

# FAHROgram

FLORIDA ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS

July/August 2016

## President's Message

### A Busy Season for FAHRO

The FAHRO Executive Directors' Forum and board meeting held in St. Augustine in April was very successful and attracted one of the largest ever attendance of members. Executive directors from around the state had the opportunity to discuss current topics and to continue planning for the first-ever FAHRO Housing Summit, to be held this summer at the conclusion of the 2016 FAHRO Annual Convention and Trade Show in Orlando.

As excitement mounts for the Summit, FAHRO has invited housing officials and organizations from throughout the country, including members of U.S. HUD, U.S.

Department of Veterans Affairs, NAHRO, PHADA and SERC, as well as other housing providers and elected officials from both the national and state levels.

Concurrently, FAHRO has been actively involved in three important issues for housing agencies: the proposed Section 8 HCV administrative fee formula, the Small Housing Authority Reform Proposal (SHARP) and Moving to Work (MTW).



Miguell Del Campillo

See **PRESIDENT'S MESSAGE** on page 3

## Legislative Affairs

### Few Surprises for the November Ballot

by Oscar Anderson, FAHRO State Affairs Consultant

Qualifying for the 2016 elections closed at high noon on Friday, June 24. I would like to say there was a bunch of surprises, but not so much.

#### The Federal

Let's start at the top of the ticket. It sure looks as though Donald Trump will face off against Hillary Clinton on the November ballot. Many insiders are speculating what this will mean for down ballot races. As of this writing, we have two of the least popular candidates in the history of polling fighting each other in a battle that is described by one poll as a choice between "who is not as bad."

The negativity that everyone expects from the presidential campaign will surely have an impact on other races on the ballot. What that impact will be is sure to be a hotly

debated topic all the way up until Election Day.

The next race on the ticket is the contest for one of Florida's seats in the U.S. Senate. It is shaping up to be one of the most pivotal races in the country related to which party will control the U.S. Senate.

Probably the biggest question answered at the end of qualifying week was whether Marco Rubio would run for reelection. Unlike the unknown impact of Donald Trump on Republican turnout, Rubio's decision to



Oscar Anderson

See **LEGISLATIVE AFFAIRS** on page 5

## Calendar

### FAHRO BASKETBALL TOURNAMENT

August 12-14, 2016  
Orlando Sports Center

### FAHRO ANNUAL CONVENTION & TRADE SHOW

August 16-18, 2016  
Disney's Grand Floridian, Orlando

### FAHRO NATIONAL HOUSING SUMMIT

August 19, 2016  
Disney's Grand Floridian, Orlando

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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 Avon Park Housing Authority for completion of its \$8.8 million 44 single-family rental community in June. This new community will help alleviate a shortage of affordable single-family affordable rental housing in Avon Park.
- UPSC-V is the new updated inspection standard for the Housing Choice Voucher (HCV) program. UPSC-V combines the consistency and objectivity of UPCS inspections, with the focus on the condition of individual housing units of HQS inspections. UPSC-V is based on UPCS protocol and definitions (with the "V" signifying "Voucher") with additions of unique items from the HQS inspection. American Property Consultants has



prepared an HQS, UPCS and UPSC-V comparison guide. It is available free of charge at <http://bit.ly/28NAuJd>.

- The U.S. Department of Housing and Urban Development recently awarded the Housing Authority of the City of Fort Myers a High Performer rating with a final score of 97% for its Section 8 Management Assessment Program (SEMAP). "We are proud to once again be named a high performer by HUD," says Marcus D. Goodson, executive director. "We work diligently for the families we provide for, and this score is indicative of that hard work."

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). 🌿

## PRESIDENT'S MESSAGE continued from page 1

Regarding the proposed administrative fee formula, both the Senate's FY2017 U.S. HUD Appropriations Bill (S. 3844) and the House of Representatives' Appropriations Bill (H. 5394) now include language that would prevent implementation of the proposed formula during federal FY2017. By preventing the implementation during FY2017, Florida PHAs would avoid drastic and devastating administrative fee reductions estimated to amount collectively to \$8 million to \$10 million annually.

