, they are governed. (No, we're not talking about what happens in D.C.!) Governance focuses on vision setting, both empowerment and limitations on authority, as well as the freedom to achieve with accountability for outcomes. This segment is the benchmark of a highly functioning and successful board.

1:00 p.m. – 2:30 p.m. HCV Track – Voluntary Consolidation: Models, Case Studies & Lessons Learned

HUD is recommending voluntary consolidation to increase economy of scale at a time when resources are diminishing. It can be a challenging subject, but sometimes it makes sense in the right circumstances. Join the discussion with peers who have voluntarily merged their agencies to see if it is something worth considering for your area.

1:00 p.m. – 2:30 p.m. PHA Track – Avoiding the Ad Valorem Tax Pitfall

Everyone's budgets are stretched, and local governments are looking everywhere for new income—including your agency! We will discuss the recent trend of property appraisers attempting to put housing authorities on the ad valorem tax rolls and what you need to know to stay out of their crosshairs.

2:30 p.m. – 3:00 p.m. Networking Afternoon Break in the Exhibit Hall

3:00 p.m. – 4:30 p.m. Commissioner Track – The Board & the CEO: A Critical Team

How does your mighty duo work together? Learn about various written employment agreements, performance plans and interim reviews and how they can be used to keep the agency running in shipshape condition.

3:00 p.m. – 4:30 p.m. HCV Track – Hard-to-House Populations & Reasonable Accommodations

Don't you love terms like "reasonable accommodations"? After all, what is reasonable to you might not be reasonable to the folks at Fair Housing. During this session, we will discuss hard-to-house populations and what reasonable accommodations you need to make to attempt to serve their needs.

3:00 p.m. – 4:30 p.m. PHA Track – Tax Credit Revitalization: An Opportunity for PHAs

In a tough economy, there is considerably less interest in new development. However, there are numerous tax credit properties out there that will begin to witness the end of their affordability restrictions in the near future. This session will discuss how PHAs can take advantage of coming opportunities to acquire and revitalize these housing stocks.

7:00 p.m. – 10:30 p.m. Captain's Gala – Annual Cocktail Party & Banquet



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# FAHRO Annual Convention & Trade Show

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Registrant #2, Title		Registrant #5, Title		
Registrant #3, Title		Registrant #6, Title		

Please circle the correct amount for each registrant.

Registration Fees

	Member	Non-Member	After 7/31/12	Total
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#2	\$349	\$429	+ \$50	\$ _____
#3	\$349	\$429	+ \$50	\$ _____
#4	\$349	\$429	+ \$50	\$ _____
#5	\$349	\$429	+ \$50	\$ _____
#6	\$349	\$429	+ \$50	\$ _____

Extra Cocktail Party & Banquet Tickets (Aug. 9) \_\_\_\_\_ x \$66 \$ \_\_\_\_\_  
Each registration comes with a single ticket to each function. Qty

**Grand Total** \$ \_\_\_\_\_

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# PHA v. the Associations: A Section 8 Showdown

by Tabitha S. Fish, Esq.

In July 2010, the Florida Legislature enacted three new statutes that have recently pitted Florida public housing authorities (PHAs) against homeowners' associations, condominium associations and cooperative associations. The statutes can be found at §§ 718.116(11), 719.108(10) and 720.3085(8), Florida Statutes. While each statute differs slightly, the crux of the statutes is the same: Where the property is occupied by a tenant and the landlord refuses to pay delinquent association dues, the association is entitled to demand that the tenant pay its rent directly to the association until the delinquent dues are paid. The statutes provide protection to a tenant who makes payment directly to an association, after such demand has been made, against liability to the landlord. However, the statutes also allow the association to evict a tenant who does not comply with a demand pursuant to the statutes.

Under the Section 8 Housing Choice Voucher program, PHAs pay all or a portion of the rent for privately owned rental properties pursuant to a Housing Assistance Payment (HAP) contract between the PHA and the owner of the property. Tenants participating in Section 8 are responsible for paying directly to the owner any portion of the rent that is not covered by the PHA housing assistance payment. Section 8 tenants have no right to receive directly this HAP payment owed by the PHA pursuant to the HAP contract, nor is a tenant a party to or a third party beneficiary of the HAP contract. Many associations have made demands under the statutes to PHAs for the amounts due under a HAP contract as if the PHA were a tenant. However, the PHA is not a party to the dwelling lease agreement between the owner and the tenant for the rental property, nor is the PHA otherwise a tenant. Moreover, federal law and regulations provide that the PHA will pay housing assistance payments to the owner in accordance with the HAP contract and do not provide that such payments may be made to parties other than the owner.

This issue has recently been addressed in *Willoughby Estates Homeowners' Association, Inc. v. Lindel Anderson, et al*, Case No. 502011CA007567XXXXMB (AW), in Palm Beach County Circuit Court. The plaintiff in that case (Willoughby), an association, sued the owner of the property and the tenant in relation to delinquent association dues. The tenant residing at the owner's property happened to be a participant in the Section 8 Housing Choice Voucher program. The PHA that was providing housing assistance to the tenant was not named as a party to the case. Willoughby made a demand on the tenant pursuant to the statutes, and the tenant complied with that demand by paying the tenant's portion of the rent directly to Willoughby. However, the local PHA paid the majority of the rent for the property, pursuant to a HAP contract, so Willoughby demanded that the PHA pay the housing assistance payment directly to the association and filed a motion with the court to order the PHA to direct payments under the HAP contract to Willoughby. On July 19, 2011, this motion was granted, and the PHA was ordered to pay its portion of the rent to Willoughby. However, when the PHA refused to comply with the order, Willoughby filed a motion with the same court to compel compliance by the PHA. Interestingly,

on May 3, 2012, the court denied Willoughby's motion to compel compliance with its own prior order, but the court did not provide an opinion or otherwise state the basis for its decision. While there is no specific indication of the basis for the court's refusal to enforce its prior order, the PHA's written objection to Willoughby's motion to compel was based primarily on the arguments that the PHA was not properly deemed a tenant under the statutes and that, even if the PHA were a tenant, the application of the statutes to the PHA would be preempted by federal law.

The record of the *Willoughby Estates* case, for obvious reasons, may leave PHAs somewhat confused as to what is required under the statutes and under the HAP contract. The order entered by the court on July 19, 2011, in *Willoughby Estates* might appear to suggest that at least some courts are prepared to enforce the statutes against PHAs by requiring that housing assistance payments be made to associations when an owner is delinquent in the payment of monetary obligation due to the association. However, the issue has not been addressed by any appellate court, and the trial court's subsequent refusal to enforce its own order against the PHA could indicate a lack of confidence that an appellate ruling would be favorable. On the other hand, while the *Willoughby Estates* court refused to enforce its original order against the PHA, without an express statement of the court's reasoning, it could be far reaching to rely on the May 3, 2012, order as a retreat from the court's original position on the issue. Accordingly, as of now, there is no controlling authority requiring a PHA to pay any portion under a HAP contract to an association making demand under the statutes. However, PHAs should continue to consult with their legal counsel on the issue. 🌿

*Tabitha S. Fish, Esq., is an associate with Saxon, Gilmore, Caraway & Gibbons PA.*

## FEDERAL LEGISLATIVE AFFAIRS continued from page 1

Affairs, in addition to Jim Parrott, who works in the White House as senior advisor to the National Economic Council. The sessions were primarily geared toward highlighting the administration's housing policies, especially the recent efforts for Help for Homeowners. There was a roundtable discussion on the Neighborhood Stabilization Program with a senior HUD executive in charge of grant programs within Community Planning & Development. 🌿



*Ric Gilmore, Vivian Bryant, Pam Brewster and Bill Russell at the White House*



# Integrity ... You Only Get One Shot

by Corey G. Mathews, CAE

I suspect if you were to take a poll and ask people how much they value integrity in both themselves and others, they would rank it among the very highest of values held by society. That same poll would likely reveal that many people believe a significant number of those around them are lacking in this trait. Moreover, I would wager that if you asked the respondents if they considered themselves to be people of integrity, almost every single one would indicate they do. So, I pose the question: How can this discrepancy exist?


I offer two reasons for the disconnect. First, the standard is subjective, and each person will have a varying personal opinion of what integrity entails. I believe this is the lesser of the two reasons, however. The second and greater reason, in my opinion, is that we find it far too easy to rationalize or compromise our integrity. After all, we have all done it to some extent. It can be as simple as a broken New Year's resolution or a "little white lie" or something much more significant. I am the first to admit I have made mistakes, but I also note them in my memory and genuinely pledge anew to do and be better. After all, I am one of those people who rates loyalty and integrity as my highest values.

One of my mentors once took a piece of plain, unblemished, white typing paper and displayed it to me as being free

from imperfection. He instructed me to examine the paper and consider it to be representative of my integrity. He then had me crumple it into a ball and attempt to restore it to its original condition. It could assuredly be improved, but despite my best efforts, the once-perfect paper was forever wrinkled. My mentor then instructed me to remember that the same is true of integrity: It should be forever guarded, with every effort made to protect it.