While momentum is building for the passage of SHARP, time is of the essence since the U.S. Congress recesses on July 15. It is critical for small PHAs to benefit from this regulatory relief. PHAs should con-

tact members of Congress to support the SHARP legislation.

FAHRO, SERC, NAHRO and PHADA have been leading advocates for the Moving to Work (MTW) expansion. After the success of the pilot program last year, most recently the U.S. Congress has introduced a public housing reform bill that would expand MTW from a pilot to a permanent program available to all PHAs. The expansion would allow for 25 additional PHAs per year to become MTW agencies.

As FAHRO president, I look forward to a successful and productive 2016 FAHRO Annual Convention and Trade Show in Orlando in August. I hope to see you all there! 🌿

## 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](mailto:editor.trainor@gmail.com)

(attach in MS Word format)

Photographs are welcome!







# We Love Our Lindsey Software.

## **Bartow Housing Authority**

Executive Director: Catherine E. Reddick  
Bartow, Florida

*“I have been using  
Lindsey for more than  
23 years, and I would  
not use anything else.  
Lindsey has so many  
good shortcuts, that it  
doesn’t take me long  
to do anything!”*

— CATHERINE REDDICK —

### **KEY TAKEAWAYS**

- User-friendly software
- Easy to learn
- Economical
- Saves time
- Free, unlimited training
- Great support
- Mobile solutions
- Online rental applications

### **THE SITUATION**

Catherine Reddick, Executive Director of Bartow Housing Authority in Florida loves to talk about Lindsey software. With more than 23 years as a user, she feels that Lindsey is user-friendly, very easy to learn and helps her do her job more effectively.

Catherine began her career in public housing at the Winter Haven Housing Authority. After 13 years, she moved to the Bartow Housing Authority as Executive Director and has been there for 11 years.

### **THE SOLUTION**

Lindsey is a total solution for Catherine and her staff and she is not afraid to tell other agencies. “I know I am not their largest client, but they always treat me like I am,” says Catherine.

Bartow HA uses almost every module Lindsey has, plus the mobile solutions and HousingManager.com online rental applications. They have made an investment in the entire package and like the way everything works together.

### **MOBILE**

Catherine comments, “When we first got the mobile products, I was a little afraid of making the change. Then I went out and did an inspection on the iPad myself and realized that it was much easier than I ever expected.”

### **HOUSINGMANAGER.COM**

Moving applications online has been extremely beneficial in reducing tenant traffic in the office. Tenants are very versatile and have adapted well to filling out applications from their computer, tablet or mobile device.

### **TRAINING & SUPPORT**

Catherine and her staff take advantage of the free training opportunities whenever possible, attending webinars and using the online Portal. “We use support when there is a problem, or something I just cannot figure out. They know me by my first name,” says Catherine with a smile.

Bartow Housing Authority is a satisfied Lindsey customer. After 23 years using Lindsey, Catherine says it would be hard to find another company that could change her mind. “Lindsey has made an investment in this industry by creating products that make my job easier, and I have made an investment in Lindsey.”



# Executive Directors' Forum: A Productive Meeting of the Minds

FAHRO enjoyed a fruitful and productive meeting of the minds during the Executive Directors' Forum in April. Many points of order were hashed out, all with the intent to better streamline the way we deliver affordable housing solutions to those in our communities who need them most. A few of these items included: a federal affairs briefing to discuss pertinent legislative matters; issues and discussions related to voluntary regionalization of housing agencies; and legal discussions for housing authorities to better understand how we can be optimal service providers within the legal parameters in which we must operate. 🌴



Larry Shoeman, executive director of the Avon Park Housing Authority, with Tanya Graham and Ashleigh Mulgrave, interns from Ireland who have been working in Avon Park to fulfill a requirement of their BSc degree in housing management



Interns Tanya Graham and Ashleigh Mulgrave make a presentation during the Executive Directors' Forum.

## LEGISLATIVE AFFAIRS continued from page 1

run will definitely have an effect on many races around the state, especially in Miami where having him on the ballot will drive Cuban-American voters to the polls.

Most pols do not see a big change in store for the U.S. House. Both parties worked overtime to make sure they fielded a candidate in this very volatile election cycle, and they were successful. Every race for the U.S House of Representatives in Florida is contested.

### The State

Because all of the redistricting fights were finally resolved, we are in the unique

position of having every state legislative race—both House and Senate—up for grabs this November. So, how many legislators face real challengers? Not that many, actually. Even with almost half of the Florida Senate not returning because of term limits, running for local office or retiring, 12 current members are running without opposition. And almost that many have only token opposition.

Historically, the GOP outspends the Democratic Party by a three-to-one margin in Senate races, and this year should be no exception. The three biggest contests in the Senate are the

two races in Miami and one in North Central Florida. Given that the Senate Republicans have a six-vote margin, three races will make the margins closer but won't cause dramatic change. Republican Senator Joe Negron should still be elected president of the Senate in November, even if the Democrats win all three of those races.

In the House, 28 folks are running without opposition. There are a couple of interesting races that will be close come Election Day, but no one is seeing any significant change in Republican control of the Florida House of Representatives. 🌴

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# Background Checks and the Fair Credit Reporting Act

by Tracy M. Evans, Esq.



Tracy M. Evans, Esq.

In recent years, there has been an influx of class action lawsuits against employers relating to violations of the Fair Credit Reporting Act (FCRA), 15 U.S.C. 1681a et seq. The FCRA sets forth detailed procedures that employers must follow when using a third party to obtain a consumer report to screen current or potential employees. A consumer report encompasses virtually any type of background check, including information about credit history, criminal history, educational background, motor vehicle records and employment history. The rigid procedures set forth in the FCRA, coupled with the availability of statutory damages, punitive damages and attorneys' fees, along with the standardized procedures used by employers that may result in multiple violations, make FCRA claims prime candidates for class action lawsuits. To minimize exposure, employers should be well-versed in the procedures set forth in the FCRA, and should be aware of some of the most common FCRA compliance pitfalls.

An employer seeking to obtain a consumer report under the FCRA must first disclose to the employee or prospective employee the employer's intent to do so. The disclosure must be in a clear and conspicuous writing and must stand alone, completely

separate from any other form, disclosure, liability release or other extraneous information. One of the most common mistakes made by employers is to include this disclosure at the bottom of a job application, or to include extraneous information on the disclosure. Employers can easily avoid this mistake by placing the disclosure on a separate piece of paper, unattached to any other document. Recent court cases have held that it is permissible for the disclosure to be presented to an applicant alongside other employment documents, as long as the disclosure stands alone as a separate document.

In addition to providing the disclosure, the employer must also obtain written consent from the employee or applicant prior to requesting the consumer report. The written consent may be given on the same form as the disclosure, but should be the only additional item included on the disclosure.

After the disclosure and consent have been provided, employers must provide a certification to the consumer reporting agency that they have a "permissible purpose" for requesting the report, and that they will comply with any FCRA and equal opportunity laws that may be applicable. A permissible purpose includes the use of the information for employment purposes.

See **LEGAL UPDATE** on page 7

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If an employer decides to deny employment or to take any other adverse employment action against an applicant or employee based entirely or in part on the information contained in the consumer report, the FCRA requires the employer to provide a pre-adverse action notice prior to taking the adverse action. The pre-adverse action must provide the applicant or employee with a copy of the consumer report and the FCRA Summary of Rights form. An employer must then wait a reasonable amount of time (5-10 days) before taking the adverse action.

Employers should ensure that their pre-adverse action notice does not create the appearance that an adverse decision has already been made. The purpose of the pre-adverse notice is to provide applicants or employees with the opportunity to review the consumer report and to address or explain any discrepancies. If it appears from the notice that adverse action has already been taken, this denies the applicant or employee a meaningful opportunity to respond to the report's findings. Employers should make sure that the consumer reports they obtain from their selected consumer reporting agency utilize red flags or other types of innocuous notations rather than statements that an employee is ineligible or disqualified from employment. Such statements could be considered communications demonstrating that adverse action has already been taken.