Today, I employ that lesson by endeavoring to treat others as I want to be treated, to be honest in my personal and professional dealings, not to allow another's wronging of me to justify my like action and always to place doing what is right above what is easy or popular. As a true professional, I am sure you do the same. Still, as with my New Year's resolutions, a gentle reminder can never hurt.

I look forward to seeing everyone at the FAHRO Annual Convention and Trade Show, Aug. 7-10, at Disney's Yacht Club Resort in Lake Buena Vista, Fla. 



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# Executive Directors Forum Enjoys Record Attendance

The 2012 FAHRO Executives Directors Forum was extremely successful, with the largest attendance in its history. Executive members expressed their appreciation for being able to meet with their peers to discuss sensitive issues vital to managing HUD subsidized housing.

Highlights of the meeting included a firsthand discussion with Greg Byrne regarding the Rental Assistance Demonstration (RAD) program; a question and answer period with HUD Field Office staff (Victoria Main and Jose

Cintron); and dialogues with various experts on ways to overcome funding cuts. Ric Gilmore was also there, providing sound legal advice (for which he states the time limit for it being free has expired). 🌿



Victoria Main (standing) and Jose Cintron from the HUD Field Office address the various issues identified by attendees.



Greg Byrne discusses the RAD program with the executive directors.



Ric Gilmore answers legal questions at the ED Forum.



Jerome Ryans and Ric Gilmore take a few minutes to catch up between sessions.

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# Step Up For Students Offers K-12 Scholarships for Low-Income Florida Schoolchildren

Step Up For Students is a non-profit organization that administers the Florida Tax Credit Scholarship for low-income students (K-12). Many families still don't know the option exists, but Florida has the nation's largest scholarship program giving low-income families the ability to choose the school that best meets their children's needs. Families who qualify for the free or reduced price lunch program may also qualify for the Step Up For Students Scholarship. Scholarships are based on income, not academic performance. Scholarships are first-come, first-served. Once a student's eligibility is verified, the parent has the freedom to choose any one of more than 1,350 participating private schools across the state, or they can use a \$500 transportation scholarship to offset travel costs to an out-of-district public school. The scholarship also has special eligibility standards for foster and homeless children. Please check [www.StepUpForStudents.org](http://www.StepUpForStudents.org) for additional eligibility requirements, application deadlines and to apply. 🌱



218,000 SCHOLARSHIPS HAVE ALREADY BEEN AWARDED TO LOW-INCOME FLORIDA SCHOOLCHILDREN.

The Florida Legislature created the Tax Credit Scholarship in 2001 to allow families to consider school options they may not have been able to afford. Step Up For Students, the nonprofit that administers this program, awards scholarships based on income, not academic performance.

Families who qualify for the free or reduced-price lunch program may qualify for the scholarship program too. Students who qualify may receive up to \$4,335 for private school tuition and fees OR \$500 to help cover transportation to a public school in another county.

During the 2011-12 school year, about 39,000 Florida children benefitted from this scholarship and were able to choose from one of approximately 1,350 private schools throughout the state. It's your child, it's your choice.

Our goal is to give your family a choice in your child's education. These scholarships are awarded on a first-come, first-served basis so don't wait until it's too late.

For application deadlines and to apply please visit [www.StepUpForStudents.org/family](http://www.StepUpForStudents.org/family). For additional information please email [info@sufs.org](mailto:info@sufs.org) or call 877.735.7837. OR text: new to 28766 to be added to our mobile list to receive additional information\*.

\*Msg and data rates may apply. Receive up to one message/week. Text 'help' for help, text 'stop' to cancel. T&C @ [www.msxt.com/terms](http://www.msxt.com/terms)



## How to qualify for a 2012-13 scholarship

Does your family qualify for the free or reduced lunch program? If so, you may qualify for this program too. Is your household income\* at or below these levels?

# of people in household	Total Gross Monthly Household Income*
2	\$2,333
3	\$2,944
4	\$3,554
5	\$4,165

\*2012-13 income guidelines      \*add \$611 for each additional member

- A child entering kindergarten must be 5 by September 1st.
- A child entering grades 6-12 must have attended a Florida public school for the entire 2011-12 school year.\*

\*Please check our site for the most current requirements.