After the pre-adverse notice is provided, employers then may take the adverse action. When taking adverse action, employers must provide an additional notice to the applicant or employee of the action taken. The notice may be oral, written or electronic,

but must comply with a long list of information set forth in the FCRA. See 15 U.S.C. § 1681m (a).

In addition to avoiding the common pitfalls discussed above, there are other steps that employers can take to reduce the likelihood of violating the FCRA. Employers should avoid using standardized forms prepared by unknown third parties, and instead engage knowledgeable counsel to prepare FCRA-compliant forms. Employers should also review their forms to ensure they are clearly written in plain language, and do not contain any extraneous information.

Employers should make sure that the person or department in charge of human resources or hiring is well-versed on the FCRA requirements as well as the common mistakes that may result in violations. Also, employers should ensure they have a rigid and systematic process in place for FCRA compliance, and ensure that anyone associated with hiring or ordering background checks is regularly trained on the process. 🌿

*Tracy M. Evans, Esq., is an associate at Saxon Gilmore & Carraway P.A.*

## Send Your News to FAHRO!

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

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Northwood II - Daytona Beach Housing Authority  
NAHRO Merit Award Winner



## Irish Interns Seek Permanent Employment

We introduced Avon Park Housing Authority interns Tanya Graham and Ashleigh Mulgrave in the March-April edition, and many of our FAHRO directors had the pleasure of meeting them during the Executive Directors' Forum. As their training nears completion, Tanya and Ashleigh are seeking permanent employment in Florida.

Hello, fellow housing professionals. Our names are Tanya Graham and Ashleigh Mulgrave. We are writing this article to introduce ourselves in hopes that you may have need for a housing officer professional sometime in the not too distant future! We are in our third year of the BSc housing management degree at the University of Ulster in Northern Ireland. Below is an outline of the modules we have completed to date.

- Building Skills
- Political and Governance of Welfare
- Housing Studies
- Social Policy
- Law
- Development Process
- Communicating Sustainability
- House Construction
- Housing Markets and Finance
- Housing Management and Policy
- Planning and Regeneration
- Sustainable Communities
- Property Asset Management

We have completed a six-month internship at Smartmove Housing, a housing authority in Northern Ireland. Smartmove Housing is a nonprofit organization that works in conjunction with the largest landlord within Northern Ireland, the Housing Executive (NIHE). Smartmove Housing is funded by the NIHE to try to reduce a lengthy waiting list, currently at 40,000. Therefore, their main goal is to move possible tenants from social housing and to encourage them to move into the private sector. Both of us worked as housing officers, working closely with tenants and landlords.

### APHA INTERNSHIP

#### Housing Experience

During our six-month housing officer internship with the Avon Park Housing Authority, we performed duties and tasks that included but were not limited to comprehensive orientation with the following APHA property portfolio:

**Ridgedale Apartments Community:** 36-unit row townhomes; subsidized project-based Section 8 complex

**Lakeside Park II Community:** 63-unit single family and duplex subsidized Public Housing complex

**Lakeside Park I & Transitional Housing:** 16-unit single family and duplex subsidized Public Housing complex; site is designated preference for homeless tenants with a comprehensive family self-sufficiency/case management program to provide family stabilization and upward mobility for the residents

**Delaney Heights:** 50-unit row elderly/disabled; subsidized Public Housing complex



APHA interns Tanya Graham and Ashleigh Mulgrave on the job in Avon Park

**North Central Heights:** 72 single family homes, rent restricted to 50% or 60% of area median income, unsubsidized but rents annually set by state HOME funding rent schedule

**Cornell Colony:** 44 single family homes, rent restricted to 50% or 60% of area median income, unsubsidized but rents annually set by state HOME funding rent schedule

### Community Involvement

One of our roles within APHA was to organize events (within a limited budget) for the residents to strengthen the sense of community and neighborhood. We drew up a questionnaire/survey to ask the residents what activities they would be interested in. Bingo was the most popular, and so we started holding a game for an hour once a week. Due to popularity, we expanded the program to twice a week. In addition to holding weekly Bingo games, we also held community parties to bring the residents together.

Another aspect of community involvement included in our duties was the editing and production of an agency-wide newsletter, published and circulated monthly.

### Marketing

We were given a marketing budget to complete a variety of marketing aspects for the APHA's newest development, Cornell Colony. These duties involved designing flyers, leaflets, brochures and banners, and designing a new community logo. Additional responsibilities included performing outreach efforts to secure a furniture supplier to stage a designated unit as a "model" as part of the leasing marketing strategy.

### Application & Wait List Processing

Tasks performed under this department included requesting additional documents from potential tenants to determine eligibility, including calculating their affordability and rent assessments for all three program qualifications.

### Time & Budget Management

As an element of hosting community involvement parties and events, as well as marketing activities, we had to ensure that all related costs were within budget and performed within specific timelines. All activities were performed in accordance with APHA resources to



stimulate maximum benefit to and participation by residents. We also had to manage our time while working through the housing applications as we had a certain number of days before the applicants needed to be dropped from the agency's waiting list (10 working days).

**REQUEST FOR EMPLOYMENT CONSIDERATION**

We (Tanya Graham and Ashleigh Mulgrave) are young, dedicated housing professionals who will obtain the BSc in housing management in **May 2017**. We both have very much enjoyed and appreciated our internship experience here in the United States and desire to start our long-term careers here. We are certainly willing to undertake any additional training necessary in order to earn consideration by a housing authority that would create an opportunity for a housing employment position here in Florida. We believe that we both have obtained most of the essential and desirable skills, as well as gained the theory and practical aspects of the job role that are essential to starting successful housing careers. We also bring a broader perspective of housing issues/needs with the comparison of two different countries, Ireland and the United States.

With that said, we would greatly appreciate the opportunity to apply for any housing office role that may become available in the future. We want to reach out early and start this process so that we can begin making career plans to relocate to the States as soon as we graduate. 🌿

We can be reached via email:  
[graham-t5@email.ulster.ac.uk](mailto:graham-t5@email.ulster.ac.uk)  
[ashleighmulgrave@hotmail.co.uk](mailto:ashleighmulgrave@hotmail.co.uk)

**FAHRO Peer Assistance Network Stands Ready to Help**

FAHRO offers many great resources to members, including education, advocacy and communications relevant to your agency. One of the greatest benefits of membership, however, is being a part of the FAHRO family. Many agencies have relied on the members and staff of FAHRO to help them out of a tough situation when they had many questions and very few, if any, answers.



One way to receive support is by contacting the FAHRO Peer Assistance Network. This committee, chaired by Becky-Sue Mercer of the Arcadia Housing Authority, provides members with solutions to their toughest problems. The committee consists of 12 members of variously sized housing authorities eager to assist you with whatever your issue might be. If you would like help from the committee, please email Becky-Sue at [arcadiahousing@embarqmail.com](mailto:arcadiahousing@embarqmail.com). 🌿

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# Upcoming Changes to HQS Inspections

## HUD Seeks Participants for Pilot Program

by Dennis DiBello

American Property Consultants attended a recent UPCS-V feedback session at the U.S. Department of Housing and Urban Development as a contract inspector representative of the National Affordable Housing Management Association (NAHMA). This article summarizes what we learned about the upcoming transition from Housing Quality Standards (HQS) to UPCS-V and how it will affect your housing authority. As one of the top UPCS inspection consultants in the industry for the last 18 years, it has been our job to stay current and to keep you informed of events and changes in this marketplace. Our expansive HQS experiences help us understand the challenges involved with the transition to UPCS-V.

UPCS-V is the newly proposed inspection standard concerning Uniform Physical Condition Standards (UPCS) for the Housing Choice Voucher (HCV) program. UPCS-V combines the consistency and objectivity of the UPCS inspection with the focus of the HQS inspection on the condition of individual housing units. UPCS-V is based on UPCS protocol and definitions (with the “V” signifying “Voucher”) with additions of unique items from the HQS inspection.