If you know other families who could benefit from this scholarship program, please share this information with them:

[www.StepUpForStudents.org/family](http://www.StepUpForStudents.org/family) | Scholarship hotline: 877.735.7837



## Save Resources With FAHRO!

You can save some trees and save some resources for FAHRO at the same time by receiving the FAHROgram's digital version only. Email [Jan@FAHRO.org](mailto:Jan@FAHRO.org) with "SAVE Resources With FAHRO" in the subject line if you want to stop receiving a printed version of the FAHROgram.





# 100% Occupancy in Progresso Point, Fort Lauderdale's Newest Affordable Housing Apartments

Co-developers Broward County HA and Reliance Housing Foundation recently opened Progresso Point, downtown Fort Lauderdale's newest affordable rental community. Less than 60 days after construction was completed, all 76 units in the \$20 million eight-story apartment building were leased.

"The speed with which the apartments were rented clearly reflects an urgent need for high-quality workforce housing," says CEO Ann Deibert, Broward County HA. "Many residents are employed in the service industry and fill jobs in downtown restaurants, retail establishments, health-care and other professions and services."

Located in the Flagler Village neighborhood, Progresso Point is strategically positioned close to major employers and public transportation. It is on a bus route, bordered by an active rail line and is within a convenient walking distance

to downtown employment, government services and recreation.

The apartment building offers 64 one-bedroom/one-bath and 12 studio apartments ranging from 500 to 600 square feet. Each features nine-foot floor-to-ceiling hurricane impact windows and glass doors that open onto private balconies. An attached three-story parking garage, swimming pool, exercise room, library and computer lab are available to all residents.

An economically and environmentally sustainable apartment community, Progresso Point is the state's first building to be approved to receive the Florida Green Building Coalition's Green High-Rise Residential Designation. The building was built at an energy efficiency level 40 percent lower than the established Florida energy code. Progresso Point embodies Smart Growth priorities, producing affordable rental housing that benefits the environment and its residents.



*Progresso Point's pool deck and amenities on top of the three-story parking garage*

As a development incentive, both municipal and county governments made vital contributions; the City of Fort Lauderdale offered an expedited permitting process, and Broward County made a financial commitment that allowed successful leveraging of additional funding sources for the project. 🌿

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# Miami-Dade Residents Have New Community

Miami-Dade Public Housing and Community Development (PHCD) and its developer, McCormack Baron Salazar (MBS) and co-developer Reliance Housing Foundation (RHF) began work in early 2009 to transform the former Scott and Carver Homes into a new mixed income and sustainable community. Phase II of the development located in the northwest section of Miami-Dade County incorporated 354 new rental units; 177 receive public housing subsidy, 107 are affordable and 70 are market rate. All apartments have market-rate amenities; central air conditioning, in-unit energy-efficient appliances including washers/dryers and dishwashers, multiple baths in large units and accessible units in all bedroom sizes.

Northpark is designed to Enterprise Green Communities' standards. PHCD received a \$16.7 million competitive grant from HUD for creating efficient, green communities. Sustainable features include solar panels; permeable walkways; energy star appliances; and energy-efficient roofing, windows and doors. The community also includes a management and community building with property management and resident services staff, community



meeting and event space, a fitness room, computer access and a swimming pool.

Beyond the physical transformation, the revitalization plan has included economic development opportunities for residents, including job training and referrals, education services and other resident services.

Residents are moving into the first phase of the community, and construction of the other phases will be completed by late 2012. 🌿



*Northpark at Scott Carver Apartments, Miami, Fla.*

# Tampa HA Celebrates Senior Citizens

The month of May is proclaimed "Older Americans" month throughout the nation, and each year the Tampa Housing Authority partners with Hillsborough County's Department of Aging Services to plan a celebration for its senior citizens. The THA properties at the J. L. Young Apartments and the Bethune High Rise have more than 400 seniors participating along with more than 100 seniors from the Hillsborough County Aging Services program. This grand event recognizes the achievements and contributions of the area's senior citizens.

This year, five (5) Hillsborough County commissioners were participants on the program as well as representatives from the Tampa City Council, Tampa Housing Authority, Hillsborough County and City of Tampa staff.

THA President/CEO Jerome Ryans says, "The most effective way to celebrate Older Americans month is to do something direct and personal with the seniors you know and care about to help them remain healthy, happy and independent."

"Never Too Old to Play" was the theme for the 2012 program, held May 10. The event began with an opening ceremony followed by both indoor and outdoor activities that included health screenings, health-related vendors, exercise demonstrations and social activities. 🌿



*Tampa HA's "Never Too Old to Play" event honors area senior citizens.*



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***Mission Statement***

*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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