Like UPCS, UPCS-V provides an objectively measured condition of the housing unit on standardized criteria, by looking at

the site, building exterior, building system, common area and a unit’s inspectable areas. Like HQS, UPCS-V results in a pass/fail decision. Additions include current advances in home inspections and changes to standards of health and safety threats in homes today. Changes focus on the conditions and deficiencies that directly affect the tenant and the habitability of the unit.

The primary goals of UPCS-V are to ensure the health and safety of tenants, to align standards more closely with other HUD programs, to provide insight to the condition of assisted housing and to enhance HUD’s oversight abilities. UPCS-V will use a deficiency-driven protocol rather than going through a static checklist. Deficiencies will be classified on an escalating scale, from minor (L1) to significant (L3), and critical deficiencies may be further classified as life threatening (LT) or emergency (E).

Deficiencies are recorded at different levels (1-3) of severity, but only the deficiencies that will directly impact habitability will fail the inspection. Any items that do not “fail” become part of the Unit Condition Index. The only items outside of the unit that fail the inspection are those that directly and negatively affect the tenant.

UPCS-V will use a new data transmission tool to generate the Unit Condition Index, which will provide valuable information

## Property Management Call Center



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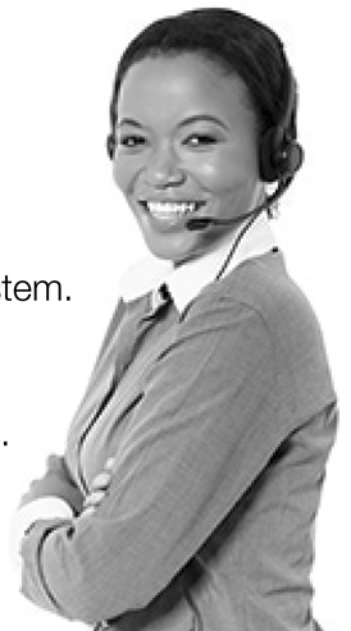
### Inspection Call Center

Reduce No Show Rate because of direct contact with  
Landlord and Tenant via calls, text and emails.

All information is updated in Housing Authorities Management System.

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to tenants, homeowners and PHAs about the condition of the unit. Inspectors will conduct inspections on a handheld device in order to capture deficiencies, using photographic evidence and recording of inspection findings in real time.

## Top 10 Takeaways

1. PHAs will remain the administrative body for their inspections.
2. Inspectors will continue to work for the PHA directly, but their electronic (handheld computers) inspection results will be sent to HUD and stored in a data warehouse that is accessible to the PHA, landlords and residents.
3. UPCS-V training may be a HUD online session with no certification as of now.
4. Data upload will have a time frame for completion, but not on an inspection day-to-day basis.
5. Abatement and 24-hour hazard procedures will also be maintained by the PHA (time frames for 24 hours and 30 days are up for review/comment).
6. Leeway for the addition of local/regional items to be added to inspections by the PHA will be considered but are not part of the proposed protocol (PHA addition and override button).
7. Logic decision-based inspection software will be initially delivered by HUD. The department has working software ready to go. HUD will provide a software specification for vendors. Vendor (private) software will be reviewed and approved by HUD in the future for reporting.

8. The addition of self-certification of all repairs by landlords and tenants via uploaded, online proof will be allowed. What proof is required will be up to the PHA and on an item-by-item basis, as of now.
9. UPCS-V definitions and protocol are still being developed. The program is and will be a changing entity during the demonstration pilot. It is the full UPCS inspection protocol plus items taken from HQS (UPCS++).
10. HUD wants 250 PHAs to join in a demonstration pilot as described in Federal Register Notice 81 FR 26759 (accessible at <https://www.federalregister.gov/articles/2016/05/04/2016-10460/notice-of-demonstration-to-test-proposed-new-method-of-assessing-the-physical-conditions-of>). This demonstration period could last one to three years depending on the efficacy of the program/congressional decision. HUD expects the period to be closer to one year. We suggest that housing authorities volunteer for the pilot program to get in on the ground floor of this transition.

As you can see, the transition to UPCS-V will greatly alter the way inspections are performed for the Housing Choice Voucher program. American Property Consultants has prepared an HQS, UPCS and UPCS-V comparison guide. It is available free of charge at <http://bit.ly/28NAuJd>.

*Dennis DiBello is the chief inspector with American Property Consultants ([www.hudpass.com](http://www.hudpass.com)).*



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# HACFM Hosts Sixth Annual Juneteenth Father's Day Celebration in Fort Myers

Nearly 200 community members attended the sixth annual Father's Day Celebration on June 18 at Roberto Clemente Park in Fort Myers, an initiative created to strengthen families and communities by supporting dads. The event was held in partnership with the Boys & Girls Clubs of Lee County, the Lee County Black History Society and the Housing Authority of the City of Fort Myers.

The day was filled with a variety of fun and entertainment for families to enjoy, including bounce houses, kids' games, a basketball clinic, music, door prizes, food and drinks, stage performances, raffles, a Juneteenth exhibit and more. Attendees also had an opportunity to receive free information from community businesses in the areas of wealth, health, education, job training, employment, housing, corporate and government services, and more.

The HACFM combined its Father's Day festivities with the Lee County Black History Society's Juneteenth celebrations. Nahisha Alabre of Dunbar High School received a \$1,000 scholarship from the Lee County Black History Society.

As part of President Obama's Fatherhood and Mentoring Initiative, the HACFM's annual Father's Day event is a nationwide day of events encouraged by the U.S. Department of Housing

and Urban Development. The Fatherhood and Mentoring Initiative partners with the Administration for Children and Families, the White House Office of Faith-Based and Neighborhood Partnerships, the National Responsible Fatherhood Clearinghouse, fathers, mothers, family-serving organizations and other leaders from across the country who wish to be positive role models and mentors for the children in their lives and communities.

"Our goal is to inspire and encourage our fathers to be a positive role model for their children by providing an atmosphere of love, support and entertainment not only during the Father's Day weekend, but for the rest of their lives," says Marcus D. Goodson, executive director of the HACFM. "With a strong family unit in place, children will thrive and become an instrumental part of the communities in which they live, and we encourage all fathers, especially absent fathers, to become vital parts of their children's lives."


According to U.S. Census data, 24 million American children live in a home without a father. The National Fatherhood Initiative (NFI), an organization created in 1994 to raise the awareness of the importance of fathers, states that children in homes without a father are five times



Young men and boys enjoy a basketball clinic during the annual Father's Day celebration in Fort Myers.



Scholarship winner Nahisha Alabre


more likely to be poor and more likely to drop out of school or be incarcerated. This is why the involvement of fathers in the lives of their children is crucial. The focus on Father's Day is meant to be a starting point—either a celebration of existing relationships or a reason to form first connections. 

## Pensacola AHC Goes Green

The Area Housing Commission in Pensacola is proud to announce that it has completed its first solar heating program (2014-2015). In partnership with Gulf Power Company, Pensacola's local electric supplier, and with funding provided by Gulf Power Company for \$145,033, the AHC has successfully installed 25 domestic solar water heater systems at one of its public housing campuses, to provide hot water at reduced electrical cost.

Solar panels on the roof of each housing unit transfer heat from the sun using the "greenhouse effect" to heat cold water to 120 degrees, a usable and

safe temperature for residents. The heated water is collected and stored in an auxiliary water tank, cycled by a small pump through the solar system to maintain the heated temperature, reducing the high electrical usage normally needed to heat a 40 gallon hot water tank.

Residents have noticed a drop in their electric bills and are excited that they are a part of helping the environment by going green. It is a step forward in changing the environment, in creating sustainability by reducing the burned emissions from fossil fuels and in implementing rehabilitation/modernization for public housing. 



Solar panels are saving energy and money for Pensacola AHC residents.

# Another 63 Homeless Veterans in Pinellas County to Receive Housing and Supportive Services

The Pinellas County Housing Authority took another step forward toward its goal of housing our nation's veterans. Another 63 local homeless veterans will receive housing through the HUD-Veterans Affairs Supportive Housing program.

"It is a great day when we can provide additional affordable housing to those men and women who so bravely served our country," says Joseph Triolo, Chairman of PCHA Board of Commissioners. PCHA also has a Veterans Preference in place for veterans currently on the waiting list for regular vouchers.

Permanent and supportive affordable housing are at the top of the list of the key strategies needed to improve outcomes and reduce homeless among our nation's veterans. In the HUD-VASH program, VA Medical Centers (VAMCs) assess veterans experiencing homelessness before referring them to local housing agencies for these vouchers. Decisions are based on a variety of factors, most importantly the duration of homelessness and the need for longer term, more intensive support in obtaining and maintaining permanent housing. The HUD-VASH program includes both the rental assistance the voucher provides and the

comprehensive case management that VAMC staff offers.

"We are thrilled to be a partner with C.W. Bill Young VA Medical Center to house local homeless veterans. As employment and training are also key elements to ending veterans' homelessness, we stand committed to working with these veterans to coordinate self-sufficiency program services to further assist them in overcoming the barriers that they experience, and to help them in becoming self-sufficient," says Debbie Johnson, PCHA's executive director.

PCHA received the largest award of new HUD-VASH vouchers in the state of Florida this year. These new vouchers, worth \$423,360 initially, will increase the number to 533 homeless veterans that receive HUD-VASH assistance from PCHA. 🌿



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## How to Go Smoke Free Brought to you by FPHASIF!

### Survey Residents

Conduct a survey, which will serve two purposes:

1. gathering information
2. alerting residents of possible changes

### Set a Time Frame for Change

Well ahead of your target date, notify residents that you want to make the building(s) smoke free by a certain date. Let them know that there will be meetings to discuss the benefits of smoke-free housing.

### Inform Residents of Benefits

Let residents know the merits of smoke-free housing. Reasons typically include a combination of health, safety and business concerns, such as:

- Protecting residents from secondhand smoke
- Reducing the danger of fires
- Reducing maintenance and cleaning costs

### Include New Policies in Lease or House Rules

Include language in your house rules to make residents aware of any new policies or changes to existing leases.

If you allow smoking on a specific part of the property, specify in the lease or house rules where smoking is allowed and advise leaseholders that they must inform their guests of nonsmoking policies.

HUD provides a sample smoke-free house rules/lease addendum in its Smoke-Free Housing Toolkit available from the HUD website (see link at the end of this article).

### Promote Smoke-Free Policies

In addition to working with residents to implement smoke-free policies and changes to leases, keep all residents informed with regular updates using announcements and postings in common areas; letters that are addressed and mailed to each lease holder; flyers and notices on bulletin boards, in newsletters and posted in all common areas.

Signs and notices should also be posted in appropriate exterior locations and on the grounds to advise residents where smoking is permitted.

### Accommodate Smokers

Although you are under no obligation to provide outdoor smoking areas, if your policy allows outdoor smoking, it is advisable to assign smoking areas for residents and visitors, especially if your policy is new.

Because many smokers would like to quit but are addicted to nicotine, provide them with cessation resources to assist them. Organizations to assist smokers are included in the HUD toolkit.

### Enforce the Policy

In worksites and other public areas, smoking policies have been largely self-enforced.

To ensure that smoke-free policies are enforced, it is important to let violators know that there will be consequences, including possible eviction, should no-smoking policies be ignored.

### Enjoy the Benefits

Smoke-free policies may offer benefits such as:

- Fewer complaints from nonsmokers
- Reduced risks of fires
- Protection from secondhand smoke
- Decreased maintenance and clean-up costs
- Greater appeal to prospective renters

This informational piece, written by the U.S. Department of Housing and Urban Development, was published in the HUD Smoke-Free Tool Kit. Republished from <http://portal.hud.gov/hudportal/documents/buddoc?id=pdfowners.pdf> on behalf of Hunt Insurance Group, LLC.



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